

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: Informal Preapp for Woodstock

Proposal: Informal pre-application advice - erection of up to 1500 dwellings including affordable housing and a 150 unit care village with associated publicly accessible ancillary facilities; site for new primary school; up to 3000sqm of retail space including 2,325sqm supermarket; up to 7,500sqm of locally led employment (B1, B2, B8) space; site for a football associated step 5 football facility with publicly accessible ancillary facilities; public open space; provision of site for new park and ride facility; and associated infrastructure, engineering and ancillary works, with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

This report sets out Oxfordshire County Council's view on the proposal.

Annexes to the report contain officer advice and the comments of local members.

Comments:

This site straddles two district council boundaries (West Oxfordshire District Council and Cherwell District Council). The County Council would support an approach that considers the site as a whole rather than two parts.

Officer's Name: Lisa Michelson

Officer's Title: Locality Manager

Date: 28 November 2014

ANNEX 1
OFFICER ADVICE

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Location: Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell

Transport

Key issues:

- Access arrangements
- Traffic impact & highway safety
- Public Transport links
- Proposed P&R facility
- Drainage

Informatives:

Prior to the commencement of a development, a separate consent must be obtained from Oxfordshire County Council Road Agreements Team for any access, footway works etc under S278 of the Highway Act. For guidance and information please contact the County Council's Road Agreements Team on 01865815700 or email Road.Agreements@oxfordshire.gov.uk.

Comments:

Access to the proposed site will need to be taken via two vehicle access points, which could be from the A44 Oxford Road and the A4095 Upper Campsfield Road in the form of a right turn lane designed to an appropriate standard i.e. DMRB. No vehicle access will be supported from the Shipton Road to serve this site, although an emergency access may be considered. A pedestrian and cycle link from the site along the Shipton Road to Marlborough School and on wards will require investigating and would be welcomed.

Pedestrian and cycle links from the site to the surrounding/adjoining residential roads would be desirable. The potential traffic impact the proposed development may have upon the A44 is a concern due to its strategic nature. Therefore a robust Transport Assessment (TA) will be required. The proposal to provide a P&R facility along the A44 corridor is consistent with the emerging Local Transport Plan (detailed as part of the Oxford Transport Strategy).

However, this facility would need to meet various criteria that this proposal does not achieve. In the absence of a revised P&R proposal, other transport improvements would be required as part of the proposed development site.

Required documents for future transport submission and design requirements

1. Transport Assessment (TA)

With regards to transport, a robust TA will be required and the following junctions will require surveying/assessments:

- A44 Oxford Road/A4095 Bladon Road/A4095 Upper Campsfield Road/A44 Woodstock Road roundabout;
- A4095 Main Road/Lower Road;
- A4260 Banbury Road/A4095 Bunkers Hill/A4095 Upper Campsfield Road;
- A44 Woodstock Road/Spring Hill Road;
- A44 Woodstock/Sandy Lane/Rutten Lane;
- A44 Woodstock Road/The Turnpike/Cassington Road;
- Loop Farm Roundabout; and
- A34/Services/A44 Woodstock Road
- Please note the Local Highway Authority may wish to see further assessments on junctions off the A44 through Woodstock.

A 5 year accident report study is required as part of the TA.

Car and cycle parking standards to OCC/CDC adopted standards

A Pedestrian and Cycle Audit is required to establish if the site is served by an acceptable level of footway and cycle connections to and from the town centre. Such a review will also need to include access to/and the frequency of public transport services.

A Transport Assessment (TA) Scoping form is attached.

2. Travel Plan

Due to the size of the development a framework travel will be need to be developed and agreed prior to occupation with the county council's Travel Plans Team. This plan will need to include a review programme for the duration of the site's build out, to ensure its plan is kept up to date (and in line with any changes in regulations).

To encourage sustainable travel on the development the site layout will need to link in with the existing walking and cycling networks; as well as consider the existing Oxfordshire lift share scheme and car clubs schemes in the area.

