WEST OXFORDSHIRE DISTRICT COUNCIL

Thursday, 1 December 2022

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UPLANDS AREA PLANNING SUB-COMMITTEE

You are summoned to a meeting of the Uplands Area Planning Sub-Committee which will be held in the Committee Rooms 1 and 2, Woodgreen, Witney OX28 1NB on **Monday, 12 December 2022 at 2.00 pm.**

Giles Hughes
Chief Executive

To: Members of the Uplands Area Planning Sub-Committee

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, David Jackson, Geoff Saul, Dean Temple and Alex Wilson

Recording of Proceedings – The law allows the public proceedings of Council, Cabinet, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

AGENDA

1. **Minutes of Previous Meeting** (Pages 3 - 8)
   To approve the minutes of the meeting held on Monday 14 November 2022.

2. **Apologies for Absence and Temporary Appointments**

3. **Declarations of Interest**
   To receive any declarations from Members of the Committee on any items to be considered at the meeting

4. **Applications for Development** (Pages 9 - 130)
   Purpose:
   To consider applications for development, details of which are set out in the attached schedule.

   Recommendation:
   That the applications be determined in accordance with the recommendations of the Business Manager – Development Management.

Page no.	Application no.	Address	Planning Officer
11-58	21/00189/FUL	Land East Of Hill Rise, Woodstock	Joan Desmond
59-117	21/00217/OUT	Land North Of Banbury Road, Woodstock	Joan Desmond
118-129	22/02045/FUL	Bluewood Park Churchill Heath, Kingham, Chipping Norton.	Stephanie Eldridge

5. **Applications Determined under Delegated Powers and Appeal Decisions** (Pages 131 - 144)
   Purpose:
   To inform the Sub-Committee of applications determined under delegated powers and any appeal decisions.
   Recommendation:
   That the reports be noted.

(END)

WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the
Uplands Area Planning Sub-Committee
Held in the Council Chamber at 2.00 pm on **Monday, 14 November 2022**

PRESENT

Councillors: Elizabeth Poskitt (Chair), Rizvana Poole (Vice-Chair), Alaa Al-Yousuf, Lidia Arciszewska, Hugo Ashton, Andrew Beaney, Mike Cahill, Jeff Haine, Geoff Saul, Dean Temple and Alex Wilson

Officers: Stephanie Eldridge (Principal Planner), James Nelson (Planner), Phil Shaw (Business Manager for Planning), Barry Clack (Communications Officer), Andrew Brown (Business Manager for Democratic Services), Anne Learmonth (Strategic Support Officer).

Other Councillors in attendance: Councillor Julian Cooper.

31 Minutes of Previous Meeting

The minutes of the meeting held on 17 October were approved and signed by the Chair as a correct record, subject to

1. Page 7 21/03837/FUL Land South of Shaston, The Green, Freeland. The Chair asked for clarity as the officer commented that the appeal was in July, when WODC still claimed a 5YLS. That the inspector was unconvinced by WODC's claim only became public, when her decision and comments were published.

2. Page 8. Resolved as per Officer's recommendations to refuse the application.

3. Page 9. Changed Claire Lock to Claire Locke.

32 Apologies for Absence and Temporary Appointments

Apologies for absence were received from Councillor Dave Jackson, Councillor Julian Cooper substituted for Councillor Jackson.

33 Declarations of Interest

Declarations of Interest were received as follows:

22/1330/OUT. Councillor Beaney highlighted that West Oxfordshire District Council has a corporate interest in the application.

22/02429/FUL. Councillor Saul agreed to leave the Chambers as he present the report to Cabinet with recommendations regarding the application.

34 Applications for Development

22/01330/OUT Land North of Witney Road, Long Hanborough.

Stephanie Eldridge, Principal Planner, introduced the report of an outline application for the construction of up to 150 dwellings with access from Witney Road, open space and additional work. The principal planner read out a statement in relation to further representations.

There was a statement read out by Councillor Martin Barrow-Starkey, Long Hanborough Parish Council, in objection to the application. A copy of this submission is attached to the original copy of the minutes.

There was a statement read out by Roger File, Blenheim Estates in support of the application. A copy of this submission is attached to the original copy of the minutes.

The Chair invited questions from the Members. The Committee asked what the last year's land supply figures were. Mr File confirmed the that Inspector's appeals had demonstrated that the district had less than 5 years land supply and that was the Council's position. The Committee asked why this site, which is not in the Local Plan was being promoted ahead of other sites of Blenheim Estates which are in the Local Plan. Mr File confirmed other sites were being promoted within the Local Plan, and had some sites that have been in the system for three and half years and were put forward for the December committee meeting. This application had been put forward as it was believed the application would provide additional housing in a sustainable local which would meet the 5YLS.

The Committee asked about the archaeological aspect of the application and wanted reassurances that there would be no construction on the areas of archaeological interest. Mr File confirmed that there had been consultation with the county archaeologist which had informed the parameter plan.

Stephanie Eldridge, Principal Planner continued with the presentation and gave an overview and summary regarding the 5YLS, decision using the tilted balance, the NPPF policy. Considerations around AONB, environment impacts which included traffic use and heritage impacts as well as 50% affordable housing. Officers recommended that the application be approved subject to additional conditions laid out in the late representations report. Also an additional condition secured details of the biodiversity net gain at the reserved matters stage and also completion of the necessary legal agreement.

Councillor Arciszewska proposed to defer the application until after the report on 5YLS had been released. Councillor Julian Cooper seconded this proposal.

There was a discussion regarding the land supply, public benefits of the application and if the application was deferred would this delay the same outcome.

The proposal was put to the vote: 2 votes for the proposal and 10 votes against. No abstentions.

Councillor Haine proposed to approve the application. Councillor Saul seconded this proposal.

Councillor Arciszewska made a statement:

Hanborough has undergone rapid growth in recent years; nearly 400 houses were built there since 2015, a 37% increase. Only 25 of these homes were in the Local Plan. Another 300 houses were built in the nearby villages of Freeland and North Leigh. What concerns me is that this rapid growth was not accompanied by development of the necessary infrastructure.

A few more trains leave Hanborough station towards London in the morning, a few more trains arrive from London in the evening. The 233 bus from Burford to Woodstock runs every half an hour throughout most of the day. But Hanborough lost connection to Eynsham and the centre of Freeland and there is no direct public transport to Oxford Parkway and North Oxford.

The new clinic in Hanborough Gate was funded by the developer, who has received the old clinic in exchange. I understand the developer is planning to turn it into flats. When I contacted the clinic last week; they were very grateful for the new building, but a the same time frustrated that only two years after moving in they are over capacity. This means they are dividing rooms into two to provide more units to see patients.

Should this planning application be approved, the surgery would need to be substantially expanded. In addition, a much larger parking space is absolutely necessary to accommodate staff and patients, who come from nearby villages.

The school has been expanded, and currently has space for an additional 100 pupils. Nevertheless, the current capacity is expected to be filled imminently due to the demographics of residents in the developments already built. However, the school hall can only take the current number of children and will be far too small to accommodate any further intake of new pupils. Provision of a new hall should therefore be secured. Currently there is no mention of any funding to be ring fenced to Hanborough.

My major concern however is the collection of foul water. Church Hanborough Sewage Treatment Works receives effluent from the area extending from Bladdon through to the Hanboroughs, Freeland, North Leigh and New Yatt. Treated effluent is released into the Hanborough stream, which runs into the river Evenlode. The spilling record of Church Hanborough Sewage Treatment Works is abysmal. This record goes back for more than a decade, with the works discharging raw sewage from its storm overflow tanks for on average of 790 hours each year (4 year average). In addition, the station spills untreated sewage illegally even in dry periods. A recent study by the Oxford River Project revealed levels of bacteria in the stream being persistently 50 times greater than the level for safe bathing water.

The catchment of Hanborough STW has seen a number of very large housing developments; over 690 homes since 2015, a 26% increase. The network capacity reported by Thames Water to the Environment Agency UK EU UWWTD in 2018 and the recently ‘not yet accessed capacity’ are both the current population equivalent of 8,652.

Recently at meetings with the WODC team, TW have confirmed that the Church Hanborough STW is well over capacity and is currently treating only 88% of the required ‘Flow to Full Treatment’ figure, which means it is operating outside its permit conditions. There is currently no proposal for a significant upgrade to allow for increased local development.

The 150 homes proposed here in addition to the 160 homes within the proposed retirement village development in Freeland would contribute around 100 tonnes of additional sewage to the network every day; this is equivalent in volume to 3 shipping containers. Without suitable upgrades this will be added to the spills volumes.

In their statement at the retirement village appeal hearing last week, ‘Windrush against Sewage Pollution’ stated: ‘Granting of this development will simply endorse its present un-permitted and illegal operation, and will increase further the spilling of untreated and poorly treated sewage into the river Evenlode catchment”.

The Principal Planner confirmed that Thames Water had considered the application and had been in discussions with the developer to secure upgrades with the existing system. She referred to Condition 9 of the additional representations report which covered the Thames Water input.

There was a discussion around the conditions of the application with focus on contributions to the local community, including enhanced discount on affordable homes. The Committee wanted to know if the NHS had asked for contributions towards health care in the area. The Principal Planner confirmed that £129,600 financial contribution had been requested and would be secured through the S106 legal agreement if the application was approved. The Committee asked that S106 funds should benefit the local community where the development is happening and should cover issues such as primary education provision and affordable housing with focus on right banding to cover needs. Phil Shaw, Business Manager for Planning, clarified that the Parish Council had an opportunity to apply for Section 106 funding but this had been missed. However, as the application was approved with a legal agreement there was still the opportunity for contributions to be included if Officers had delegated powers to engage with the Parish Council to obtain a list of requirements that they wished to have covered with the funding. This was agreed.

The Committee asked for a condition to be included that Thames Water take into consideration the sewage works and to ensure capacity is viable.

The proposal was put to the vote to approve the application 6 votes for the proposal and 5 votes against. 1 abstention.

Councillor Julian Cooper and Councillor Arciszewska voted against the proposal for the approval of the application. Councillor Al-Yousuf abstained from the vote.

Committee **resolved** that the application be approved subject to the addition of an appropriately worded condition in relation to Biodiversity Net Gain details and the completion of the S106 agreement. Officers granted delegated authority to include any additional conditions required by Thames Water and to discuss any additional contributions required by the Parish Council prior to the completion of the S106 agreement.

Councillor Saul left the Chambers at 3.15pm.

<u>22/02429/FUL Play Area, Walterbush Road, Chipping Norton.</u>

James Nelson, Planner, introduced the report for construction of eight custom build semi-detached dwellings, along with formation of a new access, landscaping and associated works.

The site is under-developed land and the application would meet current housing needs. The Chipping Norton Plan is highly supportive of the principle of custom built schemes. There would be no material harm regarding the AONB, no harm to the living conditions of adjoining neighbours. There were no objections from Highways, ecology or drainage matters.

Councillor Poole confirmed that the application is supported by the Town Council. The play area was not currently used. The community space would encourage intergenerational use. Councillor Poole proposed the application for approval. Councillor Wilson seconded this proposal.

The Committee discussed the positives of the development focused on the sustainability, with low energy houses. The Committee asked if the maintenance of the community green area would be managed by the community. The Planner confirmed that the community area would be protected through the S106 agreement. The land would be transferred to the community group for management and maintenance.

The Committee asked why this application had come to the committee. It was confirmed that the land was owned by the District Council and would be transferred to the developer.

The proposal to approve the application was put to the vote. The vote was unanimous.

Committee **resolved** to approve the application subject to the completion of the S106 agreement.

Councillor Saul returned to the Chamber.

35 **Update as to progress of 2 applications on allocated sites in Woodstock ref 21/00217/OUT and 21/00189/FUL**

Update as to progress of 2 applications on allocated sites in Woodstock ref 21/00217/OUT and 21/00189/FUL

Phil Shaw, Business Manager for Planning, gave the presentation of the report in the absence of Joan Desmond, Case Officer. The report was to update Members of the progress towards the determination of the above applications. Also to enable Members to have input following site visits such as to reduce the likelihood of the need for further deferrals when the items are considered. It was hoped that the applications can come before the December committee however responses were outstanding from Conservation Officer, Landscape Officer, Biodiversity Officer and policy team. Also the County Council comments on the Hill Rise application were still outstanding. The applicants had agreed to pay for an assessment by the company who worked with the council on the Local Plan. Phil Shaw asked the Committee if there were any items that the Members would want to see included in the reports when the applications come to the Committee for consideration.

The Committee asked if the numbers of dwellings in the application differed from what the Inspector suggested in the Local Plan, pages 288 and 289. The Committee asked the officers at the next meeting, for an explanation of the amendment on the number of dwellings as recommended by the inspector. If numbers are different then these numbers must be explained by the officers. There was a discussion regarding the provision of increase in numbers of dwellings on applications. Also the Committee asked for protection of the listed building on the Banbury Road site. The Committee asked for sections in the reports around sustainability, harms and benefits alongside clarity on provision of GP, schools, parking and police services.

Councillor Julian Cooper asked for an amendment. The Committee put this to the vote which was unanimous. The Committee noted the updated report.

Councillor Beaney left the meeting at 3.40pm

36 **Applications Determined under Delegated Powers and Appeal Decisions**

The report giving details of applications determined under delegated powers was received and noted.

The report giving details of appeal decisions was received.

Appeals.

The Principal Planner gave an overview of the appeals. Each appeal was dismissed. There were two lengthy applications for floodlights at Beaconsfield Hall, Shipton Under Wychwood, which had both been dismissed due to impact on the neighbours, noise and disturbance and the impact on AONB.

Councillor Al-Yousuf asked about Enforcement Officers. Phil Shaw, Business Manager for Planning gave an update on recruitment of officers, and confirmed that Kelly Murray had been appointed to the Principal Enforcement Officer role. Phil Shaw explained that there was a project at Cotswold District Council (with a view to start a similar project at WODC) to take on veterans in an enforcement investigator role capacity. Phil Shaw was planning to speak to Veteran's Gateway to move this forward.

Councillor Julian Cooper asked what has happened regarding Unicorn House. Phil Shaw explained that he had an upcoming meeting and expected an update from Property Services.

The Meeting closed at 3.50pm

CHAIR

WEST OXFORDSHIRE DISTRICT COUNCIL

UPLANDS AREA PLANNING SUB-COMMITTEE

Date: 12th December 2022

REPORT OF THE BUSINESS MANAGER-DEVELOPMENT MANAGEMENT

WEST OXFORDSHIRE
DISTRICT COUNCIL

Purpose:
To consider applications for development details of which are set out in the following pages.

Recommendations:
To determine the applications in accordance with the recommendations of the Strategic Director. The recommendations contained in the following pages are all subject to amendments in the light of observations received between the preparation of the reports etc and the date of the meeting.

List of Background Papers

All documents, including forms, plans, consultations and representations on each application, but excluding any document, which in the opinion of the 'proper officer' discloses exempt information as defined in Section 1001 of the Local Government Act 1972.

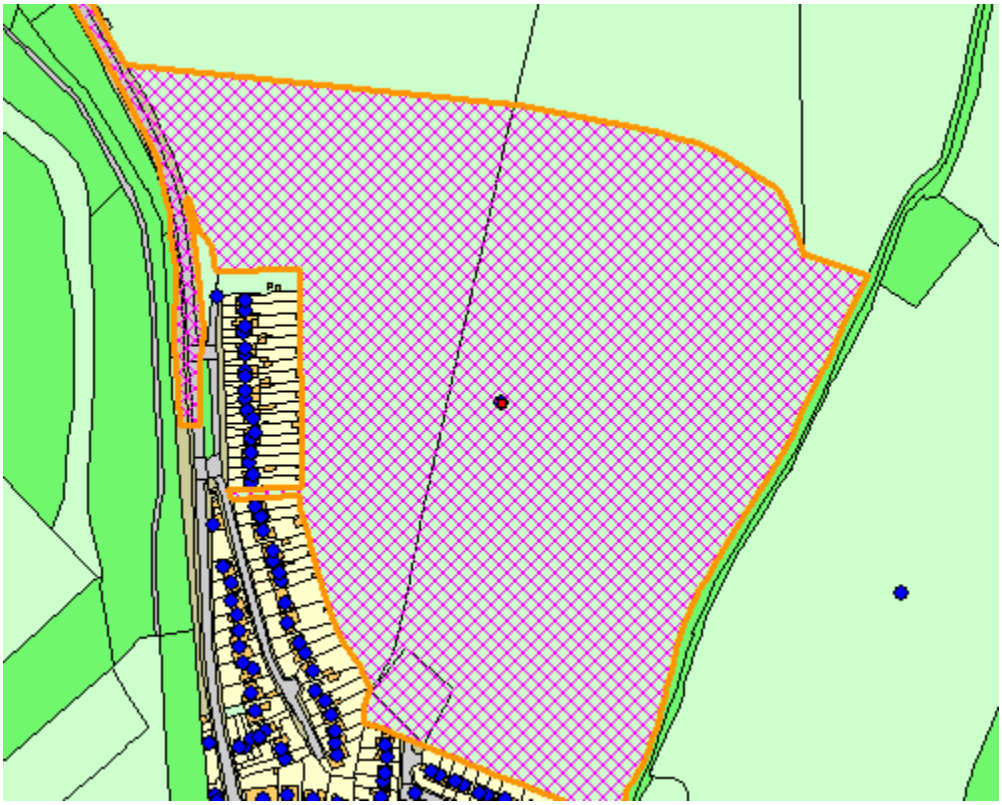
Please note that:

1. Observations received after the reports in this schedule were prepared will be summarised in a document which will be published late on the last working day before the meeting and available at the meeting or from www.westoxon.gov.uk/meetings

Page	Application Number	Address	Officer
11-58	21/00189/FUL	Land East Of Hill Rise	Joan Desmond
59-117	21/00217/OUT	Land North Of Banbury Road	Joan Desmond
118-129	22/02045/FUL	Bluewood Park Churchill Heath	Stephanie Eldridge

Application Number	21/00189/FUL
Site Address	Land East Of Hill Rise Woodstock Oxfordshire
Date	30th November 2022
Officer	Joan Desmond
Officer Recommendations	Refuse
Parish	Woodstock Parish Council
Grid Reference	444247 E 217696 N
Committee Date	12th December 2022

Location Map



Application Details:

Hybrid planning application consisting of full planning permission for 48 dwellings, 57 sqm of community space (Class E), a parking barn, means of access from the A44, associated infrastructure, open space, engineering and ancillary works; outline planning permission for up to 132 dwellings, up to 57 sqm of

community space (Class E), a parking barn, with associated infrastructure, open space, engineering and ancillary works (amended).

Applicant Details:

Mr Roger File
Blenheim Estate
The Estate Office
Blenheim Palace
Woodstock
Oxon OX20 1PP

1 CONSULTATIONS

Please see appendix A at the end of this report.

REPRESENTATIONS

A summary of representations received are detailed below. Full details can be viewed on the Council's website.

447 letters received on the original plans and previous revisions:

- Detrimental impact on infrastructure- roads, doctors, schools etc
- Existing infrastructure cannot withstand additional housing/people
- Lack of connectivity
- Increased pollution
- Old Woodstock Road footpaths are dangerous and narrow
- Highway/traffic concerns
- Pedestrian safety concerns
- Will exacerbate existing parking problems
- Overdevelopment of the site
- Out of keeping with the local housing in old Woodstock
- Transformative impact on this open space
- Parking barns are an eyesore and will not function as intended
- Erosion of important outdoor/ green space
- Detrimental impact on wildlife and fauna
- Harmful impact on heritage assets including WHS
- Flood risk
- Contrary to Policy
- NMU access not considered
- Cumulative impacts of all applications in and around Woodstock needs to be considered

8 letters received making the following representations:

- There is a genuine need for more affordable homes in our area
- Need to consider the need for nursery and after-school places as well
- Connectivity to Wootton should be improved as this development will be in their catchment

- Houses are to be of passivhaus standard with air-source heating, solar energy and EV charging points.
- Increased biodiversity welcomed
- Water management needs more detailed planning
- Condition needed for the tree planting and green development
- Pathways and cycleways to the town and schools should be in place.
- Appropraite speed limits needed
- Including self-build, rather than so-called custom-build, will increase the viability of this proposal.

12 letters of support received:

- The homes proposed in this application will still be "young" homes in 50 years' time. It meets all the key policies of WODC and national planning policy
- This development has a great potential to meet the needs of families that cannot afford to buy a house at the current market prices.
- Can envision a new thriving and diverse community at Hill Rise that provides supportive environment to a wider Woodstock residential area and local businesses.
- Community driven, self-built housing is one powerful solution to a growing problem.
- These home should be net zero carbon and if so should be supported.
- Will help to arrest decline of the town centre.
- Woodstock is a Sustainable Settlement that supports many local services and needs new young families to sustain these local services.

LATEST REVISIONS:

100 letters of objection received:

- Still contrary to Policy
- Need to assess cumulative impacts assessments taking account of all 3 of Blenheim's major undetermined applications taking as the baseline that Park View is complete and fully occupied. Only this will show the full extent of the impact of the Blenheim proposals on Woodstock and enable each individual application to be properly considered.
- Increased pressure on infrastructure such as local GP practice
- Hideous parking barns which would be better suited to an industrial site than a domestic development. Potential for anti-social behaviour
- Lack of safe access provision for cyclists and pedestrians to Woodstock town centre itself and the local schools.
- Loss of productive agricultural land where the soil absorbs Co2 emissions and the replacement of this asset by concrete and cement which has negative Co2 characteristics.
- Overall lack of infrastructure
- Harm to ecology
- Highway/Traffic concerns
- Noise concerns
- Will ruin Woodstock as a beautiful small town. The increase in people and traffic is something Woodstock cannot manage.
- Will exacerbate parking problems
- Design of houses do not complement the current properties within Woodstock
- Poor connectivity

- Poor treatment of Public Right of Way (PROW) - This would become a road through the site and the view of the Church tower from the PROW would be mostly blocked by buildings.
- Flooding concerns
- Neighbourliness: Loos of field currently used by many local residents, ramblers and dog walkers for recreational purposes.
- Will destroy the existing area of natural beauty
- New east/west route unlikely to be deliverable
- Potential increase in pollution
- Will have a large impact on the mental wellbeing of local residents.

Campaign to Protect Old Woodstock:

Summary: Although the new plans provide some minor improvements, there remain fundamental conflicts between the new plans and WODC's Planning Policies. These problems principally relate to the following issues:

- The number of homes
- Traffic, Movement and Connectivity
- Densities and Land Use
- Parking Barns
- Height of Buildings
- Landscape and Heritage
- Infrastructure
- Biodiversity

One letter of support:

- These home should be net zero carbon and if so should be supported.

One letter of comment - A new application should be submitted.

APPLICANT'S CASE

The submitted Planning Statement concludes as follows:

3.1 The Hill Rise site is allocated for housing development in the recently adopted West Oxfordshire Local Plan. Paragraph 47 of the framework explains that 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise'. This Planning Supporting Statement has demonstrated why there are no material considerations that would justify the proposal not being approved.

3.2 The development will provide a high-quality urban extension to the town, in a sustainable location within walking and cycling distance of local services and amenities. The proposal represents Blenheim Estate's commitment to providing an exemplar legacy scheme, which has benefited from extensive community engagement and consultation with the local authorities.

3.3 The Design and Access Statement and parameter plans highlight the sustainable design principles that have been adopted, that will ensure the delivery of a high-quality housing scheme that reflects the character and surrounding context of the Woodstock settlement. Particular care has been paid to

ensuring a development that reflects the unique character of the town, whilst protecting its heritage assets and the WHS.

3.4 The masterplan has followed a landscape led approach, which offers significant open space to help integrate the development with its surroundings, whilst also providing amenity areas for future residents. Significant on and off-site biodiversity measures are proposed, to provide a genuine enhancement to the natural environment and future habitats for a range of species. The proposal adopts a truly sustainable approach through its commitment to achieve the Passivhaus standard for all new homes, the priority to pedestrians and cyclists and the incorporation of renewable energy technologies.

3.5 In addition to the much-needed new housing and range of community benefits, the development will also provide funding revenue to help maintain and restore the WHS.

3.6 The ES and technical assessments demonstrate that there are no technical or environmental constraints that will prevent development from taking place. The inevitable harm associated with the loss of a greenfield site is moderated by the demonstrable position that:

- The area proposed for development is not of high landscape or biodiversity value and is not of the highest agricultural value
- The development will not lead to a harmful effect on the heritage assets
- The development will not lead to severe impacts in terms of transportation
- There are no technical constraints to the development of the site, the proposals address issues such as infrastructure requirements, surface water attenuation and utilities
- The social, economic and net environmental benefits to be delivered by the development are significant
- The adverse impacts of the development, as proposed and with mitigation, do not significantly or demonstrably outweigh the benefits.

3.7 In accordance with planning law and policy guidance, the planning application should be approved without delay.

3.8 In summary, the proposed development at Hill Rise has been carefully developed over the last 18 months to achieve Blenheim Estate's objective to create a beautiful place that people will want to live both now and in the future. The exemplar proposal has been designed to achieve high levels of sustainability, biodiversity gain and community benefits. The higher number of homes proposed sit comfortably within the site, are shown to not cause significant harm and meet the objectives of local and national planning policy.

3.9 The supporting letter submitted with the latest amended plans states:

> Following detailed consideration of your comments and your advisors on landscape and heritage matters CBA, the design team has undertaken a comprehensive review of the proposal and made substantive changes to address the issues raised. As part of this process, we have undertaken additional technical work to assess the visibility of the proposal from surrounding sensitive receptors including the World Heritage Site (WHS) and made amendments to further minimise any landscape or heritage harm.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
OS5NEW Supporting infrastructure
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
H5NEW Custom and self build housing
T1NEW Sustainable transport
T2NEW Highway improvement schemes
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH4 Public realm and green infrastructure
EH5 Sport, recreation and childrens play
EH6 Decentralised and renewable or low carbo
EH7 Flood risk
EH8 Environmental protection
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
EH13 Historic landscape character
EH14 Registered historic parks and gardens
EW4 Land north of Hill Rise, Woodstock
EW9 Blenheim World Heritage Site
NPPF 2021
DESGUI West Oxfordshire Design Guide
NATDES National Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

Planning Assessment

The application

5.1 This is a Hybrid planning application consisting of an outline planning permission for up to 132 dwellings, up to 57sqm of community space (Class E), a parking barn, with associated infrastructure, open space, engineering and ancillary works; and full planning permission for the erection of 48 dwellings, 57sqm of community space (Class E), a parking barn, means of access from the A44, associated infrastructure, open space, engineering and ancillary works.

5.2 The proposal represents development requiring an Environmental Statement (ES) and this has been provided, with a large volume of supporting information and documentation. Additional information and revised plans have been submitted, including a revised illustrative masterplan and parameter plans and amended detailed proposals for the first phase comprising 48 dwellings, community space and

parking barn. The ES also covers a separate application for the erection of 235 dwellings on land to the north east of Woodstock (21/00217/OUT), which also appears on the schedule, and it is important that these two applications are considered in a holistic manner including a full assessment of their cumulative impacts. The application has undergone a number of revisions including amending the application site area so that it now largely aligns with the Local Plan allocation and reducing the FUL part of the application from 74 to 48 dwellings.

Site description

5.3 The application site measures approximately 11ha and is primarily agricultural land bordered to the North West by the A44 Manor Road, to the west and south by residential properties on Hill Rise and Vanbrugh Close and the north and east by fields, which slope gently towards a valley associated with the River Glyme. A small parcel of land in the southern part of the site is in use as a children's play area with a junior football pitch. Public footpath 413/1/10 runs north-south through the centre of the site.

5.4 The Blenheim Palace World Heritage Site (WHS) and Grade 1 registered park and garden (RPG) lies on the opposite side of the A44 to the west. The northern part of the Woodstock conservation area includes part of Manor Road to the south west of the site. Blenheim Park Site of Special Scientific Interest (SSSI) lies within part of the WHS.

Planning History

5.5 A scoping Opinion for this development was issued on 25th November 2019.

5.6 Pre-application advice was provided in 2019 and 2020.

5.7 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle
- Layout, design and scale
- Impact on Landscape
- Impact on Heritage Assets
- Housing Mix
- Accessibility/Highway Issues
- Flood Risk/Drainage/Water Supply
- Residential amenity
- Biodiversity
- Sustainability
- S106 Contributions

Principle

<u>The Development Plan</u>

5.8 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material

to the application, and to any other material considerations. In the case of West Oxfordshire, the Development Plan is the Local Plan 2031 adopted in September 2018.

5.9 This site is allocated for housing development in the adopted West Oxfordshire Local Plan 2031. Policy EW4 relates specifically to this site and allocates the site for around 120 dwellings as a well-integrated and logical extension of the existing built form of the town.

5.10 The Policy states that:

Proposals for development should be consistent with the following:

a) Provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 - Affordable Housing.
b) Ensuring that development is consistent with Policy EW9 in respect of the protection, promotion and conservation of the Blenheim Palace World Heritage Site (WHS) and its setting.
c) Landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi-natural green space, with built development kept away from the eastern and northern parts of the site including where it adjoins the A44
d) Provision of satisfactory vehicular accesses and appropriate pedestrian and cycle connections including appropriate accommodation of the existing public right of way through the site and provision of a safe and efficient means for bus services to terminate and turn at the site in forward gear.
e) The provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations.
f) Appropriate provision of and contributions towards supporting infrastructure;
g) Replacement/enhancement of the existing children's play area and public open space adjacent to Rosamund Drive.
h) The developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock.
i) Biodiversity enhancements including arrangements for future maintenance.
j) Appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.
k) Connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.
l) Demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.
m) The developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.

5.11 The application proposes the erection of up to 180 dwellings which exceeds the number of units proposed in the Local Plan (around 120). A 50% increase in the number of dwellings is proposed. The reasoned justification for the policy (paragraph 9.5.84) advises that 'the Council's evidence identifies that the site is of medium landscape sensitivity and medium-high visual sensitivity and that subject to appropriate mitigation is capable of accommodating around 120 dwellings without undue harm.'

5.12 The applicant is seeking to argue that this proposed increase does not conflict with Policy as the Policy does not set an upper ceiling and the policy consideration is whether the proposed number of dwellings results in unacceptable harm, rather than the degree of increase in the number of dwellings above the 'around' figure. This view is not accepted as a 50% increase in the number of dwellings does not, in Officer opinion, accord with Policy.

National Policy/Guidance

5.13 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. The NPPF advices that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental. In essence, the economic role should contribute to building a strong, responsive and competitive economy; the social role should support strong, vibrant and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.14 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advices that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

I. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

II. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Council's housing land supply position and the implications of the NPPF

5.15 The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites. Where local authorities cannot demonstrate a five year supply of deliverable housing sites, paragraph 11 of the NPPF, as set out above, is engaged (Identified in footnote 8).

5.16 The Council's latest Housing Land Supply Position Statement (2022-2027) concludes that the Council is currently only able to demonstrate a 4.1 year supply. As such, the provisions of paragraph 11d) of the NPPF is engaged.

5.17 In respect of bullet point i), detailed above, these policies include those seeking to protect heritage assets which is addressed in detail later in the report.

Conclusions on the principle of residential development

5.18 In view of the above it is clear that the decision-making process for the determination of this application is therefore to assess whether the adverse impacts of granting planning permission for the proposed development would significantly and demonstrably outweigh the benefits or whether there are specific policies in the framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed.

Layout/Design/Scale

5.19 The application is principally in outline, with Phase I for 48 dwellings with community space (Class E), and a parking barn being submitted in full. In terms of the outline application, a revised site plan, illustrative masterplan and parameter plans have been submitted relating to land use, landscape, building heights, density and access and movement. The revised site plan has amended the site boundary so that it is now more akin to the Local Plan allocation with the extent of the northern and eastern boundaries being reduced. Amended detailed plans have been submitted for Phase 1. It is stated that the overall masterplan approach responds to the recommendations and principles set out in the Building Better, Building Beautiful Commission ' Living with Beauty' involving:

- Planning for reducing car use and promoting alternatives
- Streets as social spaces
- Creating neighbourhoods, not just houses
- Responding to and relating to existing communities
- Compact, low rise building design to achieve 'gentle density'

5.20 The homes will be low energy built to Passivhaus certification standard to reduce the level of artificial heating or cooling.

Outline application

5.21 In terms of the outline application, the revised Land Use Parameter Plan includes the following changes:

- The key view corridor towards the St Mary Magdalene's Church tower from the public right of way has been retained through the development
- The residential parcels in the north and north east of the site have been broken down and larger areas of greenspace are proposed
- An additional public space is proposed at the south of the view corridor, with a link to the outer ring of landscape areas and connections outside the site
- The proposed southern car barn has been moved into the central parcel, allowing residential development to the outer edge and connecting into the central 'village green'
- The 'village green' at the centre of the site has been enlarged
- The area at the south of the site has been simplified, creating a more legible area to plan.

5.22 As detailed above part c) of Policy EW4 requires a landscape dominated design with built development kept away from the eastern and northern parts of the site including where it adjoins the A44. Despite the proposed revisions, the revised plans still propose built development close to the northern and eastern boundaries. The community uses are located at the site entrance and off 'The Village Green' at the south east of the development. The Addendum to the Design and Access

Statement (DAS) advises that the community uses are envisaged as 'Parking Barn' structures that would have a dual purpose and benefit to the community. They would allow for a more pedestrian friendly streetscape, and encouraging greener and more social travel within the development. They would also provide flexible spaces that the community could take ownership of and use in a number of ways as the community develops over time. The revised Building Heights Parameter Plan omits three storey development with the maximum height to ridge being 11m for the proposed apartment buildings. Other two storey buildings would be up to 9.75m with the single storey buildings (community uses) having a maximum height of 6m (being reduced from 7m). The 11m apartment buildings are indicated in two locations within the central northern part of the site and to the south. It is argued that the scale and massing has been significantly reduced but it is Officer opinion that the revised Parameter Plan still fails to take account of the local context where housing development is no more than two storey (along Hill Rise) and is mainly one and a half story to the south (Vanburgh Close). Policy EW4 part c) is clear that any development should provide for the use of appropriate building heights which takes into account its sensitive outer edge town location. The revised Density Parameter Plan indicates densities ranging from 25-30 homes/ha to 40-50 homes/ha. The higher density is indicated within the central part of the site with lower densities on the outer edges with the lowest density along the northern and southern boundaries. The Addendum to the DAS also advices that the design of the parking barn has been re-visited to reflect a more domestic scale that is sympathetic to the new residential community.

5.23 The amended Landscape and Open Space Parameter Drawing identifies the areas for strategic green and blue infrastructure across the development. These areas will include: Site vegetation, allotments, community food growing, ponds, sustainable drainage system, attenuation features, formal recreation, informal open space, sports provision, proposed woodlands, hedgerow and tree planting, play areas, ecological mitigation and biodiversity, public art, community projects, way-finding and signage. The most significant amendments to the landscape design flow from the introduction of the new green route that follows the new view corridor and increased green space surrounding the site at the north and north east. The pumping station has been relocated further to the east, which is proposed to be screened by dense planting within the site and in the off-site areas. A substation has been added at the north west of the site. The biodiversity off-site area boundary and off-site carbon neutrality area boundary has also been added to this parameter plan to illustrate the additional off-site planting proposals.

5.24 The updated Landscape, Heritage and Place-making Statement advices that the Green Infrastructure Strategy will deliver 4.62 hectares of public open space (including kick-about areas and neighbourhood play area), which will be in excess of the Council's requirements. These will be spread across the site and will include local equipped areas of play, kick-about areas, informal natural play spaces and local areas of play for younger children. The existing children's play area in the south of the site will be improved. The Council endorses the Fields in Trust (FIT) guidance on distinct types of play areas to cater for the needs of different age groups (LAPs - Local Areas for Play, LEAPs - Local Equipped Areas for Play and NEAPS - Neighbourhood Equipped Areas for Play). Leisure and Communities has commented that an overall contribution of £818 per dwelling (at an average occupancy of 2.4 persons per dwelling) is required for play facilities to serve this development.

5.25 The DAS identifies various character areas for the development. The Entrance Avenue is designed as a tree lined avenue passing through a large green landscape space. The Green Living Room Character Area comprises the new green open space between the existing homes of Old Woodstock and Hill Rise fronted by family homes and a new community hub centred around the parking barns. A new pedestrian path will connect into the site from the west. The northern edge (Edge Homes) will comprise dual aspect houses - facing towards the street and the surrounding

landscape. These houses would have on-plot parking. The western and southern development (Green Fingers area) will be formed of terraced houses set around a mix of green play streets and streets used for vehicular traffic. Remote parking is to be provided in small shared courts. The eastern development (Green Lanes) will comprise streets designed to provide garden style landscapes with a mix both flats and houses with courtyard or rear accessed on-plot parking. The Green Infrastructure Strategy includes open space including the village green and 'Living Room' and community gardens.

5.26 Whilst innovative ways of addressing parking is to be encouraged, the concept of the parking barn is still of some concern given the edge of town context for this development. The agent has advised that the proposal is based on a concept which has been applied within the Trent Basin development in Nottingham. The context of this site is however very different as it is a site located close to a large city. As set out in the consultee responses, the Thames Valley Police Crime Prevention Officer still has fundamental concerns regarding the proposed development, particularly relating to the parking barns, permeability and surveillance. Section 12 of the NPPF seeks to achieve well-designed places and paragraph 130 advises that decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience. The applicant has advised that through their continued stewardship of the site, the parking barn can be effectively managed and opportunities for anti-social activity reduced. The need however, for such measures would indicate that such a strategy is inappropriate in this context and is likely to be problematic.

5.27 In conclusion, despite the proposed revisions there is still a conflict with elements of Policy EW4 of the Local Plan and concerns remain relating to the revised parameter plans relating to land use, scale and density, the implications of which are assessed in more detail in the landscape and heritage sections below. In addition, concerns remain relating to the parking strategy and there is an outstanding objection from the Thames Valley Police relating to safety and crime concerns.

Phase 1

5.28 The Phase 1 full application has been reduced from 74 to 48 homes and covers a reduced area to the North West corner of the site. The Phase will also include 57 square metres of community space, the western areas of public open space, the north western allotments / community orchard, the north western woodland planting, the proposed site access junction and western half of the main road network, the bus turning square, a wastewater pumping station, an electricity substation, and the north western drainage basin. The remainder of the proposed development will be delivered in two phases, which will include the associated landscape planting, roads and drainage infrastructure. The distribution of the remaining residential parcels between these phases is to be determined, but the second parking barn structure will be delivered as part of phase 2. The proposed areas of public open space that will be provided as part of phase 1 include part of the linear park in the north of the site, the 'green living room' in the west, the gateway at the main entrance to the site from the A44, and the north western allotments / community orchard.

5.29 The Phase includes a mix of two to four bedroom house types including large detached houses along the norther boundary near to the site entrance with smaller terraced and detached houses to the south. Each home would have an allocated parking space through either on-plot parking or a courtyard parking space. The remaining unallocated parking (visitors or second vehicles) would be provided within the parking barn or by on-street parking.

5.30 The Entrance Avenue character area is within Phase 1 and changes have been made to the siting of the homes and parking barn to 'pinch' the entrance point further and to create a more defined street edge. The parking barn has been re-designed and will be split into three buildings, with uncovered parking circulation spaces between them. The westernmost building will be clad in stone at each end and will include the community hub. The remaining sections of the side walls will be timber screens. The other buildings will be clad in timber, with gaps between to provide light. The roofs will be blue slate and will provide space for photovoltaic panels.

5.31 A key part of the parking strategy for the development including Phase 1 includes the use of parking courts. The National Design Guide advices that parking should be well-designed so that it is attractive, well-landscaped and sensitively integrated into the built form so that it does not dominate the development or street scene. In Phase 1 the parking courtyards, accommodating 12 spaces, are to be sited to the front of the development and accessed off the primary route. This would also entail having to cross the PROW at several points. Indeed the majority of the parking provision on Phase 1 would involve having to cross over the PROW. Whilst the parking courtyards would have some surveillance from side windows, it is still Officer's opinion that the parking areas would be unattractive and would dominate the street scene with the PROW passing between the primary route and development dominated by car parking. Thames Valley Police also maintain their objection to the use of parking courtyards on the basis that they remain excessively permeable, with several routes of entry and exit for foot traffic. Amendments had also been sought to relocate the PROW through a green corridor thus preserving more of its attractive open character. Unfortunately these negotiations have again been unsuccessful and the route of the PROW remaining unchanged. Part d) of Policy EW4 specifically refers to the need to provide appropriate accommodation of the existing right of way through the site.

5.32 Whilst some minor changes have been made to the detailed layout of Phase 1, there are still concerns relating to its detailed design and layout. The layout still has an unclear identity and character which fails to respect the traditional character of Woodstock. The movement hierarchy is unclear with buildings/routes and spaces poorly related to the movement network with the majority of green infrastructure located on the fringes of the development. In addition, the parking courtyards dominate the street scene and the PROW route is unattractive, being sandwiched between the development and primary route which requires it to be crossed at numerous intervals to access the parking areas. Thames Valley Police have also raised concerns relating to the proposed layout which includes a large number of irregularly shaped and secluded areas, restricting visibility and inhibiting surveillance, particularly at night.

5.33 In terms of the detailed design of the houses and proposed materials, the DAS states that the aim is to create a development that thoughtfully echoes the rural town character of historic Woodstock while using forward thinking, sustainable and contemporary architecture. The approach combines traditional rural materials and small-scale familiar building forms with high quality and contemporary handling and detailing. The Council's Design Guide identifies Woodstock as lying within the Limestone Wolds Character Area where traditional walling materials are limestone or lime render. The scheme proposes a mix of materials including stone, buff/grey brick, render and red/orange brick. Approximately 12.5% of the houses on Phase 1 would be red/orange brick. Whilst it is accepted that there are some red brick properties in the town, these are very much the exception to the norm and only appear very occasionally. As such there is a concern that the proportion of red brick properties is still too high and would be out of keeping with the identity and traditional character of the immediate and wider area. The applicant has referred to the use of red brick on the Park View development, but this scheme was granted prior to the publication of the National Design Guidance that reinforces the need to respect local identity and character.

5.34 The Conservation and Design Officer has previously commented as follows:

> *The whole layout, and the interrelationships of the various buildings, appears arbitrary in parts, with the feeling that buildings have been dropped around, something like an architectural zoo. It would be preferable for the separate blocks of buildings to relate to each other more clearly, in terms of alignment, general form and materials. It all needs to chime. The movement strategy indicates a primary street and then a series of lanes than are unconnected. The retained public right of way that passes through the site is located between the new primary road and principally a series of parking courtyard areas. Such a route is considered to be unattractive and it is considered that an alternative approach with the right of way passing through open green space would be more attractive enabling open views to be retained. Urban Design guidance is clear that parking courtyards should be avoided with the parking strategy preference being on-plot parking, on-street parking and where this cannot be achieved then parking courtyards that need to be sensitively designed. The wide use of parking courts is unattractive and again untypical of Woodstock.*

5.36 In terms of detailed design, the DAS refers to a strategy of echoing the rural town character of historic Woodstock while using forward thinking, sustainable and contemporary architecture. Amended plans have been submitted to improve the design following concerns raised by the Conservation and Design Architect (CDA). The CDA considers the revised elevations to be a significant improvement, both in terms of overall massing and in terms of detailed form. The contemporary approach is retained but now moderated with pitched roof forms. The design of the parking barns, has also been revised. The comments of the CDA on the latest revisions are awaited and Members will be updated at Committee. It is noted however, that the revisions are very minor in respect of the detailed Phase I scheme and as such are unlikely to affect the comments of the CDA in respect of this element.

5.37 In summary, despite the proposed revisions there is still a conflict with elements of Policy EW4 of the Local Plan and concerns remain relating to the revised parameter plans relating to land use, scale and density. In addition, concerns still remain relating to the parking strategy and there is an outstanding objection from the Thames Valley Police relating to safety and crime concerns. In terms of the detailed element of the application, whilst some minor changes have been made to the detailed layout of Phase 1, there are still concerns relating to its detailed design and layout. The layout still has an unclear identity and character which fails to respect the traditional character of Woodstock. The movement hierarchy is unclear with buildings/routes and spaces poorly related to the movement network with the majority of green infrastructure located on the fringes of the development. In addition, the parking courtyards dominate the street scene and the PROW route is unattractive, being sandwiched between the development and primary route which requires it to be crossed at numerous intervals to access the parking areas. Thames Valley Police have also raised concerns relating to the proposed layout which includes a large number of irregularly shaped and secluded areas, restricting visibility and inhibiting surveillance, particularly at night. The detailed scheme is considered to be poor design.

Impact on heritage assets

5.38 There are no cultural heritage designations on site, however, the Blenheim Palace World Heritage Site and registered park and garden lies on the opposite side of the A44 to the west. The northern end of Woodstock conservation area includes part of Manor Road to the south west of the site. Part of the site lies within a defined view cone from the WHS, as set out in the Blenheim Palace WHS Management Plan (2017). The Planning (Listed Buildings & Conservation Areas) Act 1990

Section 66(1) requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses and Policies EH9 and EH11 of the Local Plan reflect these duties. Similarly Policy EH14 seeks to protect the significance of Historic Parks or Gardens (HPG) including key views within, into and out of the HPG and Policy EW9 seeks to protect the cultural significance of the Blenheim WHS.

5.39 Section 16 of the NPPF sets out guidance on conserving and enhancing the historic environment. Paragraph 199 of the NPPF provides when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.40 The Local Plan Inspector considered that this allocation would effectively be an expansion of the established residential areas of Hill Rise and Vermont Drive. It would, to some degree, represent encroachment into the rural setting of the Blenheim WHS and the Registered Park and Gardens however, the harmful effect resulting from this would be limited by the fact that the site is screened from these heritage assets, including by existing housing. In order to minimise any harmful effects on the setting of the nearby heritage assets, dwellings should be restricted in height and focussed on the southern part of the site, closest to the existing housing. Part c) of Policy EW4 requires that built development should be kept away from the eastern and northern parts of the site including where it adjoins the A44. The Inspector concluded that 'the development of the site would also be likely to cause, at most, only limited harm to the setting of the heritage assets in the area.