Each of the individual elements of the development site will require a travel plan and monitoring fee(s) as set out in Oxfordshire County Council's adopted guidance: Transport for New Developments: Transport Statements and Travel Plans dated March 2014 (or any updated guidance document). These travel plans will need to reference the overall objectives of the sites Framework Travel Plan.

The key issues the overall Travel Plan will need to consider are:

- Framework Travel Plan required
- Travel Plan monitoring fees required
- Travel plans for each element of the development as they are built.
- Contribution to the management of Oxfordshire Liftshare
- Contribution to setting up and on-going running of a car club for the residential element of the site.
- Details of how the site will link in to the existing walking and cycling networks

A Construction Traffic Management Plan (CTMP) will be required guidance attached.

3. Scaled Drawings (hard copies)

- Drawing required showing proposed access arrangements for site, to include vision splays, road width, junction radii etc (*to include Safety Audits on proposed access arrangements and subsequent highway mitigation requirements*);
- Parking arrangements, turning and servicing areas.
- Tracking plans for refuse and HGV deliveries
- Internal road, footway and cycle links (to accord with MfS and constructed to OCC specifications).
- S38 Adoption area drawings.

The highway boundaries adjacent the site must be investigated (Oxfordshire County Council's Land & Highway Records team can help 01865 815700). Rights of Way through and around the proposed site must be checked to ensure no footpath diversions are required etc.

Public Transport comments

"Site is very well located from the transport perspective, adjacent to the A44 strategic Premium Bus Route from Chipping Norton and Woodstock to Oxford. It is also located on the secondary strategic bus route from Burford and Witney to Woodstock.

The site stretches around 700 metres from the A44 to the north-east boundary. In order to maximise the amount of walking to bus stops and into the existing Woodstock town, the residential part of the site should be contained within the first 500 metres of the site (from the A44 to the north-east boundary).

There is therefore a good chance of securing a good proportion of sustainable travel, either by walking to the comprehensive facilities in Woodstock Town Centre or by using the good bus services which already exist at this location, which would be enhanced through this proposal".

Drainage comments

"Scoping of opinion only so no drainage details have been submitted. The developer/developers need to adhere to the requirements of the Flood and Water Management Act 2010 when designing the surface water management for the development. Sustainable drainage will be required on this development. Greenfield run off or better will be required".

Officer's Name: Michael Deadman
Officer's Title: Principal Engineer
Date: 21 November 2014

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Archaeology

Key issues:

The proposed site is located in an area of considerable archaeological interest and a programme of archaeological evaluation incorporating desk based assessment including an assessment of aerial photographic evidence, geophysical surveys and, once these have been agreed, a trenched evaluation will need to be undertaken ahead of the determination of any planning application for the site. These assessments, surveys and evaluations will need to be undertaken in accordance with an agreed written scheme of investigation and the relevant Institute for Archaeology's standards and guidance.

Legal Agreement required to secure:

None

Conditions:

None at this stage.

Informatives:

None

Detailed Comments:

The proposed site is located in an area of considerable archaeological interest and includes the scheduled monument of Blenheim Villa and Field System (SM 35545), a Roman villa identified through cropmarks and small scale trenching. A further Roman habitation site was recorded 420m south of the site during road widening in the late 1940s (PRN 2560). The proposed route of the Witney Branch Ridgeway crosses the proposed site, along the line of the District boundary. This route is called '*Heh Street*' towards its north east end of the

Shipton-on-Cherwell Charter of 1005 (PRN 8862). Medieval pottery and prehistoric flints have been recovered from within the site during informal field-walking (PRN 5860 and 5861). Prehistoric flints have also been found to the north of the application site during systematic field-walking along the proposed route of the Woodstock Bypass (PRN 15570).

We were consulted on a scoping report for the site in August 2014 where we recommended that a desk based assessment, two complimentary forms of geophysical survey and a trenched evaluation targeted on the geophysical survey results would need to be undertaken in accordance with a written scheme of investigation, agreed by Oxfordshire County Archaeological Services on behalf of the Local Planning Authorities. The results of these should be submitted with any planning application for the site.