5.41 The ES Non-Technical and Second Addendum (NTS) summaries on Cultural Heritage concludes that the access to the development will be a new addition opposite the park wall on the A44. The elements of the proposed development that will appear in the immediate setting of the park boundary are the access road, the single storey parking barn at the edge, and the retained and new landscape planting across the northern part of the site. The main area of built development will be set back behind the existing housing on Hill Rise and enclosed by the new parkland to the west. The built development is only predicted to be briefly visible from the A44 and will not change the character of this part of the wall's setting, or the relationship of the park wall to the edge of the town. As a result, a slight adverse effect is predicted that will not be significant. The addition to the existing built up area as a result of the development will be obscured from within the world heritage site and registered park and garden by the boundary plantations. The very localised change to the setting of part of the wall discussed above will be a slight change to the outstanding universal value of the world heritage site as a whole, which will not be significant. Woodstock conservation area lies around 40 m to the west of the site. There are many listed buildings within the conservation area. The listed buildings in the centre of Old Woodstock, within the conservation area, are separated from the site by the modern areas of housing to the east and north. Views of the proposed development will be restricted to the section of the A44 alongside Hill Rise and some roads within the housing area to the south of the site. Overall, no significant effects are predicted on the settings of the listed buildings or the conservation area as a result of the two developments alone or combined. Both sites have experienced significant loss of field boundaries over time, meaning that their historic landscape character has largely been lost. As a result, the construction

of the proposed developments will lead to negligible effects on the area's historic landscape character that will not be significant, both for each development alone and the two combined. The public footpath that runs through the site is part of a historic route north to Wootton and is an undesignated heritage asset. The proposed development will keep the footpath on its existing route, preserving its historic value, and will retain views of Blenheim Park and the tower of St Mary Magdalene's Church through the defined view corridor. The proposed development will keep the footpath on its existing route, preserving its historic value, and will retain views of Blenheim Park and the tower of St Mary Magdalene's Church. Overall, a slight adverse effect that will not be significant is predicted on this footpath as a result of the development. The Second Addendum also introduces a new paragraph advising that a legally binding mechanism will be put in place to secure a contribution of relevant proceeds from the developments to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site through the Blenheim Heritage Foundation, whose sole purpose is to repair and maintain the world heritage site. This will be a moderate, significant beneficial effect for each development and the two developments combined. There will be no other additional effects on the world heritage site and registered park and garden as a result of the two schemes combined.

5.42 Following concerns raised in respect of heritage impacts, additional information has been submitted including the submission of a Landscape, Heritage and Placemaking Statement (LHPS) with further addendums to support the latest revisions. The masterplan has been altered to incorporate a vista to the church tower from the existing PROW, taken from a view point off-site to the north. It is also advised that landscape proposals will not screen the view of the church. The view of St Mary Magdalene's Church tower as experienced while walking the PROW would still however, be largely obscured as a result of the proposed development.

5.43 The Council, has commissioned, Chris Blandford Associates (CBA), who undertook the evidence based work in support of the Local Plan allocations, to undertake an independent desk-based review of the heritage, landscape and visual related technical documents submitted. In terms of this review the following comments are made:

- The view corridor provides a narrow, framed view between built form, from a location within the agreed sensitive view cone from PROW 413/1/10, towards the church tower. The corridor is narrow, framed by new development and the prominence of the church is reduced as part of a wider view.
- The submitted photomontage demonstrates the view corridor to be retained, between proposed site boundary vegetation and buildings in the east of the site that would frame the view of the church tower.
- The revised application is still for 180 dwellings. This is substantially over the allocation within Policy EW4 for provision of approximately 120 dwellings. (No action has therefore been taken on the previous recommendation that the developable and number of dwellings should be reduced).
- The proposed roofline of the Hill Rise development would be visible between trees, above the existing roofline of Old Woodstock, from the representative viewpoint on Principal Avenue. The roofs of the proposed development do not rise above the treeline in the view from representative viewpoint adjacent to Wychwood Way national trail
- No combined photomontage(s) of both sites to understand cumulative effects has been submitted.

- There has been no location specific assessment of the updated view from PROW 413/1/10 through the site and to the north. Views of the church will become obscured as receptors move along the footpath towards the development.
- It is still difficult to gauge the accuracy of impacts on the outstanding universal value (OUV) of the WHS without additional photomontages or wireframes / visualisations within and around the WHS which considers each individual application site and potential impacts, together with the impacts cumulatively should both sites be developed.

5.44 CBA conclude that the additional information submitted has partially addressed the previous points raised. Whilst the Second ES Addendum (September 2022) has been technically updated to accurately describe the revised proposals on each development site, the assessments of cultural heritage effects have not changed, with the exception of each development identifying a purported moderate beneficial effect as a result of the financial contribution arising from the developments towards the repair and maintenance of the WHS. Each development identifies this moderate beneficial effect, and a cumulative beneficial effect is now also noted. CBA also note that the Council could retain control of some aspects of the development through the reserved matters applications.

5.45 In response to CBA's comments, the agent has advised that the proposals have been amended to incorporate the correct view line to the church and confirm that only Hill Rise will be potentially visible from the submitted viewpoints taken from the WHS and Banbury Road will not be seen in combination with Hill Rise from either of these views.

5.46 ICOMOS has previously commented that the additional information submitted including photomontages suggest that the proposed development would be only marginally visible from these points. Views have not been provided from elsewhere in the ZTV, for example from areas on the east side of the Park closer to the proposed development nor are they available in winter as well as summer. Lastly, it is not possible to gauge whether the intended increase of 4.8m in the landform to be created as part of the forthcoming lake dredging project would increase the visibility of the development. A few of the ways in which we suggested that the impact of the proposed development on the wider setting of the WHS might be mitigated appear to have been taken on board. Positive amendments include the omission of the three story houses and some modest height reduction elsewhere. The increased area of woodland planting on the site's western boundary to the south of the site entrance from the A44 is also welcomed. However, we see the reduction in the size of the site along its northern boundary as a negative step, significantly reducing the area available for informal planting of the trees and hedgerows necessary to screen the highly visible row of detached houses on the northern edge. It remains our view that a gentle transition from housing to open country is needed here rather than a narrow belt of dense woodland. The minor changes to the design of the houses do little to meet our earlier criticisms of their design, materials and detailing in the context of Old Woodstock and the setting of the WHS. Nor do we regard as an improvement the introduction of an additional house to the HT09 design where it will be particularly visible and dominant at the entrance to the site. Finally, we do not see the carefully landscaped area of grass and trees at the entrance to the development in front of the parking barns as an appropriate place to site allotments.

5.47 No further comments from ICOMOS have been received in respect of the latest revisions.

5.48 The site is located in an area of archaeological interest located 900m to the west of a scheduled monument of a rectangular earthwork, though to be a Roman farmstead. Roman pottery and roof

tiles has been recorded from field walking 200m north east of the proposed site. A geophysical survey has been undertaken on the site which recorded a number of possible archaeological features. Due to the nature of geophysical survey further features may survive on the site that were not identified by the survey and a programme of archaeological evaluation will need to be undertaken on the site. The County Archaeological Officer has advised that this can be secured through an appropriately worded condition.

5.49 In summary, Paragraph 199 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this respect it is considered that the economic and social benefits arising from the scheme which will deliver market and affordable housing units with associated benefits and the additional benefit of proceeds going towards the conservation, maintenance and restoration of Blenheim Palace WHS would outweigh the less than substantial harm to the setting of the heritage assets in the area.

Impact on Landscape

5.50 The site lies within the Blenheim Park landscape character area, the main key feature of which is the formal parkland of the Blenheim Palace World Heritage Site and registered park and garden, with its parkland estate characteristics. Surrounding the park and the wider estate, woodland cover is a key feature within the landscape.

5.51 The ES non-technical and Second Addendum summaries prepared for both of the Woodstock sites concludes as follows: The propose developments will each lead to moderate, significant adverse effects on the landscape characters of the application sites as a result of the replacement of the existing fields with built development. There will be no additional effects on the sites' landscape characters as a result of the two developments combined. The introduction of built development will change views of the sites from the surrounding area, with the most significant effects on receptors closest to the sites. A substantial, significant adverse effect is predicted on views from the public footpath that runs through the Land North of Hill Rise site when the development is first completed. In time, this change will reduce to moderate as the new planting becomes established and provides further screening of the built development. A moderate, significant adverse effect is predicted on views from properties on Hill Rise, Rosamund Drive, Vanbrugh Close and Mavor Close when the proposed development is first completed. In time, this change will reduce to a slight adverse effect that will not be significant as the new tree and hedgerow planting matures and filters views of the proposed development. Slight effects that will not be significant are predicted on views from the A44 Manor Road as a result of the development. Negligible, insignificant effects are predicted on views from Blenheim Palace, the Oxfordshire Way long distance path, the Wychwood Way long distance path and the Jubilee Meadows Local Nature Reserve as a result of both developments individually and combined. The potential for cumulative landscape and visual effects with other developments in the area was also considered. As the developments are largely visible from the north, no significant cumulative visual effects are predicted.

5.52 The revised Landscape and open space parameter plan identifies the areas for the strategic green and blue infrastructure. The most significant amendments to the landscape design flow from the introduction of the new green route that follows the new view corridor and increased green space surrounding the site at the north and north east. The new green route will incorporate a vista to the church tower and it is advised that landscape proposals will not screen the view of the church. A Landscape Masterplan has also been submitted identifying separate proposals for a new woodland

area (east of the site) which is part of Blenheim Estate's objective to off-set their carbon emissions. The latest revisions also include the relocation of the main proposed off-site biodiversity enhancement areas to fields adjacent to the north and eastern boundaries of the site, which would introduce significant landscape buffers in addition to associated biodiversity enhancements.

5.53 Part c) of Policy EW4 requires as follows: 'landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi natural green space, with built development kept away from the eastern and northern parts of the site including where it adjoins the A44'. The revised land use parameter plan still proposes development on the northern and eastern parts of the site and whilst the landscape masterplan indicates off-site landscaping to the north and east, including woodland planting, the introduction of the new green route and off-site vista of the church will result in a large gap in the planting to the north which will result in parts of the housing development being more visually prominent, including the housing close to the northern boundary and the taller apartment blocks (Up to 11m in height) proposed to be sited on the site. The development would also be more visible during the winter months. As such, the proposed revision to the parameter plans, whilst providing an off-site view of the church tower from the PROW, conflicts with the objective of Policy EW4 part c) which seeks to mitigate the potential landscape and visual impact of the development.

5.54 The review undertaken by CBA, comments as follows:

- Given the outline application and illustrative nature of the plans it is not possible to confirm whether the development has been pulled back to the east of the PROW through the centre south of the site.
- The revised application is still for 180 dwellings. This is substantially over the allocation within Policy EW4 for provision of approximately 120 dwellings. (No action has therefore been taken on the previous recommendation that the developable and number of dwellings should be reduced.
- The proposed roofline of the Hill Rise development would be visible between trees, above the existing roofline of Old Woodstock, from the representative viewpoint on Principal Avenue. The roofs of the proposed development do not rise above the treeline in the view from representative viewpoint adjacent to Wychwood Way national trail
- No combined photomontage(s) of both sites to understand cumulative effects has been submitted.
- No amendments to the overall assessment of magnitude and degree of effects upon landscape and visual receptors during construction and on completion of the scheme, particularly considering views from PROW 413/1/10 has been submitted.

5.55 CBA conclude that the additional information submitted has partially addressed the previous points raised. Whilst the Second ES Addendum (September 2022) has been technically updated to accurately describe the revised proposals on each development site, the assessments of magnitude and significance of landscape and visual effects have not changed. CBA also note that the Council could retain control of some aspects of the development through reserved matters applications.

5.56 The Landscape Officer (LO) has previously commented that the revision to the northern boundary has resulted in moving the red line closer in to the buildings and the deletion of the wider open

space/ landscape mitigation zone. This conflicts with EW4 c). The detailed planting plans need some amendments, particularly in terms of species selection (e.g Too large trees very close to buildings, no hedgerow proposed along northern boundary). There is no information about where the proposed pedestrian access points go and link with existing footpaths/rights of way and there is no mention of new cycle path provision - apart from the proposed road access off the A44. The lack of a wider strategy or plan showing how the site will connect with the town, key destinations and the wider countryside means that the scheme does not comply with EW4 d) and e). The updated comments from the LO on the latest revisions are still awaited.

5.57 Nevertheless, Part c) of Policy EW4 requires as follows: 'landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi-natural green space, with built development kept away from the eastern and northern parts of the site including where it adjoins the A44'. The revised land use parameter plan still proposes development on the northern and eastern parts of the site and whilst the landscape masterplan indicates off-site landscaping to the north and east, including woodland planting, the introduction of the new green route and off-site vista of the church will result in a large gap in the planting to the north which will result in parts of the housing development being more visually prominent, including the housing close to the northern boundary and the taller apartment blocks (Up to 11m in height) proposed to be sited on the site. The development would also be more visible during the winter months. This would be to the detriment of the surrounding rural landscape and the setting of Woodstock.

Housing Mix

5.58 In respect of the outline element, the proposed housing mix is only illustrative at this stage. However, the indicative information submitted would accord with the required housing mix outlined in policy H4 of the Local Plan. This indicates a mix of one and two bedroom apartments and a range of two to four bedroom houses. Further, 50% of the development is proposed as on site affordable housing which is considered to comply with policy H3 of the Local Plan. The number of 2 bed houses for rental has been increased and the number of 4 bed houses has been retained, at the request of the Council's Housing Enabling Officer who is now supportive of the proposed mix.

5.59 In addition, policy H5 requires all housing developments of 100 or more dwellings to include 5% of the plots to be serviced and made available for custom and self-build which is proposed. Both would be secured via a legal agreement if Members were minded to approve the application

5.60 Phase 1 will provide for 42% affordable accommodation (20 units). 19% will be for affordable rent and 23% will be for intermediate tenure. 5% of all homes will be available with a choice of internal layouts to meet the custom build policy requirement.

Accessibility/Highway Issues/Parking Strategy

5.61 A new access is proposed off the A44 in the North West corner of the site. This will provide access to the entrance 'square' which will enable buses to turn and exit the site and forms part of the main transport 'hub space' with the Phase 1 Parking Barn.

5.62 Following the revision of access arrangements, OCC Transport no longer object to the development. The amended access now shows a 2m wide pedestrian refuge facilitated with tactile paving on both ends of the carriageway. The same plan further clarifies that the land required in the widening of the A44 Manor Road in order to provide sufficient width for the right turn lane is under the applicant's control. Improvements has also been made to the road layout for Phase 1 to address OCC concerns. In terms of traffic impact, OCC comment that besides the Bladon roundabout, no other sections of the network are predicted to significantly be impacted upon by the proposed development traffic. To adequately mitigate this impact, the applicant has shown a willingness to contribute to the HA's strategic transport improvement scheme that shall enhance bus service infrastructure along the A44 (between Woodstock and Oxford). The implemented scheme shall result in bus lanes being introduced between the Bladon roundabout and Langford Lane) with changes to the Bladon roundabout with the aim of improving public transport, making it more attractive to use and in turn see a shift in the use of private cars.

5.63 The parking strategy relies on futureproofing exercises that anticipates changing patterns of car ownership and use. Every home in the development will have at least one allocated space in the form of either a:

- Parking integrated within the structure with the home sitting above the car parking space
- On plot parking spaces
- Courtyard parking
- The remaining unallocated parking would be either:
- Within the Parking Barns
- On-street parking

5.64 The development for 180 homes would generate a need for 359 parking spaces and this would be provided as follows:

- On plot parking 23%
- Allocated courtyard/square parking 33%
- Non-allocated (resident only) parking barn 24%
- Non-allocated street parking 20%

The DAS advises that the non-allocated spaces would also provide spaces for car clubs and pool car

5.65 Whilst innovative ways of addressing parking is to be encouraged, the concept of the parking barn is still of some concern given the edge of town context for this development. The agent has advised that the proposal is based on a concept which has been applied within the Trent Basin development in Nottingham. The context of this site is however very different as it is a site located close to a large city. As set out in the consultee responses, the Thames Valley Police Crime Prevention Officer still has fundamental concerns regarding the proposed development, particularly relating to the parking barns, permeability and surveillance. The applicant has advised that through their continued stewardship of the site, the parking barns can be effectively managed and opportunities for anti-social activity reduced. The need however, for such measures would indicate that such a strategy is inappropriate in this context and is likely to be problematic.

5.66 The DAS advises that the movement strategy seeks to promote active and sustainable travel options through safe and convenient access to public transport and pedestrian and cycle routes but this is not demonstrated in the scheme as submitted which has limited connections to the town and

facilities. Part e) of Policy EW4 refers to the provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations. The revised Access Parameter Plan shows no cycle connections to the wider area/town. OCC Transport has also commented that they have implored the applicant to explore the potential of providing a traffic free route towards amenities in Woodstock Town and most notably a more direct walking route over the Glyme towards the school. This is in acknowledgement that the existing pedestrian infrastructure between the site and town along the A44 is indirect, narrow and the proximity of traffic may be intimidating. Whilst part of land required to complete this infrastructure is under the ownership of Woodstock Town Council, OCC felt that without this provision the development falls short of what is considered to be sustainable. The applicant has now submitted a revised connectivity plan indicating a pedestrian connection to the east to Green Lane. Nevertheless, no details have been provided on this footpath link which would require a new bridge across the River Glyme and would cross open fields and pass through wooded areas and land prone to flooding.

5.67 OCC welcome the new east/west route and has raised no objection to the application subject to S106 contributions and highway conditions. Following the recent adoption of the new Local Transport and Connectivity Plan, the following schemes have been identified as a requirement for this development, to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use. These are:

- Development of the London Oxford Airport Park and Ride
- A44 corridor improvements which shall include a new southbound bus lane between the Bladon Roundabout and/including Pear Tree Interchange, cycle and pedestrian improvements along the corridor.

Flood Risk/Drainage/Water Supply

5.68 The flood map for the development site suggests that the site wholly falls within flood zone 1, which is considered at a low risk of flooding, and therefore appropriate for a development of this nature. The updated Flood Risk and Drainage report concludes that the report has assessed the feasibility of implementing the SuDS hierarchal approach and has confirmed that this development is likely to be able to install suitable drainage measures into the design proposals. Flood risk to the site has been assessed and all risks have been deemed as low. Having assessed the other forms of flood risk to and from the development site, this report finds that the site is not considered at high risk from any other sources of flooding.

5.69 The ES NTS advises that surface water runoff from the proposed development will be controlled through a number of measures, including swales, soakaways and two basins. This will ensure that there will be no increase in runoff rates as a result of the proposed development. Combined with additional measures, such as permeable paving and catchpits, the drainage system will also maintain water quality and prevent pollution of the water environment.

5.70 The Lead Local Flood Authority has raised no objection to the application subject to drainage conditions.

5.71 In terms of foul drainage, the NTS advises that it is anticipated that wastewater from the proposed development will be discharged to Thames Water's existing foul sewer network within Hill Rise. Flows into this system will be discharged using gravity for most of the site, but a wastewater pumping station will be provided in the north east of the site to pump flows from the east of the

site back up into the west as part of phase 1. Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal and as such has requested a condition be added to any planning permission granted to ensure the provision of any necessary network upgrades.

5.72 Thames Water has also identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal and requests that a condition be attached to any planning permission granted to ensure that any necessary water network upgrades are implemented.

Residential amenity/Noise/Air Quality

5.73 In terms of the outline element of the application, the size, position, orientation of dwellings are not being assessed. Impacts on residential amenity including suitable interface distances and relationships as regards adequate light would be fully assessed and taken account of at reserved matters stage. In respect of the detailed application for Phase 1, the internal layout is considered to be acceptable and the new houses would be set well back from the existing houses fronting onto Hill Rise with a substantial linear park area separating the existing and new development. Loss of private views is not a material planning consideration.

5.74 The Noise Assessment Report concludes that it is possible to provide a suitable internal noise environment to protect the amenity of future residents. Noise to possible external amenity areas across the development have been considered and guidance to achieve acceptable noise levels within such spaces has been provided. This includes the use of the inherent site layout to provide screening, and localised fencing if appropriate. Mechanical services noise limits, applicable at the nearest receptors to the proposed development site, have be established should any such plant equipment be incorporated as part of the scheme. It has been demonstrated that, in principle, noise to receptors across the proposed development and to existing receptors can be controlled to acceptable levels. Further assessment may be required at a later stage once a detailed site layout has been developed. The Environmental Health Officer has raised no objection to the principle of the development and recommends that the design of new houses and the site layout must accord with the requirements and guidance as laid out in the respective British Standard (BS.8233:2014) so as to create living environments, places and protect amenity of spaces in accordance with current guidelines.

5.75 The Air Quality Assessment Report concludes that the proposed development, both alone and in-combination with the Land North of Hill Rise, would cause a small increase in concentrations of air pollutants at the majority of assessment locations considered. However, total pollutant concentrations are predicted to meet the respective UK Air Quality Strategy objectives at all receptors with the Proposed Development in operation. According to the assessment significance criteria, the residual effects of the proposed development are therefore negligible. Furthermore, pollutant concentrations predicted within the proposed development site itself are well below the respective objective, and as such future site users/occupants will not be exposed to poor air quality. The air quality assessment has also taken into account potential air quality impacts on sensitive ecological habitats and features within the Blenheim Park Special Site of Scientific Interest and the Oxford Meadows Special Area of Conservation. The results show that any predicted changes in critical levels and critical loads are expected to be negligible. The Council's Air Quality Officer has commented that although the air quality assessment has decided that the proposed development would not contribute significant additional pollution to the locality, such proposals should be looked at holistically to determine how they might provide other means of mitigating the additional

pollution generated. In particular, this might include means by which vehicle trips from what is the outskirts of the town to the town centre might be reduced. Cycling instead of car use is one means. Whilst the planning statement refers to cycle connectivity with immediately adjoining existing development (ie access points to the proposed development) no enhancement of cycling routes to the wider Woodstock area is proposed. In the absence of a dedicated cycle route linking the development directly to the town centre, a planning condition is recommended requiring the installation of EV charging points.

Biodiversity

5.76 Policy EW4 requires the provision of biodiversity enhancements including arrangements for future maintenance.

5.77 The updated addendum to the ES summarises as follows: An ecological assessment of Hill Rise and Banbury Road were conducted in 2017 and updated in 2019, including a desk study, extended Phase 1 habitat survey, and further ecological surveys for protected species. The desk study identified that Oxford Meadows Special Area of Conservation, an internationally important site, is within 10 km of the sites. A number of designated sites are within 2 km of the sites, including Blenheim Park Site of Special Scientific Interest. The extended Phase 1 habitat surveys found the dominant habitat at both sites to be arable land. The sites also support, among others, semi-improved neutral grassland, improved grassland, amenity grassland and hedgerows.

5.78 Surveys for protected species at Hill Rise found that the site supports a small population of grass snake and slow worm, common toad, a breeding bird assemblage of 18 different species and the site is of Local or County importance for most bat species present, and Regional importance for barbastelle. Badger is also known to forage and commute at the site. A precautionary presence of low densities of dormouse is also assumed due to the presence of suitable habitat.

5.79 The report advises that mitigation hierarchy of avoid, mitigate and compensate has been used to minimise impacts of the proposed development. As such the hedgerows and tree lines at the sites are to be retained (other than occasional breaches for access). Construction effects and post-construction effects were considered for a number of identified sensitive receptors which have the potential to be affected by effects arising from the proposed developments. Mitigation measures for these effects have been proposed to ensure retained habitats are protected and compliance with relevant protected species legislation. In addition, enhancements for biodiversity, both floral and faunal, in the form of hedgerow, woodland, pond and grassland creation, pond enhancement, habitat pile creation and ongoing monitoring and management of these has been proposed. Provision of bat, bird and dormouse boxes for specific species enhancement is also outlined. Through the inclusion of mitigation and enhancement measures Biodiversity Impact Assessment calculations were completed. A net gain in biodiversity (BNG) will be achieved at the proposed developments, with a net gain of 73.72% of habitats and 93.33% for hedgerows. Following the implementation of mitigation and enhancement measures it is considered that the proposed developments will have no significant adverse residual effects. There will however be beneficial residual effects as a result of the proposed developments through a net gain in biodiversity and protected species populations.

5.80 The latest revisions include the relocation of the main proposed off-site biodiversity enhancement areas to fields adjacent to the north and eastern boundaries of the site. This area would be around 12.43 hectares of land and would connect to the carbon neutrality area being created by Blenheim Estate to the east to provide a habitat corridor between the two sites and give a continuous link for biodiversity in the area. Blocks of native woodland planting will be created to provide additional

foraging and roosting habitat for birds and bats. The grassland will be planted with a native meadow mixture, providing a range of nectar sources for pollinators. Hibernation areas will be constructed for reptiles, amphibians, small mammals and invertebrates. Scrub and woodland edge planting between the grassland and woodland will provide a gradual transition between the habitats to benefit a range of different species.

5.81 The Council's Biodiversity Officer has commented that an updated extended phase 1 habitat survey was undertaken in 2022 to inform whether survey data collated in 2019 remained valid and reliable. The project ecologist confirmed site conditions have remained the same and as such, additional survey work is highly unlikely to yield different results. After discussions with the project ecologist and taking the habitats present into consideration, it is felt that in this instance, updated surveys are not required. No objection is raised to the application subject to appropriate ecology conditions and confirmation on the BNG calculations submitted. Members will be updated at Committee.

Energy Efficiency

5.82 Part I) of Policy EW4 requires development to demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings. This policy accords with guidance in the NPPF which advises that the planning system should support the transition to a low carbon future in a changing climate and should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources and support renewable and low carbon energy and associated infrastructure.

5.83 The Updated Energy Report sets out the proposed energy strategy which seeks to achieve net zero operational carbon emissions on site and to improve on Building Regulation requirements by providing at least 10% of the energy requirements from decentralised and renewable or low-carbon sources. Development will be designed to Passivhaus standard and will use only clean and renewable energy with Air Source Heat Pumps and PV solar panels to meet the operational carbon standard.

5.84 The Council's Climate Change Manager welcomes the energy standards proposed as they do exceed the local plan policy requirements. Nevertheless, neither of the schemes are considered net zero carbon as they do not take into account unregulated energy or embodied carbon emissions. The views of the Climate Change Manager as to whether this can be achieved via condition is waited and Members will be updated at Committee.

Summary of S106 contributions

5.85 Policy OS5 of the Local Plan seeks to ensure that new development delivers or contributes towards the provision of essential supporting infrastructure and Policy EW5 sets out the required new and improved infrastructure that this development will be expected to contribute towards. A detailed list of the required contributions/infrastructure provision is attached at Appendix 1.

5.86 OCC has advised that in terms of education, capacity been considered in the context of the existing East Woodstock development (16/01364/OUT) as well as the current application for Hill Rise (21/00189/FUL) and in the context of the CDC Local Plan sites in Yarnton and Begbroke, and recent changes in local birth rates.

5.87 Sufficient primary school capacity can be ensured for the proposed development through a combination of mechanisms:

- The planned expansion of Woodstock CE Primary School to 2 forms of entry - feasibility work is underway for this expansion which is expected to be operational from 2023.
- Some additional space is expected to be created as a result of recent falls in birth rates.
- Parts of the current designated area of Woodstock CE Primary School overlap with those of William Fletcher Primary School in Yarnton and Wootton by Woodstock CE Primary School. Current and projected spare places at these schools have therefore been taken into account, as some families will choose these schools.
- The combined impact of Woodstock's housing development is expected to result in the displacement of future non-catchment applicants to other local schools, which are expected to have sufficient capacity.

5.88 Overall, as a result of the above, there is expected to be sufficient primary school capacity to serve the proposed developments. For nursery education, this proposed development would result in a shortage of provision in Woodstock. To mitigate this, an additional nursery class is proposed to be included as a later phase of the expansion of Woodstock CE Primary School, which would bring their nursery up to the capacity now specified in Oxfordshire as standard for primary schools of that size.

5.89 Woodstock is served for secondary education by The Marlborough School. This school currently has capacity to provide 180 places per year for Years 7-11, and each of these year groups already has at least 177 pupils on roll (October 2021 pupil census). The school also has a sixth form. Demand for places at the school is forecast to rise as a result of population growth which has already increased numbers at local primary schools, and also due to the already permitted housing growth in the area. Demand for Year 7 places is forecast to exceed the current supply by September 2022, and to meet the forecast future demand, the school would need to expand by 1 form of entry (30 places per year group).

5.90 In terms of health care, the Oxfordshire Clinical Commissioning Group (OCCG) has advised that this application directly impacts on the ability of the Woodstock surgery in particular, to provide primary care services to the increasing population. Woodstock surgery has insufficient capacity to take on further registrations and as such primary care funding is requested to support local plans to surgery alterations or capital projects to support patient services.

5.91 Please see Appendix B at the end of this report for the full list of contributions set out.

Other Matters

5.92 Members have raised concerns regarding the impact on parking pressures within the town. As set out in the accessibility/highway, the County Council's newly adopted Local Transport and Connectivity Plan (LTCP) seeks to create healthy places whilst improving biodiversity and air quality. In order to create an effective plan and deliver the vision outlined therein, schemes have been identified as a requirement for this development, to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use. Measures to increase parking provision within the town would be counter to the objectives of the LTCP.

Conclusion and Planning Balance

5.93 In this case, there are material considerations which indicate that the application should be decided otherwise in respect of the development plan. As we cannot demonstrate evidence of a five year supply of deliverable housing sites the relevant development plan policies for the supply of housing are out-of-date and that is a material consideration that can justify a departure from the plan and the grant of planning permission.

5.94 Where policies for the supply of housing are out of date, para.11 of the NPPF requires a presumption in favour of sustainable development and that planning permission be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In order to judge whether a development is sustainable it must be assessed against the three dimensions of sustainable development set out in the NPPF: the economic, social and environmental planning roles.

5.95 With regards to the economic dimension of sustainability, the Government has made clear its views that house building plays an important role in promoting economic growth. In economic terms, the proposal would provide construction jobs and local investment during construction, as well as longer term expenditure in the local economy. I consider that moderate weight should be afforded to these benefits.

5.96 The proposal would positively support the delivery of housing, including affordable housing. There is a need for market and affordable homes within our district and the proposal would contribute towards this at a time of housing need. I attach significant weight to this social benefit.

5.97 In terms of the environmental dimension, whilst the site is allocated for housing development in the Local Plan, the parameter plans fail to demonstrate that the proposed development could be satisfactorily accommodated on the site without having harmful landscape impacts. The revised land use parameter plan still proposes development on the northern and eastern parts of the site and whilst the landscape masterplan indicates off-site landscaping to the north and east, including woodland planting, the introduction of the new green route and off-site vista of the church will result in a large gap in the planting to the north which will result in parts of the housing development being more visually prominent, including the housing close to the northern boundary and the taller apartment blocks (Upto 11m in height) proposed to be sited on the site. The proposal also fails to demonstrate a high quality design and development that would provide an integrated and safe community that would form a positive addition to Woodstock. Nevertheless, the proposal does seek to achieve net zero operational carbon emissions on site which will exceed the policy requirements set out in the Local Plan and there will be beneficial residual effects as a result of the proposed developments through a net gain in biodiversity and protected species populations. Further public benefits would include the provision of Green Infrastructure, which exceeds the Council's requirements and developer contributions towards its provision. Officers consider that these benefits should attract moderate weight

5.98 No significant effects are predicted on the setting of nearby heritage assets including Blenheim Palace WHS. The applicant's suggested contribution of relevant proceeds from the developments to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site would also be a potential benefit of the scheme. It considered that the economic and social benefits arising from the scheme which will deliver market and affordable housing units with associated benefits would outweigh the less than substantial harm arising in this case.

5.99 The proposal now provides adequate drainage details to demonstrate adequate water management

5.100 The proposed development would provide a safe and suitable access and additional traffic generated by the development could be adequately accommodated onto the local road network. The proposed movement strategy however, fails to deliver safe and convenient pedestrian and cycle routes to adjoining areas and other key destinations including the town centre and fails to provide appropriate accommodation of the existing right of way through the site.

5.101 In addition, the applicant has not entered into a legal agreement or agreements to secure the provision of affordable housing or necessary infrastructure improvements.

5.102 In conclusion, it is Officer's opinion that the adverse impacts arising from this development are of sufficient weight to indicate that the development should be restricted. Placing all of the relevant material considerations in the balance, I consider that the adverse impacts would significantly and demonstrably outweigh the benefits which would result from the provision of new housing and affordable housing to boost supply as required by the NPPF. When considered against the development plan as a whole, the proposal would not represent a sustainable form of development. The application is therefore recommended for refusal.

6 REASONS FOR REFUSAL

1. The proposed development fails to demonstrate that the proposed development can be satisfactorily accommodated on the site without significant landscape harm given the proposed land uses, densities and building heights and its sensitive edge of town location and topography. This would be to the detriment of the surrounding rural landscape and the setting of Woodstock. The proposed development also fails to demonstrate a high quality design and development that would be sustainable and that would provide an integrated, safe and connected community that would form a positive addition to Woodstock in conflict with Policies EW5, OS2, OS4 and EH2 of the West Oxfordshire Local Plan to 2031, the West Oxfordshire Design Guide, relevant paragraphs of the NPPF and the National Design Guide.

2. The applicant has not entered into a legal agreement or agreements to secure the provision of affordable housing and custom/self-build houses; or contributions to education; transport and movement; sport and leisure; biodiversity enhancements, community well-being; health and social care; waste and recycling and the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site and monitoring costs. The proposal thus conflicts with West Oxfordshire Local Plan 2031 Policies OS5, H3, EH3, EH4, EH5, T1, T2, T3 and EW9.

Contact Officer: Joan Desmond
Telephone Number: 01993 861655
Date: 30th November 2022

Appendix A - 21/00189/FUL

LATEST CONSULTEE RESPONSES FOLLOWING SUBMISSION OF REVISED PLANS/ADDITIONAL INFORMATION IN SEPTEMBER 2022

Consultee	Date	Summary	Comment
Town Council	11/03/2021	**OBJECTION**	Woodstock Town Council strongly objects to planning application 21/00189/FUL on following grounds: Firstly we do not believe the following planning policies have been met CO1,CO2,CO3,CO10,OS1,T1,T4,EH9,EH14,EW10. Following on from the unmet policies, please note the below bullet points identified against this application: A 2019 Audit of opinion of Old Woodstock residents showed 82% opposed to the proposed development, with just 2% supporting. The Application diverges from the Local Plan in number of houses sought, and movement of the boundary of the Site. It must therefore be refused. If not refused on the above legal ground, the following are further objections to the Application, all of which show failure to comply with the Local Plan`s Core Objective 1, that new developments "should be in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised " The problem of safety on the A44 road through Old Woodstock: No viable solution has been proposed. The problem of safety on the A44 gave rise to the suggestion of pedestrian, disabled and cycle paths over the River Glyme. These are unacceptable for obvious reasons of safety, distance, and weather conditions, especially for young students. For the 3 development sites there will be a shortfall of 111 places at Woodstock Primary School after the proposed expansion to 2 form entry. Early years places are a significant issue, and 44 places will need to be found. Old Woodstock children would have to either walk or cycle along the hazardous A44 or go by car. The problem of the GP Surgery: The current patient-to-GP ratio already exceeds Government targets. The three developments in Woodstock will produce 1,752 extra

	04/10/2022	**OBJECTION**	patients. This will be completely unsustainable, and no "solution", other than some S.106 money, is proposed by the Applicant. OCCG states that Woodstock Surgery is not suitable for expansion. Parking in Woodstock is a current problem and the cars of 730 further houses will be trying to park. Old Woodstock residents use their cars more readily for small errands to Woodstock and this development will add cars of 180 houses to those journeys and their need to park in Woodstock. In addition to the above we would like you also note that WTC is unhappy with the increase of proposed houses in both this and the Banbury Road application increasing the Inspector's allocated numbers for Woodstock from 600 to 730 (an increase of 130 overall) - We would like WODC to note that the Inspector thought there could be more dwellings if *"it could be convincingly demonstrated that this would not cause significant harm"*. Blenheim are claiming that the high level assessment demonstrated this but in fact that assessment was in front of the Inspector when he made the comment and there does not appear to have been any subsequent demonstration. We also stress that WTC as owner and managers of the water meadows have resolved not to allow a pathway down to the Mill Stream to be bridged with cycle pedestrian ways across the water meadows carrying the below motion which we would like to reaffirm: "*WTC does not want any part of the Woodstock watermeadows used to facilitate a pathway through from the new Hill Rise development and agrees that the plan submitted by Blenheim Estate for a bridge across the Mill Stream (R. Glyme) into the watermeadows and associated path/cycleways through the meadows is unacceptable.* *The watermeadows are wild and tranquil areas to be enjoyed by all residents, and the Council cannot support any urbanisation that will detract from their beauty.* *If Blenheim is to develop in Old Woodstock, the Council does however acknowledge that a safe access from the new development into the town centre and Woodstock schools will need to be found and suggests joining with other stakeholders to find better options using land in the ownership of Blenheim estate both within the palace walls and through the meadows behind Hill Rise, crossing the R. Glyme upstream of Owen Mumford and*

			connecting with Green Lane – enabling linkage with the new Banbury Road/Green Lane estate and beyond. All pathway works to be funded by Blenheim Estate without recourse to s106 monies. Woodstock Town Council continues its very strong objection to this proposed development plan. Our previous criticisms largely remain and comments made on 11 March 2021 are repeated (see above). There has been some slight change with the latest revisions to the application. However: The number of homes proposed remains well above that the Inspector of the Local Plan approved (after WODC had been told they must reduce the number of homes originally proposed in the Local Plan, so clearly something the Inspector regarded as critical to the recognition of the site in the Plan because of the potential harm that could result to the setting of the World Heritage Site of Blenheim Park). The Doctors surgery, as the OCCG comment stresses, is totally inadequate as a building even for the present clientele and the developing and proposed 600+ new homes in Woodstock alone (and the surgery takes patients from a much wider area than just Woodstock). The access to the site from the rest of Woodstock by pedestrians and cyclists via the southern part of the A44 remains dangerous, something the proposed 20 mph limit within the town may diminish but in no way remove. We continue to have concerns about the proposals that some of the children should go to Wootton Primary School. The inadequacy of the local sewage system to deal with all the proposed new homes around the town. The development will remove a small football pitch and play area and these must be replaced with a significant playground and sports area At the time of discussing the most recent revised plan there was a shortage of up-to-date consultee reports. We have noted with concern the Police's previous (and we now see for the latest revision continuing) very

			strong repudiation of the application for its insistence on parking barns, a layout to the homes which they feel encourages crime and road structure which can encourage show-off speeding. Although the number of homes in the initial development has been reduced, there seems no obvious change to the northern row of homes at the edge of the development which relevant WODC officers felt inappropriate and unattractive.
Environment Agency	01/03/2021	**NO COMMENTS**	We have no comments to make on this application
Thames Water	06/10/2022	**COMMENTS**	**Waste Comments** This site is affected by wayleaves and easements within the boundary of or close to the application site. Thames Water will seek assurances that these will not be affected by the proposed development. The applicant should undertake appropriate searches to confirm this. To discuss the proposed development in more detail, the applicant should contact Developer Services - https://www.thameswater.co.uk/developers Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. Thames Water has contacted the developer in an attempt to agree a position for foul water networks but has been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. "The development shall not be occupied until confirmation has been provided that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan." Reason - Network reinforcement works are likely to be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to

			support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval. The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position. **Water Comments** Following initial investigations, Thames Water has identified an inability of the existing water network infrastructure to accommodate the needs of this development proposal. Thames Water have contacted the developer in an attempt to agree a position on water networks but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development" The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the

			Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (telephone 0203 577 9998) prior to the planning application approval. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes The proposed development is located within 15m of our underground water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk
Thames Valley Police- Crime Prevention	27/09/2022	**OBJECTION**	I am disappointed to see that the previous objection from Thames Valley Police has not been considered or addressed within the latest submission. The redesign of the parking barns does nothing more than change the aesthetics of the barn, and as such all comments previously made remain valid. The applicants' justification for excessive use of parking courtyards does nothing to address my previous concerns, and as such their inclusion remains objectionable. The location and design of these parking courtyards is not compatible with suggested future uses of the space – allotments for example certainly will never fit into these spaces. I note

			"visitor" parking is proposed in-curtilage within the plots for Lot A. This parking arrangement is not valid, and cannot be considered unallocated visitor parking, as by placing the parking space within the curtilage of the plot you are effectively allocating it to that plot. It is obviously not acceptable for anyone visiting the site to use that space except the residents or visitors to that particular unit. Therefore if any one unit has more than one vehicle visiting at any time, there is a risk of inappropriate parking on the highway. In addition to my previous comments and objection, Off-road motorcycle related antisocial behaviour and illegal use of motorcycles on footpaths is an increasing issue in Oxfordshire. The design and layout of footpaths surrounding the this development and the proposed development at Hill Rise will be very attractive to this type of ASB, which may have a negative impact on residents and create a demand on policing unless measures are taken to prevent this occurring. I ask that proposals are provided for the protection of public spaces from unauthorised vehicle intrusion. Footpaths around the perimeter of the development adjoining green space should have features included at regular intervals (gates creating chicanes, or gates preventing access to the footpaths from the highway for example), to prevent them becoming attractive to motorcycle/dirt bike ASB. For these reasons, Thames Valley Police maintains its objection to this application, until the comments previously submitted are addressed. I also maintain our requirement of conditions relating to secure by design accreditation and lighting be attached should permission be granted.
Historic England	20/09/2022	**NO COMMENTS**	We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.
Natural England	13/06/2022	**NO OBJECTION**	Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection.
Oxford Clinical Commissioning Group NHS	21/09/2022	**OBJECTION**	OCCG formally objects to this application unless health infrastructure funding via CIL and / or s106 is provided. This PCN area is already under pressure from nearby planning applications and this application directly impacts on the ability of the Woodstock surgery to provide primary care services to the increasing

			population. The surgery has insufficient capacity to take on further registrations due to the estate being at capacity. Primary Care funding is requested to support local plans to surgery alterations or capital projects to support patient services.
Oxfordshire County Council Transport	21/11/2022	**NO OBJECTION**	No objection subject to planning obligations and conditions
Lead Local Flood Authority	08/02/2022	**NO OBJECTION**	Drainage conditions recommended.
Education			No objection subject to S106 Contributions
Archaeology			No objection subject to conditions
County Cllr Graham	08/02/2022	**OBJECTION**	Traffic Impact onto the A44 - Access to the site on the A44 means moving the curtilage or gateway of the town and increasing traffic turning into and out of the site. The impact will increase traffic and pedestrian safety on an already busy road which has already narrow footpaths. In addition, the increase of HGV vehicles already makes it increasingly dangerous especially in the vicinity of The Black Prince where pedestrians cannot pass on the pathway. The number of accidents has increased on the A44 and as there no mitigations to alleviate this and only increased risk to pedestrian and cycle safety will result. Lack of Pedestrian and Cycle way - In the original plan, the narrative spoke of a cycle and footpath linking the developments and providing a safer, green and heathier option is still not evidenced in this revised plan. This is a significant omission and does not contribute to OCC policy on reducing carbon footprint and is against the active travel policy of the council. This should be addressed as a priority as this would partly mitigate the need to use the A44 as the other option to access the school in the centre of the town notwithstanding the issues mentioned previously. The public footway running through the development is the only access for pedestrians and not suitable for cyclists and totally unsupportive as a safe access to the village of Wootton. It is otherwise the only route to access the lower part of the development onto the A44 as there is no footpath improvements planned on the A44 except minor footway improvement on the opposite side of the development north wards where pedestrians are least likely to have use. To cross the busy a44 where no footpath exists on one side is highly dangerous with an unsupportive crossing point where pedestrians would

			be highly at risk and no thought has been given to drop kerbs or being DDA compliant. Crossing on a wheelchair here for example is a prescription for a major incident that is not acceptable. Intensity and height of 2 story building - The height of the 11-metre building on the site is out of keeping with the settlement both in terms of heritage and landscape setting. The increase of density of the overall numbers of the site, going beyond the local inspectors' recommendations of 120 (as in the Local Plan) rather than 180 as in this planning application has no justification. Nor can the need for affordable housing cannot be levered in this way as the principle of affordable housing should be based on the numbers referred to in the plan. Drainage and Sewerage - There is no plan that is evidentially assessed or visible and needs to be robustly tested to ensure its sustainability and acceptability.
ICOMOS-UK	03/02/2022	**COMMENTS**	Impact on the Outstanding Universal Value of the Blenheim Palace World Heritage Site. In our July comments, we asked for more evidence to demonstrate the visibility or otherwise of the proposed development from within the WHS, using verified photographic views from a series of relevant points within the WHS. A plan has now been provided showing the ZTV which includes a number of areas within the WHS. Photographs and photomontages from two additional points within the WHS are also available. These suggest that the proposed development would be only marginally visible from these points. Views have not been provided from elsewhere in the ZTV, for example from areas on the east side of the Park closer to the proposed development nor are they available in winter as well as summer as we asked. Lastly, it is not possible to gauge whether the intended increase of 4.8m in the landform to be created as part of the forthcoming lake dredging project would increase the visibility of the development. The setting of the Blenheim Palace WHS – Mitigation Few of the ways in which we suggested that the impact of the proposed development on the wider setting of the WHS might be mitigated appear to have been taken on board. Positive amendments include the omission of the three story houses and some modest height reduction elsewhere. The increased area of woodland planting on the site's western boundary to the south of the site entrance from the A44 is also welcomed. However, we see the reduction in the size of the site along its northern

			boundary as a negative step, significantly reducing the area available for informal planting of the trees and hedgerows necessary to screen the highly visible row of detached houses on the northern edge. It remains our view that a gentle transition from housing to open country is needed here rather than a narrow belt of dense woodland. The minor changes to the design of the houses do little to meet our earlier criticisms of their design, materials and detailing in the context of Old Woodstock and the setting of the WHS. Nor do we regard as an improvement the introduction of an additional house to the HT09 design where it will be particularly visible and dominant at the entrance to the site. Finally, we do not see the carefully landscaped area of grass and trees at the entrance to the development in front of the parking barns as an appropriate place to site allotments.
Internal Consultees			
Planning Policy	27/01/2022		The policy response set out here focuses on whether the amendments made address the main concerns expressed in our June comments. In summary, the main concerns identified in June were: • Implications of the application site boundary being larger than the allocated site particularly through expansion to the north and east • Number of new homes (i.e. a 50% increase over and above the Local Plan figure of 120 homes) • Landscape impact, including buildings height • Achieving a well-connected green infrastructure network • Healthy place shaping, particularly opportunities for safe active travel • Flood risk In summary, the fact that revisions to the scheme have been made to address the initial concerns raised is welcome as is the preparation of additional evidence including the new Landscape, Heritage and Place-making