A desk based assessment has been produced but this was based on incomplete historic environment record data which only covered the northern half of the site. In addition the aerial photographic section of the assessment failed to identify a number of features known to be visible on the 1961 photograph of the site. These features were therefore not considered by the desk based assessment. A magnetometer survey was undertaken but no consideration was made to other complimentary survey techniques. A series of evaluation trenches were undertaken on the site but, as the geophysical and aerial photographic surveys were incomplete, were not targeted on identified features. No written scheme of investigation was approved for any of these surveys. The undertaking of the trenching ahead of any complimentary geophysical survey may have affected the ability to undertake further surveys on the site. The desk based assessment has also not fully considered the impact of the scheme upon the scheduled ancient monument and its setting nor its potential impact upon the World Heritage Site.

A revised desk based assessment incorporating a full Historic Environment Record search will need to be undertaken as well as a proper assessment of the aerial photographic evidence for the site. Once these are complete and the initial results of the evaluation trenching have been submitted to us we can determine whether further geophysical surveys and trenching are required. The results of these surveys, once agreed as acceptable by Oxfordshire County Archaeological Service will need to be submitted along with any planning application for the site.

It would appear that the built heritage assessment submitted with this pre application has also been based on an incomplete Historic Environment Record search and this will need to be updated to include a search of the entire area of the application.

Officer's Name: Richard Oram
Officer's Title: Planning Archaeologist
Date: 26 November 2014

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Economy and Skills

Key issues:

- The Economy & Skills team would like an indication of the likely number of construction jobs to be created during the construction of the proposed development.

Conditions:

- Given the size of the proposed development, the developers will be required to prepare and implement, with local agencies and providers, an Employment & Skills Plan (ESP) that will ensure, as far as possible, that local people have access to training (including apprenticeships) and employment opportunities available at the construction phase of this proposed development. A commitment to preparing an ESP needs to be clearly articulated in the Environmental Impact Assessment.

Detailed Comments:

Recent policy initiatives relating to skills development are contained in:

- The Oxfordshire City Deal
- Oxfordshire European Structural Investment Fund (ESIF) Strategy
- Strategic Economic Plan

The recently launched **Oxfordshire Skills Strategy** has five strategic priorities:

- SP1: To meet the needs of local employers through a more integrated and responsive approach to education and training: developed in partnership with our provider network, to encourage more training provision in priority sectors - both current and projected - to meet the needs of employers or to train future entrepreneurs, particularly in science, technology, engineering and mathematics (STEM).

- SP2: Creating the 'skills continuum' to support young people through their learning journey: the ambition is to develop integrated, seamless services that support young people through school and on into training, further education, employment or business, where they understand the full breadth of career options, including local demand, and the training path to succeed in that career.
- SP3: Up-skilling and improving the chances of young people and adults marginalised or disadvantaged from work, based on moving them closer to the labour market.
- SP4: To increase the number of apprenticeship opportunities, particularly those offered by small to medium sized businesses.
- SP5: To explore how we can better retain graduates within Oxfordshire to meet the demand for the higher level skills our businesses need.

Employment and skills planning justification

A better, appropriately skilled local workforce can provide a pool of talent to both developers and end occupiers. This will reduce the need to import skills, and in doing so reduce congestion and unsustainable travel to work modes, reduce carbon emissions and the pressure on the local housing infrastructure.

Seeking skills and training planning obligations or conditions to maximise the potential of the existing population to compete for the jobs being created, whether during the construction phase or end user phase, through improving their skills levels, is necessary to ensure that future development is economically and socially sustainable, and that barriers to employment for those marginalised from the workforce are removed.

Developers often identify projected training and employment outcomes as part of the justification for development. It is important therefore that the impacts of economic development are mitigated and the economic benefits of new development in terms of improved local skills and employment outcomes are realised.