			Statement. Whilst the application red line boundary has been revised and now more closely reflects the local plan allocation, the more significant issue is the area of proposed built development which does not appear to have been scaled back very much if at all from the original submission, other than a modest reduction in density in the eastern part of the site and a reduction of the maximum building heights from 13m to 11m. In reducing the red line area and retaining the same extent of built development, the landscaping/informal open space along the eastern and northern boundaries has now been reduced significantly and presents a conflict with Local Plan Policy EW4 which requires the provision of structural planting and 'extensive areas of semi-natural green space' with built development kept away from the eastern and northern parts of the site. What is essentially being proposed is relatively dense development (30 – 40 dph) almost right up to the edge of the site boundary and I therefore still have concerns that the application proposal remains in conflict with the Local Plan Policy EW4.
WODC - Housing	02/02/2022 28/09/2022		As requested, the number of 2 bed houses for rental has been increased and the number of 4 bed houses has been retained at 3. I am therefore supportive of this mix. The August 2022 update proposes the same overall affordable housing provision as detailed in my 02 March 2022 response. I have no additional comments.
WODC - Sports	22/03/2021 29/09/2022		Should this proposal be granted planning permission then the Council would require a contribution towards sport, recreation and play facilities. The Council seeks to secure, by way of planning obligations off site contributions for: • Outdoor pitch provision of £322,200 towards improvements to pitch provision in the catchment area. • Swimming pool provision of £86,323 towards the cost of improvements to swimming pool provision or a replacement pool in the catchment area.
WODC-Biodiversity	17/03/2022		Here are my updated comments on the Hill Rise, Woodstock application ref. 21/00189/FUL for

			biodiversity considerations. 1. Updated BNG assessment has not been submitted to take account of red line boundary amendments. 2. It is unclear whether the narrow strip of woodland along the northern edge of the site would be sufficient in terms of biodiversity enhancement. A wider woodland habitat corridor should be provided to ensure that it is robust and resilient to recreational pressure and other indirect impacts. 3. BNG and GI delivery would need to be secured as part of an S106 agreement – phased delivery, including the delivery of the off-site BNG area. How would the off-site delivery be linked to this application alone when it is also connected to the Banbury Road development (outline)? When would elements of the off-site BNG area be delivered and by whom? 4. More thorough reptile mitigation strategy is required. 5. Clarification about skylark compensation is required. 6. Bird and bat boxes, and hedgehog highways – details can be submitted as part of a condition if necessary (as enhancements). Reasons for refusal under Local Plan Policy EH3 would be: • Lack of clarity around the implementation of the BNG proposals, especially the off-site area and how this would be phased and who would be responsible for delivery (this would have to be sorted out as part of the s106 agreement) • Lack of information on protected and priority species – reptiles and skylarks For example: *"Insufficient information has been submitted, in particular, biodiversity mitigation and enhancement measures to enable the Local Planning Authority to fully assess the extent to which species and habitats, (including reptiles and skylarks), that are protected under the Wildlife and Countryside Act 1981 (as amended) and/or The Conservation of Habitats and Species Regulations 2017 (as amended) and/or listed as*

			species/habitats of Principal Importance in Section 41 of the Natural Environment and Rural Communities Act 2006, may be affected by the proposed development. The Local Planning Authority is therefore unable to fully assess the development in respect of the requirements of the National Planning Policy Framework (in particular paragraphs 174, 179 and 180); The Planning Practice Guidance; West Oxfordshire Local Plan Policy EH3, and ODPM Circular 06/2005. *There is also insufficient information on the delivery of the biodiversity net gain proposals, particularly the off-site area, including how this would be phased and who would be responsible for delivery and management.* *Without sufficient information the Local Planning Authority may be unable to meets its statutory duty under Section 40 of the Natural Environment and Rural Communities Act 2006 to "have regard, …, to the purpose of conserving biodiversity".*
WODC- Newts	12/02/2021		The proposal involves a major development within a green impact risk zone, as per District Licence impact risk mapping. This means that that there is moderate or low potential for great crested newts to occur in the surrounding area. The ecological survey supports this, stating that although there are some suitable foraging and commuting habitat for GCN on site, in the rough grassland areas and field margins, the only suitable GCN breeding pond is approximately 375m north-east of the Site - separated from the site by the River Glyme. Consequently, GCN are considered unlikely to be present on site. I therefore have no objection to this development or further comments regarding great crested newt licencing or mitigation.
WODC- Landscape and Forestry	27/01/2022		Northern boundary on masterplan - All they have done is move the red line closer in to the buildings and delete the wider open space/ landscape mitigation zone! All that remains is a rather mean strip. There is currently no vegetation across the large field. It would look very raw with little space for mitigation. This conflicts with EW4 c). Detailed planting plans need some amendments, particularly in terms of species selection – too large trees

			very close to buildings, no hedgerow proposed along northern boundary etc. I have not listed every detail because it seems premature to do this if the principle of the overall layout cannot be supported. Environmental Statement Addendum P29 – Parameter Plan – Access & Movement - This plan shows proposed pedestrian access points around the site but there is no information about where they go and link with existing footpaths/rights of way and there is no mention of new CYCLE path provision – apart from the proposed road access off the A44. The lack of a wider strategy or plan showing how the site will connect with the town, key destinations and the wider countryside means that the scheme does not comply with EW4 d) and e). My understanding is that the rationale behind allocating Hill Rise and Banbury Rd together, with one landowner, was that it would provide a rare opportunity to connect both schemes and the wider town and surrounding countryside. There is little evidence or firm commitment that this will be the case. Biodiversity – is there a net gain? Where are the ecology development plans? Are these just based on the landscape planting plans? Where are the receptor sites? What are the arrangements for the future maintenance of the POS? – EW4 i).
WODC-Conservation	09/06/2022		We have made various points on the deficiencies of the general layout. But with respect to the design of the individual buildings, these revised elevations are a significant improvement, both in terms of overall massing and in terms of detailed form. Primarily, I note that we retain the contemporary approach, but now moderated with pitched roof forms - all now looks happier, and rather more domestic. However, this is more than can be said for the parking barns – which remain somewhat incongruous, and which are prominently set at the entrance to the site. In summary, I think that these latest designs could form the basis of an acceptable scheme – although with a revised general layout that addressed the various deficiencies, to reiterate, and in particular: • The banal and monotonous positioning of the houses along the north boundary. • The somewhat urban feel of the predominantly terraced approach – where further subdivision or

			stepping could be usefully employed. • The prominence of the parking courts to the main north-south spine. • The parking barns – can they really be justified here? If so, how can the form be reconciled with the context?
WODC- Env Health	19.02.2021		Planning noise assessment- in terms of noise, dwelling acoustic design advice, site layout, mitigation and similar, in respect of the site's suitability for development as housing, I have reviewed the applicant's Planning noise assessment (December 2020). For this land, in terms of noise, in principle, I have No objection to new housing and this hybrid application. For this site the design of new houses and the site layout must accord with the requirements and guidance as laid out in the respective British Standard- BS.8233:2014 So as to create living environments, places and protect amenity of spaces in accordance with current guidelines. Information is provided in the Appendix A of the noise report as to what the current guidance is. In short, I recommend that the proposed *noise criteria for the land to be developed* as proposed are:- • *Daytime internal LAeq,16hour to all habitable rooms no greater than 35dB* • *Night time internal LAeq,8hour to all bedrooms no greater than 30dB* • *Night time internal LAmax,f to bedrooms no greater than 45dB (excluding 10 events per night)* • *Garden areas should be provided within an area which observes noise levels no greater than 55dB LAeq, 16 hour.* *All in accordance with British Standard BS.8233:2014*
WODC- Air Quality	19.02.2021		Although the air quality assessment has decided that the proposed development would not contribute significant additional pollution to the locality, I would normally look at such proposals holistically to determine how they might provide other means of mitigating the additional pollution generated. In particular, this might include means by which vehicle trips from what is the outskirts of the town to the town centre might be reduced. Cycling instead of car use is one means. The planning statement refers to cycle connectivity with immediately adjoining existing development (i.e. access points to the proposed development) but does not appear to provide any enhancement of cycling routes to the wider Woodstock area.

			Section 6.29 states Blenheim Estate is continuing to investigate the feasibility of providing an off road pedestrian cycle link to the town centre, which would provide an alternative to the A44. However, there appears to be no commitment to construct this as part of the current proposals. This development is located a little way from the town centre and thus the temptation is for the residents at this development to use their vehicles to visit the town centre facilities. Although the scheme provides for cycleway connections to adjoining development there is apparently a significant gap in provision between Old Woodstock and the town centre which isn't addressed by this scheme. This will not encourage uptake of low emissions transport. Therefore, in the absence of a dedicated cycle route linking the development directly to the town centre, I wish to recommend that a planning condition requiring the installation of EV charging points is included in any grant of planning permission for this site. This would require electric vehicle charging points be including within the driveways or designated parking areas prior to the dwellings being occupied.
WODC ERS Env Consultation - Contamination	12/03/2021		I have looked at the application in relation to contaminated land and potential risk to human health. I believe this application relates to previous application 19/02544/SCOPE. Please consider adding the recommended conditions to any grant of permission.
WODC- Climate	03/09/2021		I have reviewed the energy report for Hill Rise and have the following reflections. Their proposed energy standards are of course very welcome as they do exceed the local plan policy. The scheme is designed to take steps towards net zero operational carbon, which is a very positive element of their proposals. The changes I recommend are for clarity and so that we can accurately attribute a standard to this development that is consistent with our industry-accepted definition of net zero operational carbon. WODC define this in: Our Sustainability Standards Checklist Our Net Zero Carbon Toolkit This is based on LETI's definition and KPIs for achieving and demonstrating net zero operational carbon and I'm encouraged that PTE have sited these in the introduction of their energy report. I am however unclear why the PTE energy report opens with an introduction to LETI, but then goes on to exclude unregulated energy from its calculations. There is no

			exclusion of unregulated energy from this definition as far as we are concerned. The final paragraph in the report conclusions on P15 should be adjusted so that it is very clear that not all predicted energy demand for the development has been included in their assessment. If there are site targets for embodied carbon, within a separate sustainability report, I suggest these are also included in the energy report for completeness. We should also ask for confirmation from PTE on the carbon factors used in their SAP assessment. I assume SAP 2012 carbon factors as no other has been stated, however SAP 10 would be an improved reference point and more representative of carbon emission factors of today. The applicant should already be aware that the council considers LETI KPIs and the use of PPHP as best practice methods and encourages all applicants to use these wherever possible, especially when planning for net zero carbon (see my comments enclosed on their application for Banbury Road). If FSAP 2012 remains the chosen method for the applicant, then emission savings should consider SAP 10 in both baseline and predicted scenarios. These comments are given in the interests of guaranteeing consistency in definition of net zero operational carbon and increasing take up of a best-practice approach within the district.
WODC-Community Wellbeing and Public Art	16/07/2021		We suggest that a community engagement role be provided at the earliest stage of occupation. This role would be dedicated to maintaining the health and wellbeing of residents - not just those living on the site but also targetted groups living in established communities in the immediate area of the site. The role would work with local people to generate the social and cultural infrastructure that is essential to foster a sense of identity and belonging. The role will encourage the development of community and creative activities. They would connect individuals with services and foster the development of new opportunities - led by residents. 'These approaches are proven to be effective at engaging residents and helping to support strong social networks and working to break down barriers and reduce tensions between different social, faith or ethnic groups' [1] Furthermore we would request that a space for residents to meet in all weathers is identified and built out at the earliest stage of development. Often social spaces are provided towards the end of the build programme and valuable opportunities to connect people are lost. One

			option could be to provide a temporary building or house shell for the purpose. The case for the development of social infrastructure such as that set out above is set out in the Woodstock Community and Infrastructure Delivery Plan 2019 - including the concept of a Hub and community development resource for the town. References [1]DESIGN FOR SOCIAL SUSTAINABILITY A framework for creating thriving new communities Saffron Woodcraft with Nicola Bacon, Lucia Caistor-Arendar & Tricia Hackett. Foreword by Sir Peter Hall. "…social sustainability blends traditional social policy areas and principles, such as equity and health, with emerging issues concerning participation, needs, social capital, the economy, the environment, and more recently, with the notions of happiness, wellbeing and quality of life." The Oxford Institute for Sustainable Development (OISD) **Indexation** The contribution should be index-linked to RPI
Sustainable Planning Specialist	15.07.2021		See Sustainability Standards Assessment on the website

Appendix B – 21/00189/FUL – S106

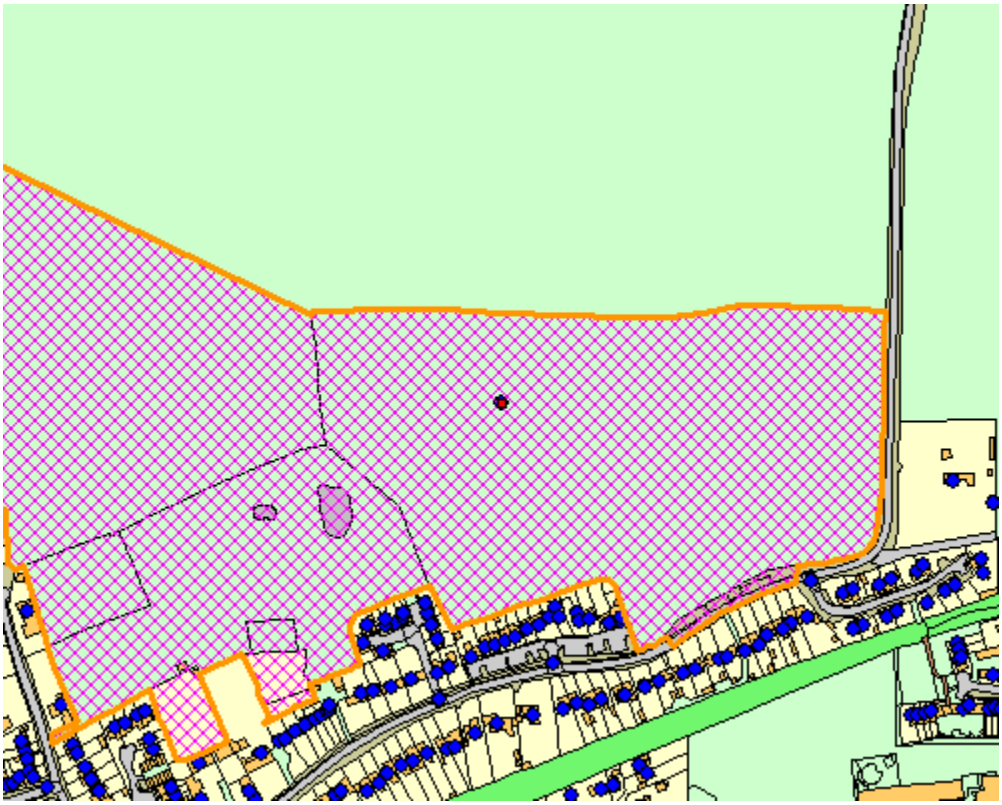
Land North of Hill Rise	Description of Obligation	Policy Context	Financial contribution Value	Commentary
Affordable Housing	50% affordable housing	H3		High value zone location.
Custom/self -build housing	5% of residential plots	H5		
Education	Primary and nursery education (see note)	OS5	£1,693,043	Expansion of primary education capacity serving the area. Should both this site and Banbury Road be implemented, the cost would be shared proportionally between them. The mechanism for this will need to be agreed during the s106 negotiation.

	Secondary		£1,162,524	Expansion of secondary education capacity serving the area
	SEN		£127,974	Expansion of special school capacity serving the area
Transport and Movement	Highway Works including cycle and pedestrian Infrastructure	EW4, T1, T2, T3	£419, 019 or £2, 327.88 per dwelling	The A44 corridor bus and active travel improvement scheme between the Bladon roundabout and Peartree interchange.
	Public transport services		£186,660	Design and improvement of bus services between Woodstock and Oxford
	Public Transport Infrastructure		£218,660.4 or £1, 214.78 per dwelling	Development of the new London Oxford Airport Park and Ride (Mobility Hub)
	Traffic Reg Order		£3,120	Administration costs of relocating the existing 30mph/50mph speed zone from its current position to a point north of the site access
	Travel Plan Monitoring		£1,558	Travel Plan Monitoring fee for a 5 year period
	Public Rights of Way		£30,000	Improvements/mitigation measures in the wider area.
	Connections			Routes for pedestrians and cyclists to adjoining areas and other key destinations
	Parking Barns			Maintenance and management
Sport, leisure and recreation (Based on 180 dwellings)	Sport/recreation facilities	EW4, EH4, EH5 & EH2	£322,200	Off-site contribution towards improvements to pitch provision in the catchment area.

			£86,323	Off-site contributions towards the cost of improvements to swimming pool provision or a replacement pool in the catchment area.
	Play/recreation areas		£147,240	On site provision and maintenance of play/recreation area
	Replacement/enhancement of existing children's play area and POS adjacent to Rosamund Drive.			
	Provision & maintenance of open space & GI (including allotments)			
Biodiversity	Off –site Biodiversity enhancements	EW4, EH2, EH3	TBC	Biodiversity enhancements including arrangements for future maintenance.
Community Wellbeing	Community Engagement role	EW4, OS5, OS4, EH4	£18, 900	Towards a community engagement role at the earliest stage of occupation to link new residents with existing residents in the vicinity of the site, and develop social infrustructure
	Provision and management of community space			
Health & Social Care	OCCG Primary Care	OS5	£162,072	Contribution to KYWI PCN practices expansion plans
Waste & recycling	On-site recycling/refuse containers & associated infrastructure & off-site waste recycling & management infrastructure	OS5	TBC	Towards strategic waste management infrastructure serving the site
Conservation, maintenance and restoration of the Blenheim Palace World Heritage Site		EW9	TBC	Conservation, maintenance and restoration of the Blenheim Palace World Heritage Site through the Blenheim Heritage Foundation
Monitoring costs			TBC	

Application Number	21/00217/OUT
Site Address	Land North Of Banbury Road Woodstock Oxfordshire
Date	30th November 2022
Officer	Joan Desmond
Officer Recommendations	Provisional Approval
Parish	Woodstock Parish Council
Grid Reference	445262 E 217250 N
Committee Date	12th December 2022

Location Map



Application Details:

Outline planning application with all matters reserved except for means of access for up to 235 dwellings with community space and car barns together with associated works (Amended).

Applicant Details:

Mr Roger File
Blenheim Estate
The Estate Office
Blenheim Palace
Woodstock
Oxon
OX20 1PP

1 CONSULTATIONS

Please see Appendix A at the end of this report.

2 REPRESENTATIONS

A summary of the representations received are detailed below. Full details can be viewed on the Council's website.

149 Letters of objection have been received on the original and previously revised plans.

- Contrary to Local Plan policy which will lead to an overdevelopment of the site.
- The site would provide 'affordable housing' which is not affordable to local residents.
- Siting, design and scale concerns. Development too high and dense. West side should be kept free of development
- Design of dwellings does not reflect local/rural vernacular of Woodstock
- The parking barns are large and prominent within the landscape and would be out of keeping with historic area.
- Flood risk/Drainage concerns
- Harm to Ecology
- Highway/pedestrian safety concerns due to increased traffic
- Crime and safety concerns. Parking barns will allow for increased antisocial behaviour.
- Increased pressure on local services and infrastructure
- Loss of amenity to existing residents
- Orchard will encourage antisocial behaviour.
- The parking strategy for this development is inadequate.
- Loss of green space
- Safe pedestrian provision cannot be provided
- Light pollution
- Fails to protect, promote or conserve a World Heritage Site.

2 letters of support:

- The "Custom Build" specification should be changed to SELF BUILD. That will enable the maximum provision for genuine affordability, since land cost in the area is high.
- This site has the opportunity to provide for diverse intergenerational living combining with healthy homes and orchards for food and leisure use.

8 General comments received:

- There needs to be a pedestrian crossing across Banbury Road to get to the primary School and one to get to the secondary school both ends of Banbury Road.
- It is crucial that vehicular traffic is diverted away from the historic centre, to prevent intolerable increases of traffic, noise, pollution and congestion.
- The present library does not meet the county standard for library provision.

LATEST REVISIONS

21 further letters of objection have been received:

- Highway/pedestrian concerns
- Should be protecting prime farmland
- Need affordable housing
- No details for the "Green Lane" connection which crosses the river Glyme.
- Need to consider great crested newts
- Development risks transforming the well-known and well respected town into another overpopulated and under resourced area, less respected and attracting fewer visitors to our beautiful town.
- Town and its supporting infrastructure is already at capacity
- Flooding and Waste issues.
- Crime and design concerns
- Impact on biodiversity
- Column of victory will be for ever obscured by the proposed massing of this development in the east part of the site.
- Height of the proposed development, especially car-parking barns is totally inappropriate is this exceptional rural setting.
- Contrary to Local Plan policies
- Revisions to access makes for 3 'ghettoised' areas
- Parking barns poorly designed
- Height and density. The buildings proposed are still much higher than existing ones bordering the site, which are mainly bungalows, or max 2 stories high.
- The loss of green space
- Harm to the significance of the listed buildings on Banbury Road, through the erosion of their settings which is not outweighed by public benefits
- Harm to the amenity local residents by virtue of overlooking, noise, disturbance and security.
- Promotes more houses than allocated in the LP and locates development into an area of the site the LP process determined was inappropriate to develop.

One letter of general comment has been received on the latest revised plans - Even in this latest revision this application is still for 235 houses and as a result shows development on parts of the site which would be unacceptable. Blenheim has made an application for an additional 500 houses on land east of its Park View development, the impacts of which would largely fall on Woodstock. The Applicants need to produce full assessments of the cumulative impacts of all 3 major sites it is now proposing assuming in the baseline the full development of Park View. Looking at the impacts assessments of the 4 sites individually, it seems that in aggregate they are going to overwhelm Woodstock and its infrastructure and services.

3 APPLICANT'S CASE

The submitted Planning Statement concludes as follows:

3.1 The Banbury Road site is allocated for housing development in the recently adopted West Oxfordshire Local Plan. Paragraph 47 of the framework explains that 'Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise'. This Planning Supporting Statement has demonstrated why there are no material considerations that would justify the proposals not being approved.

3.2 The development will provide a high-quality urban extension to the town, in a sustainable location within walking and cycling distance of local services and amenities. The proposal represents Blenheim Estate's commitment to providing an exemplar legacy scheme, which has benefited from extensive community engagement and consultation with the local authorities.

3.3 The Design and Access Statement and parameter plans highlight the sustainable design principles that have been adopted, that will ensure the delivery of a high-quality housing scheme that reflects the character and surrounding context of the Woodstock settlement. Particular care has been paid to ensuring a development that reflects the unique character of the town, whilst protecting its heritage assets and the WHS.

3.4 The masterplan has followed a landscape led approach, which offers significant open space to help integrate the development with its surroundings, whilst also providing amenity areas for future residents. Significant on and off-site biodiversity measures are proposed, to provide a genuine enhancement to the natural environment and future habitats for a range of species. The proposal adopts a truly sustainable approach through its commitment to achieve the Passivhaus standard for all new homes, the priority to pedestrians and cyclists and the incorporation of renewable energy technologies.

3.5 In addition to the much-needed new housing and range of community benefits, the development will also provide funding revenue to help maintain and restore the WHS.

3.6 The ES and technical assessments demonstrate that there are no technical or environmental constraints that will prevent development from taking place. The inevitable harm associated with the loss of a greenfield site is moderated by the demonstrable position that:

- The area proposed for development is not of high landscape or biodiversity value and is not of the highest agricultural value
- The development will only lead to limited harmful effects on a small number of heritage assets, and these less than substantial impacts are outweighed by the substantial benefits of the proposal
- The development will not lead to severe impacts in terms of transportation
- There are no technical constraints to the development of the site, the proposals address issues such as infrastructure requirements, surface water attenuation and utilities
- The social, economic and net environmental benefits to be delivered by the development are significant
- The adverse impacts of the development, as proposed and with mitigation, do not significantly or demonstrably outweigh the benefits.

3.7 In accordance with planning law and policy guidance, the planning application should be approved without delay.

3.8 In summary, the proposed development at Banbury Road has been carefully developed over the last 18 months to achieve Blenheim Estate's objective to create a beautiful place that people will want to live both now and in the future. The exemplar proposal has been designed to achieve high levels of sustainability, biodiversity gain and community benefits. The higher number of homes proposed sit comfortably within the site, are shown to result in only limited harm and meet the objectives of local and national planning policy.

3.9 The covering letter supporting the latest amendments states:

> Following detailed consideration of your comments and your advisors on landscape and heritage matters CBA, the design team has undertaken a comprehensive review of the proposal and made substantive changes to address the issues raised. As part of this process, we have undertaken additional technical work to assess the visibility of the proposal from surrounding sensitive receptors including the World Heritage Site (WHS) and made amendments to further minimise any landscape or heritage harm.

4 PLANNING POLICIES

OS1NEW Presumption in favour of sustainable development
OS2NEW Locating development in the right places
OS3NEW Prudent use of natural resources
OS4NEW High quality design
OS5NEW Supporting infrastructure
H1NEW Amount and distribution of housing
H2NEW Delivery of new homes
H3NEW Affordable Housing
H4NEW Type and mix of new homes
T1NEW Sustainable transport
T3NEW Public transport, walking and cycling
T4NEW Parking provision
EH2 Landscape character
EH3 Biodiversity and Geodiversity
EH4 Public realm and green infrastructure
EH5 Sport, recreation and childrens play
EH6 Decentralised and renewable or low carbo
EH7 Flood risk
EH8 Environmental protection
EH9 Historic environment
EH10 Conservation Areas
EH11 Listed Buildings
EH13 Historic landscape character
EH14 Registered historic parks and gardens
EW5 Land north of Banbury Road, Woodstock
NPPF 2021
DESGUI West Oxfordshire Design Guide
NATDES National Design Guide
H5NEW Custom and self-build housing

T2NEW Highway improvement schemes
EW9 Blenheim World Heritage Site
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 Planning Assessment

The application

5.1 The proposal is an outline application with all matters reserved except for means of access for up to 235 dwellings with community space and car barns together with associated works.

5.2 The proposal represents development requiring an Environmental Statement (ES) and this has been provided, with a large volume of supporting information and documentation. An illustrative masterplan and parameter plans have been submitted. The ES also covers a separate application for the erection of 180 dwellings on land to the north of Woodstock (21/00189/FUL), which also appears on the schedule, and it is important that these two applications are considered in an holistic manner including a full assessment of their cumulative impacts. The application has been amended to omit a section of land in third party ownership and to include additional land to the west (access arrangements). Amended parameter plans and further information have also been submitted including a Landscape, Heritage and Place-making Statement and addendums to the ES.

5.3 The application has been amended following extensive negotiations with the applicant and the number of dwellings has been reduced from the original proposed number of 250 to 235. Other revisions are addressed in the report.

5.4 An extension of time has been agreed to allow the consideration of amended plans and additional information and to enable the application to be reported to Committee.

Site description.

5.5 The application site measures approximately 16.8 ha and is primarily in agricultural use. The site lies on the northern edge of Woodstock, between Green lane and Banbury Road. It's western boundary is formed by Green Lane and a small cemetery, while fields lie to the north. There are four Grade II listed buildings immediately to the south. The Blenheim Palace WHS and Grade I registered park and garden (RPG) are approximately 630m to the west. Part of the site lies within a defined view cone from the WHS, as set out in the Blenheim Palace WHS Management Plan (2017). Blenheim Park Site of Special Scientific Interest (SSSI) lies within part of the WHS. A public footpath ((413/7/10) runs diagonally across the site and bridleway 413/6/10 runs along Green Land adjacent to its western edge.

Planning History

5.6 A Scoping Opinion for this development was issued on 25th November 2019.

5.7 Pre-application advice was provided in 2019 and 2020.

5.8 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- Principle
- Layout, design and scale
- Impact on Landscape
- Impact on Heritage Assets
- Housing mix
- Accessibility/Highway Issues
- Flood Risk/Drainage/Water Supply
- Residential Amenity/Noise/Air Quality
- Biodiversity
- Energy Efficiency
- S106 Contributions

The principle of the development

The Development Plan

5.9 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the local planning authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations. In the case of West Oxfordshire, the Development Plan is the Local Plan 2031 adopted in September 2018.

5.10 This site is allocated for housing development in the adopted West Oxfordshire Local Plan 2031. Policy EW5 relates specifically to this site and allocates the site for around 180 dwellings as a well-integrated and logical extension of the existing built form of the town.

5.11 The Policy states that:

Proposals for development should be consistent with the following:

a) Provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.
b) Provision of satisfactory vehicular access from Banbury Road and appropriate pedestrian and cycle connections including incorporation of the existing public right of way across the site;
c) The provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations.
d) Appropriate provision of and contributions towards supporting infrastructure;
e) Ensuring that development is consistent with Policy EW9 in respect of the protection, promotion and conservation of the Blenheim Palace World Heritage Site (WHS) and its setting, including key views.
f) Landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials,

retention of key views and the provision of structural planting and extensive areas semi-natural green space, with built development kept away from the western parts of the site. Particular regard must be had to the setting of the listed buildings on Banbury Road including the provision of a substantial landscape buffer.

g) Biodiversity enhancements including arrangements for future maintenance. Development will be required to make a positive contribution towards the adjoining Conservation Target Area (CTA).
h) The developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock;
i) Appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.
j) Connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.
k) Demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.
l) The developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.

5.12 The application proposes the erection of up to 235 dwellings which exceeds the number of units proposed in the Local Plan (around 180). The reasoned justification for the policy (paragraph 9.5.89) advises that ….*'having regard to heritage issues, the number of homes proposed for the site was reduced from 250 to around 180 dwellings. It is recognised that this number will allow a greater degree of 'set back' from the listed buildings along the Banbury Road and will reduce the level of traffic impact associated with the site. It will also help to address any potential for cumulative impact having regard to the two other proposed site allocations at Woodstock.*

5.13 The applicant is seeking to argue that this proposed increase does not conflict with Policy as it does not set an upper ceiling and the policy consideration is whether the proposed number of dwellings results in unacceptable harm, rather than the degree of increase in the number of dwellings above the 'around' figure. This view is not accepted as a 30% increase in the number of dwellings does not, in Officer's opinion, accord with Policy.

National Policy/Guidance

5.14 The National Planning Policy Framework (NPPF) sets out the Government's planning policies and how these are expected to be applied. The NPPF advices that the purpose of the planning system is to contribute to the achievement of sustainable development and sets out that there are three dimensions to sustainable development: economic, social and environmental. In essence, the economic role should contribute to building a strong, responsive and competitive economy; the social role should support strong, vibrant and healthy communities; and the environmental role should contribute to protecting and enhancing the natural, built and historic environment. These roles should not be undertaken in isolation, because they are mutually dependant.

5.15 At the heart of the NPPF is a presumption in favour of sustainable development and paragraph 11 advices that for decision-making this means approving development proposals that accord with an up-to-date development plan without delay, or where policies that are most important for determining the application are out-of-date, permission should be granted unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The Council's housing land supply position and the implications of the NPPF

5.16 The NPPF requires local planning authorities to demonstrate an up-to-date five year supply of deliverable housing sites. Where local authorities cannot demonstrate a five year supply of deliverable housing sites, paragraph 11 of the NPPF, as set out above, is engaged (Identified in footnote 8).

5.17 The Council's latest Housing Land Supply Position Statement (2022-2027) concludes that the Council is currently only able to demonstrate a 4.1 year supply. As such, the provisions of paragraph 11d) of the NPPF is engaged.

5.18 In respect of bullet point i), detailed above, these policies include those seeking to protect heritage assets which is addressed in detail later in the report.

Conclusions on the principle of residential development

5.19 In view of the above it is clear that the decision-making process for the determination of this application is therefore to assess whether the adverse impacts of granting planning permission for the proposed development would significantly and demonstrably outweigh the benefits or whether there are specific policies in the framework that protect areas or assets of particular importance which provide a clear reason for refusing the development proposed.

Layout/Design/Scale

5.20 The application is in outline with all matters reserved apart from access. A revised illustrative masterplan and parameter plans have been submitted relating to land use, landscape, building heights, density and access and movement. It is stated that the overall masterplan approach responds to the recommendations and principles set out in the Building Better, Building Beautiful Commission ' Living with Beauty' involving:

- Planning for reducing car use and promoting alternatives
- Streets as social spaces
- Creating neighbourhoods, not just houses
- Responding to and relating to existing communities
- Compact, low rise building design to achieve 'gentle density'

5.21 The homes will be low energy built to Passivhaus certification standard to reduce the level of artificial heating or cooling.

5.22 The amended Land Use parameter plan indicates built development concentrated on the western, southern and eastern parts of the site. The amount of built development in the centre of the site

has been reduced and the northern edge of the site kept open. The northern edge has a power line easement area. Three character areas are identified including 'The Hamlet' to the west, 'The Ponds' to the south and 'The Village' to the east. The community use areas, principally comprise the parking barns but these are no longer identified on the parameter plans with the intention that their location, number and form will be determined at the reserved matters stage. The parking barns would provide covered parking and flexible community space. The addendum to the Design and Access Statement (DAS) advices that the parking barn/community uses are no longer proposed to the west of the site. A small area of community use is also proposed on the ground floor of buildings off the square in 'The Village'.

5.23 The existing small car park at the western end of the site used by Owen Mumford ltd Business employees will be retained. The principle of locating parking along Banbury Road within the site is maintained in the revisions. The amended Land Use Parameter Plan seeks to reduce development within the western and central parts of the site ('The Hamlet' character area) and development has been moved out of the power line easement. The amended building heights parameter plan indicates a range of building heights from single storey (maximum height of 6m (reduced from 7m)) increasing in height to up to three storey (maximum height to ridge of 13m). The single storey development is proposed on the south western edge of the site; the majority of the buildings would be a maximum of two storeys in height (up to 9.7m), principally located at the outer edges; the two storey apartment buildings would be up to 11m (located within the central eastern part of the site within 'The Village' character area) and the three storey development would be located in the central southern part of the site ('The Ponds' character area). As part of the DAS addendum, the ground level tolerance for the development has been reduced from -/+ 1.5m to -/+ 0.5m based on existing levels. This does not apply however to a section of development to the west of the site where no variance is proposed due to the sensitive nature of the view to the Column of Victory at Blenheim Palace. The area of single storey development is also increased in this area. Restricted parameters are also proposed in this location to ensure that the visibility of development is considered through the detailed design process. The existing public right of way route will now pass through an extended open space. The amended Density Parameter Plan indicates a range of 25-35 homes/ha rising to 55-65 homes/ha. The lowest densities are proposed at the outer edges with the highest density located within 'The Ponds' character area.

5.24 The amended Landscape and Open Space Parameter Drawing now indicates a zone from the electricity power lines along the northern boundary including a strip of native scrub planting (up to 3m wide) and a woodland planting belt of up to 21m wide. A Shrub and tree belt is also proposed along the eastern boundary of the site with a small woodland area proposed in the far north western corner of the site. Open space areas including amenity green space and natural green space are shown principally on the outer edges of the development and western/central part of the site. It is now stated that the Green Infrastructure Strategy delivers 8.41ha of public open space, which exceeds the Council's requirements. Existing ponds are to be retained with new SuDs landscaping zones created. The play strategy provides for two principle play areas (junior and youth) with provision for equipped and natural play areas. Leisure facilities have commented that while the location of this development is within the catchment of the existing play areas, on site provision is recommended in the form of a Neighbourhood Area of Play (NEAP). If the needs still exists a skate park offer could be also be provided on site in a suitable location which provides for the recommended buffer zone to residences. The parameter plan also indicates an additional area of land to the north of the site for off-site Biodiversity Net Gain including proposed ecology ponds. Part f) of Policy EW5 requires a landscape dominated design with the use of appropriate buildings heights and with built development kept away from the western parts of the site. Whilst the amended plans have sought to reduce the scale and density of development on this part of the site,

the proposed development still conflicts with part f) of the policy in this regard. The implications of this conflict is examined in more detail in the landscape section below.

5.25 Whilst innovative ways of addressing parking is to be encouraged, the concept of the parking barn is still of concern given the edge of town context for this development. The agent has advised that the proposal is based on a concept which has been applied within the Trent Basin development in Nottingham. The context of this site is however very different as it is a site located close to a large city. As set out in the consultee responses, the Thames Valley Police Crime Prevention Officer still has fundamental concerns regarding the proposed development, particularly relating to the parking barns, permeability and surveillance. The applicant has advised that through their continued stewardship of the site, the parking barn can be effectively managed and opportunities for anti-social activity reduced. The need however, for such measures would indicate that such a strategy is inappropriate in this context and is likely to be problematic. Given, the concerns raised in respect of the siting, form and proposed design of the parking barns, the DAS addendum now advises that the detailed design of the parking barn will be examined as part of any Reserved Matters Application.

5.26 In conclusion, despite the proposed revisions there is still a conflict with elements of Policy EW5 of the Local Plan and concerns remain relating to the revised parameter plans relating to land use, scale and density, the implications of which are assessed in more detail in the landscape and heritage sections below.

Impact on heritage assets

5.27 There are four Grade II listed buildings immediately to the south of the site and the Blenheim Palace WHS and Grade I registered park and garden (RPG) are located approximately 630m to the west. Part of the site lies within a defined view cone from the WHS, as set out in the Blenheim Palace WHS Management Plan (2017). Woodstock conservation area is around 200 m to the west of the site. The Planning (Listed Buildings & Conservation Areas) Act 1990 Section 66(1) requires special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest it possesses and Policies EH9 and EH11 of the Local Plan reflect these duties. Similarly Policy EH14 seeks to protect the significance of Historic Parks or Gardens (HPG) including key views within, into and out of the HPG and Policy EW9 seeks to protect the cultural significance of the Blenheim WHS.

5.28 Section 16 of the NPPF sets out guidance on conserving and enhancing the historic environment. Paragraph 199 of the NPPF provides when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

5.29 The Local Plan Inspector recognised that although this site was furthest of the Woodstock allocations from the WHS and Registered Park and Gardens, due to its topography it would be the most visible from these heritage assets, in particular its north-western part. He commented that 'All the site lies within the 'notable view cone' from the Column of Victory in the park, identified in

the WHS Management Plan. However, having viewed the site from the Column of Victory and vice versa, I agree with the Landscape and Heritage Advice report's conclusions that standard height housing on the south western and eastern parts of the site would be unlikely to materially affect this view. In contrast, it is likely that there would be inter-visibility between any housing on the north western part of the site and the Column of Victory.' In the light of these comments part f) of Policy EW5 seeks to keep built development away from the western parts of the site. By reducing the number of dwellings and ensuring that housing was focussed away from the western part of the site, the Inspector considered this to be an appropriately cautious approach, given the importance of ensuring that development of the site would minimize any possible harm to the setting of the WHS/Registered Park and Gardens. He commented however, that the policy wording of "around 180 dwellings" would not definitively rule out a proposal for more dwellings if it could be convincingly demonstrated that this would not cause significant harm. The Inspector also noted that housing development on the south-western and eastern parts of the site would be within the setting of the groups of listed farm buildings at 7 and 21- 23 Banbury Road and that the policy should require development to take account of, and minimise the effect on, these heritage assets. Part f) incorporates this requirement and requires the provision of a substantial landscape buffer. In terms of cumulative impacts of the Woodstock housing allocations, the Inspector concluded that 'cumulatively, development of these housing allocations would not cause substantial harm to these heritage assets or the landscape.'

5.30 The ES Non-Technical and Second Addendum summaries on Cultural Heritage concludes that the development is an extension of the existing residential area and does not include any tall buildings. Views from the site towards the Column of Victory within the world heritage site will be preserved through the view corridor incorporated into the proposed development and the public open space will provide new opportunities for views towards Blenheim Park. Overall the development will lead to a slight adverse effect that will not be significant on the outstanding universal value of the world heritage site and the character of the registered park and garden. The footpath through the site allows views towards the tower of the Church of St Mary Magdalene and other parts of the historic centre, which will be preserved through the view corridor incorporated into the proposed development. The Woodstock Conservation Area lies 200m from the site within which are many listed buildings. No significant effects are predicted on the setting of the conservation or its listed buildings. The Second Addendum also introduces a new paragraph advising that a legally binding mechanism will be put in place to secure a contribution of relevant proceeds from the developments to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site through the Blenheim Heritage Foundation, whose sole purpose is to repair and maintain the world heritage site. This will be a moderate, significant beneficial effect for each development and the two developments combined. There will be no other additional effects on the world heritage site and registered park and garden as a result of the two schemes combined.

5.31 Following concerns raised in respect of heritage impacts, additional information has been submitted including the submission of a Landscape, Heritage and Place-making Statement (LHPS) with further addendums to support the latest revisions.

5.32 In terms of the latest revised plans, development is still proposed on the western part of the site, in conflict with part f) of Policy EW5. Development on the south western part is shown to be predominantly single story with up to two storey development on the north western part of the site. Restricted parameters are now proposed in this location to ensure that the visibility of development is considered through the detailed design process. Visualisations have also been submitted, including visualisations from the Column of Victory to illustrate that the extent of visible

development has been reduced and montages from the PROW to illustrate that the view cone to the church and Blenheim Place is now free from development.

5.33 The Council has commissioned Chris Blandford Associates (CBA), who undertook the evidence based work in support of the Local Plan allocations, to undertake an independent desk-based review of the heritage, landscape and visual related technical documents submitted. In terms of this review the following comments are made:

- The open space enables views between built form, from a location within the agreed sensitive view cone on the PROW (413/7/10) towards the church tower. However, we note on the illustrative masterplan and landscape parameter plan that a belt of woodland planting is proposed around the northern site boundary, to include large species of trees up to a mature height of 30m that have potential to obscure these views.
- Note the number of dwellings proposed is still substantially over the allocation within Policy EW5 for provision of approximately 180 dwellings.
- View point from WHS - The visualisation shows the proposed roofline as well as the building heights from the parameter plan. It demonstrates that open green space would be retained in views between trees.
- No combined photomontages submitted of both sites to understand cumulative effects
- The maximum height of single storey dwellings has been limited to 6m ridge (from 7m). The revised Building Height Parameter Plan also identifies zones where development is not permitted without Accurate Visual Representations.
- No further photomontages produced to understand sequential views or wider impacts on Outstanding Universal Value (OUV) of WHS, individually arising from sites or cumulatively.
- No further detail or supporting evidence to set out likely changes to setting of listed buildings off Banbury road described in ES.
- It is still unclear as to the cumulative visual impacts and changes to the OUV of the WHS arising from both developments when seen in views in and around the WHS.
- The ES Second Addendum has identified no changes to effects with the exception of the purported beneficial effect on the WHS as a result of securing a financial contribution for the repair and maintenance of the WHS.

5.34 CBA conclude that the additional information submitted has partially addressed the previous points raised. Whilst the Second ES Addendum (September 2022) has been technically updated to accurately describe the revised proposals on each development site, the assessments of cultural heritage effects have not changed, with the exception of each development identifying a purported moderate beneficial effect as a result of the financial contribution arising from the developments towards the repair and maintenance of the WHS. Each development identifies this moderate beneficial effect, and a cumulative beneficial effect is now also noted. CBA also note that the Council could retain control of some aspects of the development such as landscape planting and screening, potential heights of some plots etc through planning conditions attached to any permission granted.

5.35 In response to CBA's comments, the agent has advised that landscaping is reserved and that the current parameter plans allow sufficient flexibility to allow the design of the woodland to the north to have an open view corridor towards Blenheim Palace and confirm that only Banbury Road will be potentially visible from viewpoint taken from within the WHS and Hill Rise will not be seen in combination with Banbury Road from this viewpoint. Two winter photomontages towards the Banbury Road site including from the base of the Column of Victory as requested by consultees has been submitted.

Blenheim Palace WHS and Grade I registered park and garden (RPG)

5.36 The LHPS Addendum, submitted in support of the latest revisions, includes an updated visualisation from the Column of Victory (winter view) and new wireframe montages from the PROW (413/7/10). The document concludes that the extent of visible development from the Column of Victory has been significantly reduced and that the view cone to Woodstock Parish Church and Blenheim Palace is now free of development.

5.37 CBA acknowledge that the revisions and additional information submitted has partially addressed the previous issues raised but has still identified the lack of supporting information including photomontages to understand the wider impacts on the Outstanding Universal Value (OUV) of the WHS, individually arising from the sites or cumulatively. The OUV of the WHS is derived from the architectural importance of the Palace and associated buildings and from the quality and influence of its 18th-century landscape park. It is noted however, that the Local Plan Inspector, when considering the cumulative impacts of the Woodstock housing allocations concluded 'cumulatively development of these housing allocations would not cause substantial harm to these heritage assets or the landscape.'

5.38 ICOMOS have previously commented that the CBA Local Plan evidence based work suggested that there is likely to be little if any impact on the OUV of the WHS itself from the proposed development on this site, as the site is at some distance from the WHS boundary and is separated from it by a significant part of the town of Woodstock. Nevertheless, they noted that the submitted cultural heritage assessment report does not follow the ICOMOS Guidance and does not consider the attributes of OUV, or how the setting supports OUV and thus might be impacted by this development, either directly or indirectly. ICOMOS advise that the WHS setting, relevant to the current application, comprises the town of Woodstock and the open farmland including the application site lying beyond it to the north-east and note that the proposed development would be a significant extension of the existing settlement of Woodstock and an even greater one when considered cumulatively with concurrent application 21/00189/FUL Land East of Hill Rise. The site is seen as contributing to the rural landscape setting of the WHS despite its distance from the boundary of the Park. The Blenheim Palace WHS Management Plan, shows that a large part of the site lies within the view cone to the Column of Victory in the area described as contributing to the general setting of the WHS. Attribute 7 of the OUV of the WHS refers to the views into and out of the park as providing key linkages between Blenheim Palace and the countryside around it. The application site makes its most significant contribution to the setting of the WHS by providing one of the best distant views of the park, the Column of Victory rising dramatically from the wooded parkland along the skyline south- west of the site. The view is a wide one, currently appreciated from the public footpath that crosses the site from NE to SW but potentially available across the rising ground of much of the western part of the site. The proposed development here would severely compromise this fine view, reducing it to limited 'windows' contrived between buildings. ICOMOS UK strongly supports policy EW5 and urges refusal of the current outline application for 250 houses on the Banbury Road site.