Not only is it clear that skills levels are a key determinant of a sustainable local economy, but they also have an impact on employment opportunities and thus an individual's economic prosperity. Up-skilling the area's labour force will be key to maintaining economic competitiveness. Securing obligations for skills development and employment of local people will be necessary to enhance social inclusion by reducing the potential for economic and social disparity, another key policy driver at the local level.

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Education

Key issues:

- As this is a pre-application enquiry, we are not able to provide detailed comments as we do not know the housing mix and build rate, and hence the pupil generation, and do not know when the development is likely to happen.
- This development lies within the school planning area of Woodstock, and within the current designated areas of Woodstock CE Primary School and The Marlborough CE School, a secondary academy.
- Expansion of permanent primary school capacity in the area would be necessary as a direct result of this housing development. The scale of proposed housing development would require a new primary school site and buildings to be provided.
- Expansion of permanent secondary school capacity in the area would be necessary as a direct result of this housing development.
- Expansion of permanent school capacity would be necessary as a direct result of this housing development. 1.11% of children across Oxfordshire are educated in SEN schools.

Legal Agreement required to secure:

- Developer contributions to fund new primary school buildings of an appropriate size in line with expected pupil generation. For the proposed scale of housing this is expected to be equivalent to a 2 form entry primary school. Contributions are sought based on Department for Education (DfE) advice for new schools weighted for Oxfordshire. Based on a requirement for a 2 form entry school we would therefore require a contribution of £8,068,000 (index linked from 3rd Quarter 2012 using PUBSEC Tender Price Index) to primary school infrastructure for these homes.
- A satisfactory primary school site of 2.22ha would be required, fully serviced and at no cost to the county council. Sufficient information would need to be provided to the OCC property consultants to allow a judgement to be made on the suitability of the

proposed school site and surrounding layout of the development.

- The following is an indicative guide to the contributions towards secondary and SEN education that may be requested to mitigate the impact of the proposal. Please be aware that these figures may change. They may be reviewed in the future and other services areas may be included. They may also vary depending on the details of the final proposal. Amounts shown are to be index linked from 1st Quarter 2012 using PUBSEC Tender Price Index.

Rate Per Dwelling

Education		1 Bed	2 Bed	3 Bed	4 Bed
Secondary (11-15) (extension)	£	0	1,746	4,189	7,680
Sixth Form (extension)	£	0	186	557	1,486
SEN (extension)	£	0	92	215	368

Conditions:

- Planning permission to be dependent on a satisfactory agreement to secure the resources required for expansion of education provision.

Detailed Comments:

In the absence of information about housing mix and build rate, it is estimated that housing development on this scale is likely to generate pupils on a scale broadly equivalent to a 2 form entry primary school.

Under current government school organisation regulations, there are a number of ways in which this school could be operated:

- A new school, managed separately from the existing schools;
- A second site for the existing primary school, which is currently rated by Ofsted as Outstanding;
- A second site for the existing secondary school, which is currently rated by Ofsted as Good, to allow it to extend its age range to include primary pupils.

The county council, as part of its statutory responsibility to secure sufficient school places, would conduct a local consultation in due course to inform the model of school provision. If a new academy provider is the preferred model, the county council would manage the process of securing such a sponsor. The model of provision may have implications for the precise design and cost of the new school buildings, but at this stage it should be assumed that accommodation equivalent to a new 2 form entry primary school will be required. Should further information about the proposed housing development indicate that no more than 315 primary pupils (Reception – Year 6) are expected to be generated, this requirement could be revised down to a 1.5 form entry primary school (£6,877,000).