5.39 In response to the concerns raised in relation to the heritage impact assessment, the agent has advised that the ES assessment follows the same procedures as suggested in the ICOMOS guidance and the conclusions are expressed in terms of the effect on the OUV of Blenheim WHS. Additional assessment work was also undertaken to inform the LHPS, which included Zone of Theoretical Visibility (ZTV) assessments to show the predicted visibility of the development from within the WHS, which now also includes winter photographs. It is argued that the heritage conclusions on

the effects of the development on the WHS would therefore remain the same, whether they were presented as part of the ES or repackaged as a standalone Heritage Impact Assessment as suggested in the ICOMOS response.

5.40 Whilst, a response from ICOMOS on the latest revisions has been requested, no response has yet been received.

5.41 The Conservation and Design Officer has previously commented that there should be no development east of the last house on the north side of Banbury Road and the development should be gently rounded off so as not to protrude too far to the north. The north-west part of the development should also be pulled considerably to the south, into the lower part of the valley. With the new development thus tending to read as part of the existing development, the impact on views from the WHS would be reduced, were vegetation to be lost, and it would also reduce the impact on views towards the column, from the east. Comments on the latest revisions are expected and Members will be updated at Committee.

Listed Buildings off Banbury Road

5.42 There are four Grade II listed buildings immediately to the south of the site. Three of these comprise Hensington Farm and the barn and stable which are no longer in agricultural use. The ES Non-Technical summary concludes and their historic connection to the site have been reduced by infill development and the loss of the farm tracks from Banbury Road heading north. There is still a close visual connection at the rear of the buildings and in views from the footpath. The loss of part of the fields of the former agricultural holding will change the area's contribution to the building's setting. This will be a slight to moderate, significant adverse effect. The connections of the fourth listed building, the eastern farmstead, to the former land-holding are restricted by the recent developments of Ramilies Close and Bens Close. As a result, the changes to the setting caused by the loss of part of the fields of the former land-holding will be slight adverse effect that will not be significant.

5.43 As referred to above, part f) of Policy EW5 advices that 'Particular regard must be had to the setting of the listed buildings on Banbury Road including the provision of a substantial landscape buffer.' The revised parameter plans indicate landscape buffers, comprising allotments and community gardens, between the built development and the listed buildings. The buffers would measure approximately 47m (area closet to the listed buildings) and 35m. The occupants of Hensington Farm, have commissioned and submitted a detailed Heritage Assessment which concluded that the proposed development would result in 'less than substantial harm' to the setting of the three listed buildings at Hensington Farm, a level of harm at the higher end of the 'less than substantial' scale. The occupants continue to object strongly to this proposed development for reasons of harm to their amenity and to the setting of the listed buildings at Hensington Farm, contrary to the policies of the Development Plan.

5.44 The Conservation Officer has commented that the setting of the listed buildings along Banbury Road is already very much compromised by nearby existing development around and as such considers that whilst there would be 'less than substantial harm' to the settings of these listed building this would be at the lower end of the scale. CBA note that the latest revisions contain no further detail or supporting evidence to set out likely changes to the setting described in the ES.

Archaeology

5.45 The site is located in an area of archaeological interest located to the north of a Roman Villa, a scheduled monument. A Geophysical survey and a trenched evaluation have demonstrated that aspects of this villa extend beyond the designated area to the north to c590m SW of the application site. Another scheduled monument of a rectangular earthwork, though to be a Roman farmstead, is located 630m north of the proposed site. Archaeological excavation has recorded an area of Iron Age settlement alongside a late Bronze Age shield 800m south of the site and the line of the Witney Ridgeway, thought to be Anglo Saxon in date and recorded as Grundy's Road 3 is recorded 240m to the west of the site. Possible medieval or post medieval fishponds have been recorded on the site itself along with a possible Holloway.

5.46 A geophysical survey has been undertaken on the site which recorded a number of possible archaeological features. The County Archaeological Officer has advised that due to the nature of geophysical survey further features may survive on the site that were not identified by the survey and a programme of archaeological evaluation will need to be undertaken on the site. This can however be secured through an appropriate condition.

5.47 In summary, Paragraph 199 of the NPPF advises that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this respect it is considered that the economic and social benefits arising from the scheme which will deliver market and affordable housing units with associated benefits and the additional benefit of proceeds going towards the conservation, maintenance and restoration of Blenheim Palace WHS would outweigh the less than substantial harms arising in this case.

Impact on Landscape

5.48 The revised Landscape and open space parameter plan provides for additional open space on the western part of the site and the majority of existing trees and hedgerows retained. The open spaces around the north, central and eastern areas of the site will provide a combination of amenity and natural green space. The plan also indicates proposed SuDs areas, principally in the central and western part of the site. The DAS Addendum refers to two orchard spaces at the south of the site.

5.49 The site lies within the Woodstock landscape character area, the key characteristics of which include a rolling landform with large arable fields bounded by hedgerows. The urban fringe landscape associated with Kidlington and the open and flat landscape of London Oxford Airport also characterise the area. Surrounding landscape character areas include Chipping Norton, Glympton and North Aston. The Council's Local Plan evidence identified that the site is of medium landscape sensitivity except in the south west corner where it is medium-high. Visual sensitivity is high overall.

5.50 The ES non-technical and Second Addendum summaries prepared for both of the Woodstock sites concludes as follows: The proposed developments will each lead to moderate, significant adverse effects on the landscape characters of the application sites as a result of the replacement of the existing fields with built development. These effects have been minimised as far as possible through the design measures and proposed planting, as well as additional measures such as ensuring building materials will be in character with the local area, careful lighting and the provision of high quality

public realms. There will be no additional effects on the sites' landscape characters as a result of the two developments combined. The introduction of new built development also has the potential to affect the rural and townscape qualities of local landscape character areas. However, the distance of many of these from the sites and the screening provided by intervening trees and hedgerows means that no significant effects are predicted on the character of any of the surrounding landscapes and townscapes, either as a result of the developments alone or combined. The introduction of built development will change views of the sites from the surrounding area, with the most significant effects on receptors closest to the sites. Visibility is limited to within 3 km of the site boundaries, so the viewpoints assessed are all within this distance from the sites. A substantial, significant adverse effect is predicted on views from the public footpath that runs through the Land North of Banbury Road site when the development is first completed. Over time, this will reduce to a moderate effect as the new planting becomes established and provides further screening of the built development. No additional significant effects are predicted as a result of the Land North of Hill Rise development or the two developments combined. A moderate, significant adverse effect is predicted on views from properties on Green Lane, Kenwood Close, Ramillies Close, Bens Close and Banbury Road as a result of the development. This is not predicted to reduce over time because the properties are very close to the site. Slight effects that will not be significant are predicted on views from Green Lane, Banbury Road, the public right of way to the east of Banbury Road, the premises of Owen Mumford Ltd, Woodstock Lawn Cemetery and Woodstock allotments as a result of the Land North of Banbury Road development. Negligible, insignificant effects are predicted on views from Blenheim Palace, the Oxfordshire Way long distance path, the Wychwood Way long distance path and the Jubilee Meadows Local Nature Reserve as a result of both developments individually and combined.- The potential for cumulative landscape and visual effects with other developments in the area was also considered. The Land East of Woodstock development is currently under construction and so was taken into account as part of the baseline in the above assessments. No additional cumulative landscape and visual effects are therefore predicted with the Land East of Woodstock scheme. The Oxford Park & Ride site lies on the southern boundary of the study area and is likely to be visible mainly from the south. As the proposed Land North of Hill Rise and Land North of Banbury Road developments are largely visible from the north, no significant cumulative visual effects are predicted.

5.51 Following concerns raised in respect of landscape impacts, additional information has been submitted including the submission of a Landscape, Heritage and Placemaking Statement (LHPS) with further addendums to support the latest revisions. The supporting letter advises that significant landscape measures will provide an additional level of screening and would further help to assimilate the built form into the receiving landscape. A Landscape Masterplan has now also been submitted identifying separate proposals for a new woodland area (east of the Hill Rise site) which is part of Blenheim Estate's objective to off-set their carbon emissions.

5.52 In addition, as detailed above in the heritage section, advice has been sought from Chris Blandford Associates (CBA), who undertook the evidence based work in support of the Local Plan allocations, in respect of potential heritage and landscape impacts resulting from the proposed scheme.

5.53 Part f) of Policy EW5 requires a landscape dominated design with the provision of appropriate measures to mitigate the potential landscape, visual and heritage impact of the development including the retention and strengthening of existing hedgerows, use of appropriate building heights and materials, retention of key views and the provision of structural planting and extensive areas semi natural green space, with built development kept away from the western parts of the site. Whilst the amended plans have sought to reduce the scale and density of development, the proposed development still conflicts with part f) of the policy in this regard. The context of the site

is an edge of town location, where adjoining development comprises a mix of housing but none exceed two-and-a-half storey in height. Many are single or one-and–a-half storey. Properties to the East alongside Banbury Road comprise two storey houses and single storey bungalows; to the south adjacent Green Lane properties are principally single or one-and-a half storey increasing in height to two storey along Banbury Road and to the west adjacent to Green Lane, properties are principally one-and-a-half storey with Owen Mumford commercial premises on the opposite side of Green Lane. Land levels also rise from west to east with the higher levels on the north western and north eastern part of the site. The proposed two-and-a-half and three story development is considered to be inappropriate on this sensitive edge of town location and given the topography of the site and its context is likely to be visually intrusive and out of keeping with the character of the area.

5.54 The review undertaken by CBA, comments as follows:

- The open space enables views between built form, from a location within the agreed sensitive view cone on the PROW (413/7/10) towards the church tower. However, we note on the illustrative masterplan and landscape parameter plan that a belt of woodland planting is proposed around the northern site boundary, to include large species of trees up to a mature height of 30m that have potential to obscure these views.
- The removal of development from the west/centre of the site provides a substantial open green space to the east of the PROW, within the site.
- A wireline visualisation has been provided, based on the building heights parameter plan. This does not include modelling of the proposed site boundary planting. It demonstrates that the church tower would be viewed across open space, between developed areas.
- Note the number of dwellings proposed is still substantially over the allocation within Policy EW5 for provision of approximately 180 dwellings.
- View point from WHS - The visualisation shows the proposed roofline as well as the building heights from the parameter plan. It demonstrates that open green space would be retained in views between trees.
- No combined photomontages submitted of both sites to understand cumulative effects
- The maximum height of single storey dwellings has been limited to 6m ridge (from 7m). The revised Building Height Parameter Plan also identifies zones where development is not permitted without Accurate Visual Representations.
- We note that the updates are to the descriptive text and there are no amendments to the overall assessment of magnitude and degree of effects upon landscape and visual receptors during construction and on completion of the scheme, particularly considering views from Blenheim Palace and PROW 413/7/10.
- There has been no location specific assessment of the new views from PROW 413/7/10 through the Banbury Road site and to the north.

5.55 CBA conclude that the additional information submitted has partially addressed the previous points raised. Whilst the Second ES Addendum (September 2022) has been technically updated to accurately describe the revised proposals on each development site, the assessments of magnitude and significance of landscape and visual effects have not changed. CBA also note that the Council could retain control of some aspects of the development such as landscape planting and screening, potential heights of some plots etc. through planning conditions attached to any permission granted.

5.56 The Landscape Officer (LO) has previously commented that 'When considering the requirements set in Local Plan policy, supported by recommendations contained in the CBA report, there are some quite significant shortfalls within the masterplan and supporting plans and documents. As

examples, the amount of built development, scale, building heights, location of buildings across the site, scale and composition of landscape mitigation. The way in which people will move around the site(s) and to essential off-site locations is particularly important. Encouraging useful, direct, easy to use and pleasant active travel routes must accompany all strategic land allocations. Whilst the masterplan indicates good potential within the site, safe and useful connections with the wider surroundings are quite weak, including potential interventions along popular routes off-site.' Design points that will require attention were identified as follows:

1. Query whether trees could be planted in the northern easement zone thereby compromising the objective of a soft, wooded edge. Suggest that more land will need to be provided along the northern boundary to achieve woodland scale planting that will contribute to visual and ecological mitigation whilst not creating problems for future residents, in terms of shade, nuisance and fears about safety.

2. Banbury Rd access location – Relocate car parking spaces to retain two semi-mature lime tress.

3. SUDS scheme and impact on tree RPAs. There are locations where the SUDS infrastructure conflicts with existing trees. Perimeter footpath shown passing through drainage basin on western boundary. Landscape mitigation required to Owen Mumford car park.

5.57 In response to these issues raised, the agent has advised that following discussions with Melksham Depot of Scottish and Southern Electricity Networks, it has been confirmed that the planting of the 10-20m zone with small species woodland understorey and the 20-30m zone with large species trees up to 30m at mature height would be possible. The access plan has also been amended to omit the car parking spaces adjacent to the new access. Updated comments of the LO on the latest revisions are awaited and Members will be updated at Committee.

5.58 Nevertheless, it is still considered that the revised parameter plans fail to demonstrate that the proposed development could be satisfactorily accommodated on the site without having a potential significant harmful landscape impact, particularly given the proposed building heights with development of up to 3 storey in height and apartment's up to 11m on the higher eastern part of the site. This would be to the detriment of the surrounding rural landscape and the setting of Woodstock. It may however, be possible to mitigate this impact through appropriate landscape mitigation measures and by condition requiring additional details for the proposed apartments and three storey development. This harmful impact needs to be put into the 'tilted' planning balance as detailed below.

Housing Mix

5.59 The proposed housing mix is only illustrative at this stage. However, the indicative information submitted would accord with the required housing mix outlined in policy H4 of the Local Plan. This indicates a mix of one and two bedroom flats and a range of two to four bedroom houses. Further, 50% of the development is proposed as on site affordable housing which is considered to comply with policy H3 of the Local Plan. The Council's Housing Enabling Officer has confirmed that he is supportive of the mix proposed in the revised proposal.

5.60 In addition, policy H5 requires all housing developments of 100 or more dwellings to include 5% of the plots to be serviced and made available for custom and self-build which is proposed.

Both would be secured via a legal agreement if Members were minded to approve the application

Accessibility/Highway Issues

5.61 The outline application includes primary access arrangements. The main vehicular access into the site will be taken from Banbury Road via a priority T-junction arrangement. The access will comprise of a 6m wide road with 2m wide footways. The existing parking bays along Banbury Road to the west of Budds Close will need to be repositioned to accommodate the proposed site access. A secondary access is proposed off Green Lane via a priority T-junction arrangement. The access will comprise of a 6m wide road with 2m wide footways. It was originally intended that these two accesses would be linked providing vehicular access through the site but the revised access parameter plan now indicates that the connection would be solely for pedestrians and cyclists. A pedestrian and cycle path is now also shown to the south east of the site, which links onto Banbury Road. Other pedestrian links are indicated onto Green Lane. A new connectivity plan has also been submitted to show the network of new and existing pedestrian routes adjacent to the site. This now includes a new east/west route across the River Glyme, which would connect the Hill Rise and Banbury road sites.

5.62 The submitted Transport Assessment (TA) concludes that Woodstock is well located for future growth in the town and the site has been designed to facilitate foot and cycle movements to key facilities and amenities along desire lines through the developments, linking to the external access points to provide connects to local amenities and facilities in Woodstock town centre. Local junction modelling has confirmed that the proposed development can be adequately accommodated on the local road network. With respect to the planning policy requirements set out in NPPF, the TA concludes that this site is sustainable in transport terms; that safe and suitable access can be achieved and that the development can be adequately accommodated onto the local road network and that the residual impact will not be severe. Further Transport Technical Notes have been submitted, and revised access plans to address concerns raised by OCC.

5.63 A particular concern raised by OCC was that that some sections of the highway network remained void of suitable walking facilities between the site and the local amenities. Whilst it was acknowledged that the road layout in historical settlements such as Woodstock does present a challenge in providing adequate facilities for all users, OCC has sought to gain improvements along Green Lane that would see a section of footway provided where currently there is none. Unfortunately, due to third party land constraints and/or the absence of sufficient highway verge, the required provision along Green Lane could not be realised. Following further discussions with OCC, a potential alternative route within the site, albeit an indirect route, has been suggested. OCC consider this to be an acceptable alternative in these circumstances, subject to further details being submitted and approved such as lighting and surfacing.

5.64 In respect of the latest revisions, OCC notes that the changes would restrict vehicular access to a particular parcel within the allocated site. The no-through route thus establishes a defined level of trips destined to be generated from the parcel that the access serves. A re-assignment of development trips will hence ensue particularly to the immediate local network. Nevertheless, the reduced quantum of development is also noted and OCC have commented that the network shall see a modest reduction in traffic related impact in comparison to the originally assessed 250 units. Modelling at the immediate junctions where re-assignment of trips is likely to be most felt has been revisited and the outcome of the revised modelling on both the Hensington Road/ Green Lane Junction and the Banbury Road/ Hensington Road/ Shipton Road junction show that these will continue to operate within their designed capacities on all arms in both peaks. As such, OCC finds

it acceptable. OCC welcome the proposed connections indicated on the connectivity pan, particularly the new east/west route across the River Glyme, which would connect the Hill Rise and Banbury Road sites via Green Lane. As no details of this connection have been provided, a condition is recommended to ensure that these details are agreed prior to the commencement of development should permission be approved. Local concerns have been raised however about the likely delivery of such a link which would require a new bridge across the River Glyme and would cross open fields and pass through wooded areas and land prone to flooding.

5.65 In July 2022, a new Local Transport and Connectivity Plan (LTCP) was adopted by OCC. The new plan outlines the long term vision for transport and travel in the county and the policies required to deliver this. The LTCP takes into account new priorities such as decarbonisation and seeks to adopt and implement a new way of thinking which considers people first and seeks to create healthy places whilst improving biodiversity and air quality. In order to create an effective plan and deliver the vision outlined therein, the following schemes have been identified as a requirement for this development, to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use. These are;

- Development of the London Oxford Airport Park and Ride
- A44 corridor improvements which shall include a new southbound bus lane between the Bladon Roundabout and/including Pear Tree Interchange, cycle and pedestrian improvements along the corridor

5.66 In conclusion, OCC now raises no objection to the application subject to S106 contributions (detailed below) and highway conditions.

Flood Risk/Drainage/Water Supply

5.67 The flood map for the development site suggests that the site wholly falls within flood zone 1, which is defined as land assessed as having a less than 1 in 1000 annual probability of river flooding in any one year.

5.68 The updated Flood Risk and Drainage Statement advises that the development proposals together with the site layout have been assessed in relation to the provision of SuDS drainage associated with the works. The report has assessed the feasibility of implementing the SuDS hierarchal approach and has confirmed that this development is likely to be able to install suitable drainage measures into the design proposals. Flood risk to the site has been assessed, and where risks have been deemed above low, mitigation measures have been proposed to reduce the risk to the site. Therefore, in line with the recommendations of the NPPF, the development site lies within flood zone 1, which is considered at a low risk of flooding, and therefore appropriate for a development of this nature. Having assessed the other forms of flood risk to and from the development site, this report finds that the site is not considered at high risk from any other sources of flooding.

5.59 The Lead Local Flood Authority has raised no objection to the application subject to drainage conditions.

5.70 In respect of foul drainage, flows within the development will be conveyed via a gravity network into a pumping station near the secondary site entrance in Green Lane, and from there pumped via a rising main directly into the Woodstock Treatment Works, to the north of the site. Part of the on-site foul system will be issued for adoption to Thames Water under Section 104 of the Water Industry Act. Thames Water has identified an inability of the existing foul water network infrastructure to accommodate the needs of this development proposal and as such request that a

condition be added to any planning permission granted requiring foul drainage arrangements to be agreed and implemented including required upgrades. In respect of water supply issues, Thames Water has advised that they are currently working with the developer to identify and deliver the offsite water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network to serve 49 dwellings but beyond that upgrades to the water network will be required. Works are ongoing to understand this in more detail and as such Thames Water suggest that a condition is attached to any permission granted to ensure development doesn't outpace the delivery of essential infrastructure.

Biodiversity

5.71 Policy EW5 requires the provision of biodiversity enhancements including arrangements for future maintenance and advises that development will be required to make a positive contribution towards the adjoining Conservation Target Area (CTA).

5.72 The updated addendum to the ES summarises as follows: An ecological assessment of Hill Rise and Banbury Road were conducted in 2017 and updated in 2019, including a desk study, extended Phase 1 habitat survey, and further ecological surveys for protected species. The desk study identified that Oxford Meadows Special Area of Conservation, an internationally important site, is within 10 km of the sites. A number of designated sites are within 2 km of the sites, including Blenheim Park Site of Special Scientific Interest. The extended Phase 1 habitat surveys found the dominant habitat at both sites to be arable land.

5.73 The sites also support, among others, semi-improved neutral grassland, improved grassland, amenity grassland and hedgerows. Banbury road also has a small area of broad-leaved woodland and two ponds. Surveys for protected species at Banbury Road found that the site supports small populations of great crested newt and grass snake, common toad, a breeding bird assemblage of 24 different species and the site is of Local or County importance for most bat species present, and Regional importance for barbastelle. At least one badger setts is also confirmed at the site. A precautionary presence of low densities of dormouse is also assumed due to the presence of suitable habitat.

5.74 The report advises that mitigation hierarchy of avoid, mitigate and compensate has been used to minimise impacts of the proposed development. As such the hedgerows and tree lines at the sites are to be retained (other than occasional breaches for access). The broad-leaved woodland and ponds at Banbury Road will also be retained. Construction effects and post-construction effects were considered for a number of identified sensitive receptors which have the potential to be affected by effects arising from the proposed developments. Mitigation measures for these effects have been proposed to ensure retained habitats are protected and compliance with relevant protected species legislation. In addition, enhancements for biodiversity, both floral and faunal, in the form of hedgerow, woodland, pond and grassland creation, pond enhancement, habitat pile creation and ongoing monitoring and management of these has been proposed. Provision of bat, bird and dormouse boxes for specific species enhancement is also outlined. Through the inclusion of mitigation and enhancement measures Biodiversity Impact Assessment calculations were completed. A net gain in biodiversity (BNG) will be achieved at the proposed developments, with a net gain of 73.72% of habitats and 93.33% for hedgerows. Following the implementation of mitigation and enhancement measures it is considered that the proposed developments will have no significant adverse residual effects. There will however be beneficial residual effects as a result of the proposed developments through a net gain in biodiversity and protected species populations.

5.75 The revisions include an additional off-site BNG area providing an improved location for ecology ponds for Great Crested Newts.

5.76 The Biodiversity Officer has commented that an updated extended phase 1 habitat survey was undertaken in 2022 to inform whether survey data collated in 2019 remained valid and reliable. The project ecologist confirmed site conditions have remained the same and as such, additional survey work is highly unlikely to yield different results. After discussions with the project ecologist and taking the habitats present into consideration, it is felt that in this instance, updated surveys are not required.

5.77 The submitted report has confirmed on-site ponds P1 and P2 support a small population of great crested newts. The proposed development will retain these ponds within open greenspace however, the construction phase has the potential to result in disturbance, injury and death of GCN or degradation/loss of their habitats. Therefore, a licence will need to be obtained from Natural England in order for works to proceed lawfully. In order for a licence to be agreed, a mitigation scheme is required to ensure that suitable compensatory habitat is available post development. The proposed mitigation and compensation strategy outlined in the submitted natural heritage report is considered likely to provide adequate compensatory measures that will successfully maintain the population of the species concerned at a favourable conservation status in their natural range. The Biodiversity Officer is satisfied that this derogation test can be met by this application so long as the actions conditioned are implemented in full.