The county council’s generic requirements for new primary school sites include:

- All roads around school sites should have no dead end or layouts that might generate any need for engaging reverse gear.
- The county would argue against any suggestion that school buildings are located on the corner of sites close to the boundary as it would not be conducive to an economical layout or be able to be designed to meet our educational, safeguarding and management requirements. The design of school sites is bespoke such that the location of buildings or proximity of buildings to the boundary cannot be unreasonably constrained. It will be established through consideration of the best value solution that meet our educational, safeguarding and management requirements.
- The site will require the ability to create two 6m wide site access routes from the highway. They will need to be positioned at opposite ends of the school frontage in order to ensure that maintenance vehicles or construction vehicles do not need to cross from one side of the site to another. This is required to ensure the safety of the pupils and ensure continuity of education during maintenance work to the school buildings, external surfaces and playing fields. An additional 6m wide access from the highway will be required to the playing field. This is required to ensure the safety of the pupils whilst playing field maintenance is undertaken.

More detailed guidance on site requirements is available on request.

To allow an informed assessment to be made of the suitability of the proposed school site, the county council's property consultants would need to receive:

- Location, details and status of all existing services and drainage runs across the site and within 1 kilometre of the site.
- Topographical survey (CAD format) with school sites boundaries marked on.
- Hydrological and flood risk assessment.
- Flood risk assessments with plans showing both the 100 plus 40% climate change and 50 year plus 40% climate change.
- Existing and anticipated noise levels plan.
- Initial Search information including evidence that claimed rights of way, easements, wayleaves and the like do not exist upon the proposed site.
- Surface water strategy if available.
- Geo environmental desk top study.
- Site investigations if available.

The area is served by The Marlborough School (a secondary academy), which has a capacity of 1138 places for 11-19 year olds. The school is expected to fill as a result of rising pupil numbers from the existing population, and would need to expand to make local housing development acceptable in planning terms. Developer contributions are required towards the capital cost of this expansion.

1.11% of Oxfordshire's school pupils require SEN provision. All developments in the area are expected to contribute proportionately to the extension this provision.

Officer's Name: Barbara Chillman
Officer's Title: Pupil Place Planning Manager
Date: 24 November 2014

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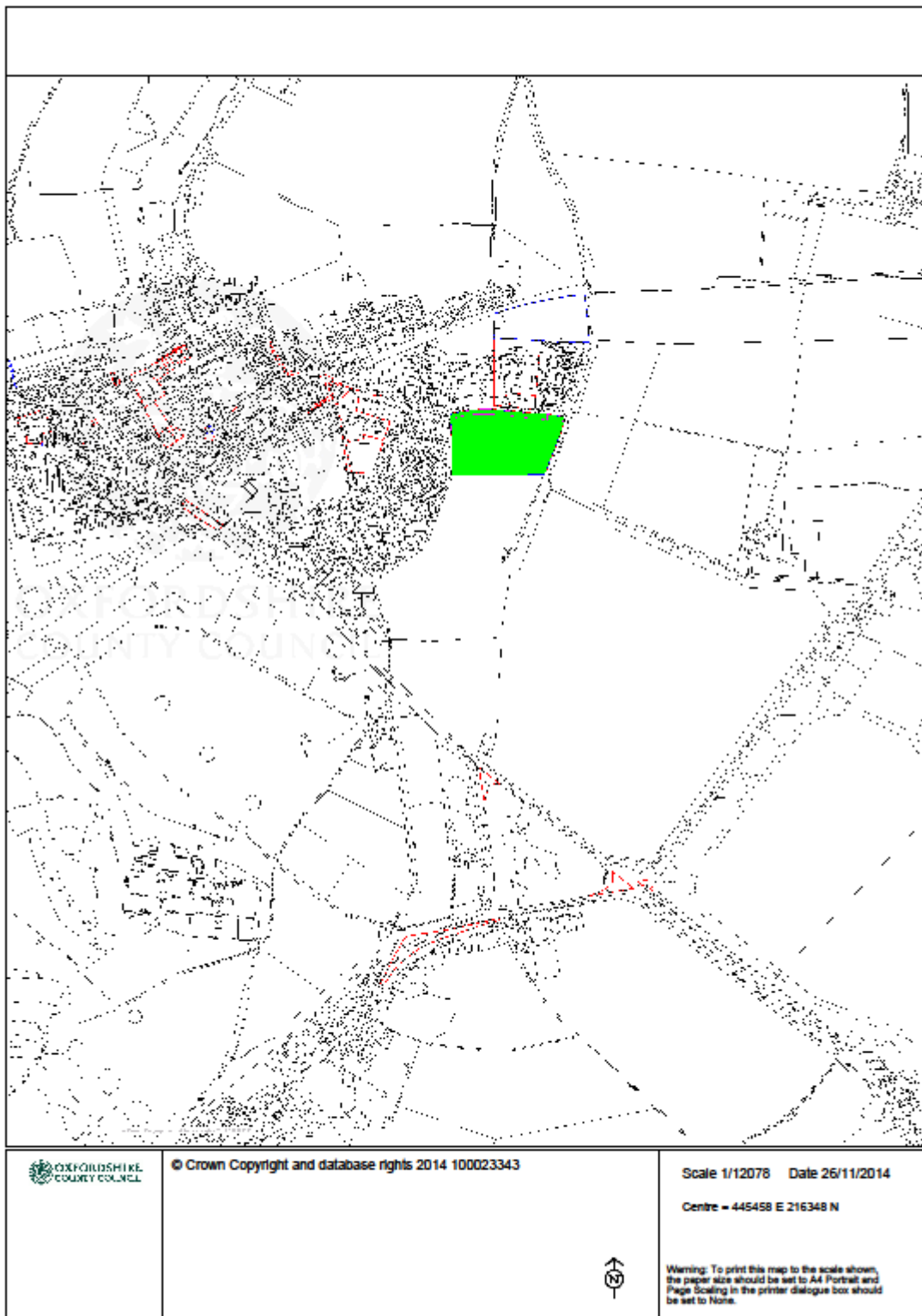
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Property



County ownership of playing field – leased out to the Academy for 125 years from 2012



Key issues:

Land Terrier 541001/00a owned by Oxfordshire County Council. Land currently used as playing fields by the Marlborough C of E School

- As this is a pre-application enquiry, we are not able to provide detailed comments as we do not know the final housing mix or when the development is likely to take place and hence we are unable to calculate the population generated by the proposal. Due to lack of development information we are unable provide details of the financial contributions that would be required to mitigate the impact of this proposal
- If the proposal was to take place the County Council would expect that any additional strain on its existing community infrastructure would be mitigated.
- The County Council may require contributions towards: Library, Strategic Waste and Recycling Facilities, Museum Resource Centre, Social & Health Care (Adult Day Care) and Adult Learning.

Contribution per dwelling type: indicative subject to change

Property		1 Bed	2 Bed	3 Bed	4 Bed	ECH
○ Library	£	109	163	249	355	106
○ Library (book stock only)	£	26	38	59	84	25
○ Central Library	£17.15 per person					
○ Waste Management	£	82	123	188	268	80
○ Museum Resource Centre	£	6	10	15	21	6
○ Social & Health Care	£	154	198	209	198	1,375
○ Adult Learning	£	20	25	30	37	N/A

- The services may be reviewed in the future and other services areas may be included. They may also vary depending on the details of the final proposal.
- The County Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. This is usually dealt with by condition.
- The County Councils legal fees in drawing up and/or completing a legal agreement will need to be secured.
- Oxfordshire County Council will also require an administrative payment for the purposes of administration and monitoring of the proposed S106 agreement.

Officer's Name: Oliver Spratley
Officer's Title: Asset Strategy Support officer
Date: 26 November 2014

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Ecology

Key issues:

The District Council should be seeking the advice of their in-house ecologist who can advise them on this application.

In addition, the following guidance document on Biodiversity & Planning in Oxfordshire combines planning policy with information about wildlife sites, habitats and species to help identify where biodiversity should be protected. The guidance also gives advice on opportunities for enhancing biodiversity:

<https://www.oxfordshire.gov.uk/cms/content/planning-and-biodiversity>

Officer's Name: Tamsin Atley

Officer's Title: Ecologist Planner

Date: 26 November 2014