5.78 The report also identified a single entrance badger setts associated with the line of trees marking the boundary between the grassland and the ponds and the arable field to the north of the northern boundary hedgerow. These setts will be retained however, disturbance is possible as a result, and mitigation measures will need to be adhered to as outlined the submitted natural heritage report.

5.79 In conclusion, the Biodiversity Officer raises no objection to the application subject to ecology conditions being attached to any permission granted and confirmation on the BNG calculations submitted. Members will be updated at Committee.

Residential Amenity/Noise/Air Quality

5.80 As this is an outline application, the size, position, orientation of dwellings are not being assessed. Impacts on residential amenity including suitable interface distances and relationships as regards adequate light would be fully assessed and taken account of at reserved matters stage. However, noise and disturbance can be considered.

5.81 The Noise Assessment Report concludes that it is possible to provide a suitable internal noise environment to protect the amenity of future residents and that acceptable noise levels to possible external amenity areas across the development would be achieved due to the low noise levels measured across the site. It is acknowledged that further assessment may be required at a later stage once a detailed site layout has been developed. The Environmental Health Officer has raised no comment on the application.

5.82 The Air Quality Assessment Report concludes that the proposed development, both alone and in-combination with the Land North of Hill Rise, would cause a small increase in concentrations of air pollutants at the majority of assessment locations considered. However, total pollutant concentrations are predicted to meet the respective UK Air Quality Strategy objectives at all

receptors with the Proposed Development in operation. According to the assessment significance criteria, the residual effects of the proposed development are therefore negligible. Furthermore, pollutant concentrations predicted within the proposed development site itself are well below the respective objective, and as such future site users/occupants will not be exposed to poor air quality. The air quality assessment has also taken into account potential air quality impacts on sensitive ecological habitats and features within the Blenheim Park Special Site of Scientific Interest and the Oxford Meadows Special Area of Conservation. The results show that any predicted changes in critical levels and critical loads are expected to be negligible. The Council's Air Quality Officer has raised no objection to the application.

Energy Efficiency

5.83 Part k) of Policy EW5 requires development to demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings. This policy accords with guidance in the NPPF which advises that the planning system should support the transition to a low carbon future in a changing climate and should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources and support renewable and low carbon energy and associated infrastructure.

5.84 The Updated Energy Report sets out the proposed energy strategy which seeks to achieve net zero operational carbon emissions on site and to improve on Building Regulation requirements by providing at least 10% of the energy requirements from decentralised and renewable or low-carbon sources. Development will be designed to Passivhaus standard and will use only clean and renewable energy with Air Source Heat Pumps and PV solar panels to meet the operational carbon standard.

5.85 The Council's Climate Change Manager welcomes the energy standards proposed as they do exceed the local plan policy requirements. Nevertheless, neither of the schemes are considered net zero carbon as they do not take into account unregulated energy or embodied carbon emissions. The views of the Climate Change Manager as to whether this can be achieved via condition is waited and Members will be updated at Committee.

Summary of S106 contributions

5.86 Policy OS5 of the Local Plan seeks to ensure that new development delivers or contributes towards the provision of essential supporting infrastructure and Policy EW5 sets out the required new and improved infrastructure that this development will be expected to contribute towards. A detailed list of the required contributions/infrastructure provision is set out in the attached Appendix. Updated figures from OCC Education are still awaited for the reduced numbers of dwellings now proposed.

5.87 OCC has advised that in terms of education, capacity been considered in the context of the existing East Woodstock development (16/01364/OUT) as well as the current application for Hill Rise (21/00189/FUL) and in the context of the CDC Local Plan sites in Yarnton and Begbroke, and recent changes in local birth rates.

5.88 Sufficient primary school capacity can be ensured for the proposed development through a combination of mechanisms:

- The planned expansion of Woodstock CE Primary School to 2 forms of entry – feasibility work is underway for this expansion which is expected to be operational from 2023.
- Some additional space is expected to be created as a result of recent falls in birth rates.
- Parts of the current designated area of Woodstock CE Primary School overlap with those of William Fletcher Primary School in Yarnton and Wootton by Woodstock CE Primary School. Current and projected spare places at these schools have therefore been taken into account, as some families will choose these schools.
- The combined impact of Woodstock's housing development is expected to result in the displacement of future non-catchment applicants to other local schools, which are expected to have sufficient capacity.

5.89 Overall, as a result of the above, there is expected to be sufficient primary school capacity to serve the proposed developments. For nursery education, this proposed development would result in a shortage of provision in Woodstock. To mitigate this, an additional nursery class is proposed to be included as a later phase of the expansion of Woodstock CE Primary School, which would bring their nursery up to the capacity now specified in Oxfordshire as standard for primary schools of that size.

5.90 Woodstock is served for secondary education by The Marlborough School. This school currently has capacity to provide 180 places per year for Years 7-11, and each of these year groups already has at least 177 pupils on roll (October 2021 pupil census). The school also has a sixth form. Demand for places at the school is forecast to rise as a result of population growth which has already increased numbers at local primary schools, and also due to the already permitted housing growth in the area. Demand for Year 7 places is forecast to exceed the current supply by September 2022, and to meet the forecast future demand, the school would need to expand by 1 form of entry (30 places per year group).

5.91 In terms of health care, the Oxfordshire Clinical Commissioning Group (OCCG) has advised that the PCN area is already under considerable pressure from surrounding applications and advise that health infrastructure funding must be made available via CIL and or S106 contributions. This application directly impacts on the ability of Woodstock surgery and nearby practices to provide primary care services to the increasing population. Primary care funding is requested to support local plans to cope with this increased workload. The funding will be invested into capital projects which directly benefit the PCN location and the practices within it.

5.92 Please see Appendix B attached to the end of this report for the full list of contributions.

Other Matters

5.93 Members have raised concerns regarding the impact on parking pressures within the town. As set out in the accessibility/highway, the County Council's newly adopted Local Transport and Connectivity Plan (LTCP) seeks to create healthy places whilst improving biodiversity and air quality. In order to create an effective plan and deliver the vision outlined therein, schemes have been identified as a requirement for this development, to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use. Measures to increase parking provision within the town would be counter to the objectives of the LTCP.

Conclusion and Planning Balance

5.94 In this case, there are material considerations which indicate that the application should be decided otherwise in respect of the development plan. As we cannot demonstrate evidence of a five year supply of deliverable housing sites the relevant development plan policies for the supply of housing are out-of-date and that is a material consideration that can justify a departure from the plan and the grant of planning permission.

5.95 Where policies for the supply of housing are out of date, para.11 of the NPPF requires a presumption in favour of sustainable development and that planning permission be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In order to judge whether a development is sustainable it must be assessed against the three dimensions of sustainable development set out in the NPPF: the economic, social and environmental planning roles.

5.96 With regards to the economic dimension of sustainability, the Government has made clear its views that house building plays an important role in promoting economic growth. In economic terms, the proposal would provide construction jobs and local investment during construction, as well as longer term expenditure in the local economy. I consider that moderate weight should be afforded to these benefits.

5.97 The proposal would positively support the delivery of housing, including affordable housing. There is a need for market and affordable homes within our district and the proposal would contribute towards this at a time of housing need. I attach significant weight to this social benefit.

5.98 In terms of the environmental dimension, whilst it is recognised that the revised parameter plans would reduce the likely landscape impacts of the development, there are still concerns relating to the proposed building heights with development of up to 3 storey in height and apartments up to 11m on the higher eastern part of the site. It is still considered that this could be harmful to the surrounding rural landscape and the setting of Woodstock. In addition, there are still concerns relating to the parking strategy and secure by design concerns. Nevertheless, these impacts/concerns could be further mitigated through appropriately worded conditions and a detailed review of reserved matters applications. In addition, the proposal seeks to achieve net zero operational carbon emissions on site which will exceed the policy requirements set out in the Local Plan and there will be beneficial residual effects as a result of the proposed developments through a net gain in biodiversity. Further public benefits would include the provision of Green Infrastructure, which exceeds the Council's requirements and developer contributions towards its provision. Officers consider that these benefits should attract moderate weight.

5.99 No significant effects are predicted on the setting of the conservation or its listed buildings. There would be 'less than substantial harm' to the settings of the WHS and listed buildings immediately to the south of the site, which would be at the lower end of the scale. Nevertheless, it considered that the economic and social benefits arising from the scheme which will deliver market and affordable housing units with associated benefits would outweigh the less than substantial harm arising in this case. The applicant's suggested contribution of relevant proceeds from the developments to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site would also be a potential benefit of the scheme.

5.100 The proposal now provides adequate drainage details to demonstrate adequate water management

5.101 The proposed development is sustainable in transport terms and would provide a safe and suitable access and could be adequately accommodated onto the local road network. Works to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use, could be secured as necessary.

5.102 In conclusion, this site is allocated for housing in the Local Plan and whilst the development conflicts with elements of Policy EW5, it is Officer opinion that placing all of the relevant material considerations in the balance, the adverse impacts would not significantly and demonstrably outweigh the benefits which would result from the provision of new housing and affordable housing to boost supply as required by the NPPF. When considered against the development plan as a whole, the proposal would represent a sustainable form of development. The application is therefore recommended for approval.

6 CONDITIONS

1. (a) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission; and
(b) The development hereby permitted shall be begun either before the expiration of four years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended.

2. Details of the layout, scale, appearance, and landscaping, (herein called the reserved matters) shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development shall be carried out as approved.

REASON: The application is not accompanied by such details.

3. That the development be carried out in accordance with the approved plans listed below.

REASON: For the avoidance of doubt as to what is permitted.

4. Prior to the commencement of the development hereby approved, details of the mean of access between the land and the highway including active travel connections shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, and prior to the occupation of any dwellings, the means of access onto the highway shall be constructed and retained in accordance with the approved details.

REASON: In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework

5. Prior to commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Construction Traffic Management Plan shall be implemented and operated in accordance with the approved details.

REASON: In the interests of highway safety and the residential amenities of neighbouring occupiers.

6. No development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

    x. Risk assessment of potentially damaging construction activities;
    xi. Identification of 'biodiversity protection zones';
    xii. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
    xiii. The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
    xiv. The times during construction when specialists ecologists need to be present on site to oversee works;
    xv. Invasive species removal method statement to eradicate parrot's feather from the existing ponds;
    xvi. Responsible persons and lines of communication;
    xvii. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person(s);
    xviii. Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period; and
    xix. Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works.

    The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

    REASON: To ensure that protected and priority species and habitats are safeguarded.

7. An Ecological Design Strategy (EDS) shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development hereby approved. The plan shall include, but not necessarily be limited to, the following information:

    vi. Details of planting such as, hedgerows, species-rich grasslands, tree planting, scattered scrub and wildlife pond planting;
    vii. Type and source of materials to be used where appropriate, e.g. native species of local provenance;
    viii. Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development;
    ix. Details of integrated bird (swift bricks) and bat boxes, dormouse nest boxes, reptile hibernacula, hedgehog friendly fencing and bee bricks;
    x. Details of initial aftercare and long-term maintenance and persons responsible for the maintenance.

    The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

    REASON: To protected and enhance the site for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of West Oxfordshire Local Plan and

in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

8. A 30-year Biodiversity Management and Monitoring Plan (BMMP) shall be submitted to, and approved in writing by, the local planning authority before the commencement of the development hereby approved. The Plan shall include, but not necessarily be limited to, the following information:

    xii. Description and evaluation of features to be managed, including locations shown on a site map;
    xiii. Landscape and ecological trends and constraints on site that might influence management;
    xiv. Aims and objectives of management, including ensuring the delivery of the 33.55 habitat units and 8.53 hedgerow units on site;
    xv. Appropriate management options for achieving the aims and objectives;
    xvi. Prescriptions for all management actions;
    xvii. A work schedule matrix (i.e. an annual work plan) capable of being rolled forward over 5 or 10 year periods;
    xviii. Details of the body or organisation responsible for implementation of the plan;
    xix. Ongoing monitoring of delivery of the habitat enhancement and creation details to achieve net gain as well as details of possible remedial measures that might need to be put in place;
    xx. Timeframe for reviewing the plan;
    xxi. Details of how the aims and objectives of the BMMP will be communicated to the occupiers of the development; and
    xxii. The submission of a monitoring report to the local planning authority at regular intervals, e.g. every 5 years.

    The BMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that the conservation aims and objectives of the BMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented. The BMMP shall be implemented in full in accordance with the approved details.

    REASON: To secure the delivery of the biodiversity net gain outcome for the required 30 year period and appropriate management of all habitats in accordance with the NPPF (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

9. No development shall take place until plans of the site showing the existing and proposed ground levels and finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. These levels shall be shown in relation to a fixed and known datum point. The development shall then be carried out in accordance with the approved details.

    REASON: To safeguard the character and appearance of the area and living/working conditions in nearby properties.

10. Prior to the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of

Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard the recording of archaeological matters within the site in accordance with the NPPF.

11. Prior to commencement of development, an application shall be made for Secured by Design Silver accreditation on the development hereby approved. The development shall be carried out in accordance with the approved details, and shall not be occupied or used until confirmation of SBD accreditation has been received by the authority.

REASON: In the interests of security and residential amenity.

12. Prior to the commencement of the development hereby approved, details of the legally binding mechanism to secure the contribution of relevant proceeds from the development to the conservation, maintenance and restoration of the Blenheim Palace World Heritage Site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

REASON: To ensure that the benefit attached to the transfer of these funds in the planning balance is delivered.

13. The development shall be completed in accordance with the recommendations in Sections 7.35-7.36 and 7.39-7.43 of the consultancy report (Replacement Technical Appendix E: Natural Heritage, BSG Ecology, dated August 2022). All the recommendations shall be implemented in full, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.

REASON: To ensure great crested newts and badgers are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Protection of Badgers Act 1992, Circular 06/2005, paragraphs 174, 179 and 180 the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

14. The reserved matters application shall include a detailed scheme of biodiversity offsetting. The scheme shall demonstrate that a minimum of 24.70 habitat units and 7.01 hedgerow units will be achieved. The scheme shall include baseline biodiversity information of the proposed off-setting site, proposed enhancements, ownership, and a management programme for a minimum of 30 years.

REASON: To secure the delivery of off-site biodiversity net gain for the required 30 year period and appropriate management of all habitats in accordance with the NPPF (in particular Chapter 15, Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

15. Prior to the installation of external lighting for the development hereby approved, a lighting design strategy for biodiversity shall be submitted to and approved by the Local Planning Authority. The strategy will:

a) Identify the areas/features on site that are particularly sensitive for foraging bats;
b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their commuter route.
All external lighting shall be installed only in accordance with the specifications and locations set out in the strategy.

REASON: To protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

16. Prior to the erection of the dwellings hereby approved, written and illustrative details of the number, type and location of electric vehicle charging points (EVCP) shall be submitted to and approved in writing by the local planning authority before any of the development hereby approved is first brought into use. The EVCP shall be installed and brought into operation in accordance with the details agreed as above prior to occupation of the development.

REASON: In the interests of air quality and to reduce greenhouse gases

17. No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.

REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

18. Notwithstanding the submitted parameter plans, any reserved matters application shall provide sections and accurate visual representations for development on the western part of the site and all apartment buildings and building up to three storey in height.

REASON: In the interests of protecting landscape and heritage assets.

19. The approved drainage system shall be implemented in accordance with the approved Detailed Design (Reference: Flood Risk Assessment and Drainage Statement, Doc Ref: 3572-WOOD-ICS-BR-RP-C-07.001F Dated August 2022), prior to the occupation of any dwelling.

REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

20. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

a) As built plans in both .pdf and .shp file format;
b) Photographs to document each key stage of the drainage system when installed on site;

c) Photographs to document the completed installation of the drainage structures on site;
d) The name and contact details of any appointed management company information.

REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

21. The development shall not be occupied until confirmation has been provided that either:- 1. All foul water network upgrades required to accommodate the additional flows from the development have been completed; or- 2. A development and infrastructure phasing plan has been agreed with the Local Authority to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: Network reinforcement works are likely to be required to accommodate the proposed development.

22. There shall be no occupation beyond the 49th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

REASON: The development may lead to low / no water pressures and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

23. Following the approval of the Written Scheme of Investigation referred to in condition 10, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a staged programme of archaeological evaluation and mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

REASON: To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2019).

24. Prior to first occupation a Full Travel Plan and a Residential Travel information Pack shall be submitted to and approved by the Local Planning Authority. This should be updated within 3 months of first occupation of the subsequent outline element of the site.

REASON: To promote active forms of travel.

25. No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a report specifying the measures to be taken to remediate the

site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority before any development begins.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

26. The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

27 .If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

REASON: To ensure any contamination of the site is identified and appropriately remediated.

INFORMATIVES :-

1. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

   https://www.thameswater.co.uk/developers/larger-scale-developments/planning-yourdevelopment/working-near-our-pipes

   Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk

Contact Officer: Joan Desmond
Telephone Number: 01993 861655
Date: 30th November 2022

Appendix A - 21/00217/OUT – Consultation Responses.

Consultee	Date	Summary	Comment
Town Council	21/12/2021	**OBJECTION**	Woodstock Town Council (WTC) wishes to register its strong objection to the Banbury Road/Green Lane scheme as it is an unsympathetic, unwanted and unnecessarily large-scale development. Whilst WTC does acknowledge the requirement for additional housing (specifically affordable housing), as a small historical town with charm and character, any housing provision within Woodstock must be done both sympathetically and at an appropriate scale. Hundreds of objections from local people, underpinned by reports from bodies such as Thames Water and Thames Valley Police (TVP), clearly indicate that Woodstock has neither the need nor the infrastructure to support housing at the level proposed. WTC therefore requests refusal of the entire scheme for the reasons outlined below: Number and position of Dwellings: Paragraph 206 of the WODC Local Plan inspector's report states: "...housing is focused away from the western part of the site and to restrict its overall capacity to around 180 dwellings." The outline plan, as submitted, covers a large area of the western part of the site and refers to the provision of 250 dwellings. If this development is approved, then the focus must move from this position and the numbers must be reduced in-line with the inspector's report. In addition, the impact on heritage assets, such as the Column of Victory and the listed buildings on the Banbury Road, have not been adequately addressed. Therefore, if any permission is granted, WTC requests that the position and style of the development is amended to protect heritage assets and that the level of housing is capped at 180 dwellings. Access Vehicular: WTC agrees entirely with the position of Oxfordshire County Council with regards to their objections and points raised. Access is proposed from two points, Banbury Road and Green Lane. The access routes, as proposed, are not adequate for the level of

			traffic that will be generated by a development of this size. The Green Lane access will go into what is currently a bridle path with vehicular access to allotments, the Lawn cemetery, the electricity substation and sewage works. Exiting from this point, to the town, must be either up Green Lane to Hensington Road and its chicaned way through to the A44, or along Brook Hill to reach a dangerous turn onto the A44, close to the top of the hill. Otherwise exit away from Woodstock must be either back onto the Banbury Road or along Shipton Road which is often totally blocked by traffic at the beginning and, even more so, at the end of the school day. Green Lane is very narrow in places and already busy; it cannot sustain more traffic. If housing levels were to be reduced to 180 as per the inspector's report, then the Green Lane access would no longer be required. This reduction in access points, however, would not resolve the issue of the Banbury Road which is already an incredibly overused small residential road that provides the main route north out of Woodstock. Again, it cannot sustain more traffic. Moreover, the access is sited at what is currently an area of parking for the residents at that end of Banbury Road. Clearly OCC is concerned about the current suggestions for replacement parking around the entrance. We do not see how having to exit the site with the possibility of parked cars on either side would allow adequate visibility to drivers. This is significant as the access/exit is not far from the blind corner on the Banbury Road; traffic coming towards Woodstock must be slowed down well before reaching that corner and there must be a proper footpath on both sides of Banbury Road throughout its length within the Woodstock boundary. The proposed level of development will mean gridlock and misery for residents in Green Lane, Banbury Road and other surrounding streets. Therefore, if development is approved, WTC asks that the completion of appropriate access, prior to commencement of the development itself, is made a condition of planning, and that construction vehicles and workers' cars are parked on site rather than on the road. Pedestrian access: WTC agrees with the position

	04/10/2022	**OBJECTION**	of Oxfordshire County Council and their objections and points raised in their entirety. Much of the existing Green Lane walking route is narrow with no pavement; the majority of pedestrians who walk this route are children on their way to and from school. To drive more foot traffic onto these already dangerous routes is undesirable and, in light of the increased traffic movement driven by the development, unacceptable. Therefore, if development is approved, WTC requests that pedestrian access is reviewed, and a condition is attached, to ensure the safe passage of pedestrians both within the development site and on their continued journeys to areas such as the town centre and schools. Please also note that WTC will not grant permission for the developer to take an access route across the WTC owned land at Water Meadows for reasons of safety. Furthermore, footpaths must be provided for Green Lane. Parking: The parking strategy for this development is inadequate. It makes the assumption that green methods of transport will be available and embraced by the residents, without making a clear undertaking of how this will be achieved. Indeed, many of the initially proposed methods such as the provision of buses were subsequently ruled out due to difficulties with access. The parking barns are not in keeping with Woodstock, and do not provide a safe and convenient amenity for residents. WTC echoes the view from TVP that this development does not meet the standards required for preventing crime and disorder and promoting public safety. WTC agrees with the position of TVP and their objections and points raised in their entirety. Therefore, prior to any planning being granted, WTC asks that this scheme is resubmitted, addressing all the points raised by TVP. In addition, this resubmission must ensure adequate 'on plot' parking is provided; that the parking barns are removed from the plans; and any assumption of an environmentally friendly alternative such as public transport is accompanied by a comprehensive transport viability study. In the event non-car ownership is cited as a way of achieving reduced parking, covenants must be inserted into deeds and

			ownership agreements to enforce non-car ownership for specific properties. Flooding: This site borders a water meadow and is in close proximity to the River Glyme, both of which regularly flood, most recently in Dec 2020/Jan 2021 when significant damage was caused to properties in the lower section of Brook Hill. Removing farmland between the river, Water Meadows and the housing in Green Lane and Banbury Road also removes the power of fields to absorb floodwater and run-off from higher ground, and will place those properties at a new risk of flooding, in addition to compounding an already concerning position for residents with homes in Lower Brook Hill. The reliance on open bodies of water, such as ponds, also provides a significant risk to the safety of vulnerable adults and children. Sewage and Foul Water: WTC supports the objections and request for conditions made by Thames Water in their entirety. Currently the pumping station in Brook Hill and sewage works in Green Lane appear to be operating at (and indeed above) capacity, and yet there appears to be little to no detail on how Thames Water's facilities will be expanded to take into account the increased demands of the development. Indeed, Thames Water themselves state in their consultation document that the existing infrastructure cannot cope with this level of development. Therefore, if any development permission is to be granted, WTC asks that both the funding and provision of an adequate sewage and foul water system, prior to commencement, must be made a condition of the planning approval. Medical Facilities: Woodstock Doctors Surgery currently resides in a prefabricated building and converted cottage which is already operating above capacity. The existing facilities cannot cope with the increased patient numbers this development would bring. Therefore, WTC requests that the provision of a new surgery with ancillary parking is made a condition of planning approval. Schools: Woodstock C of E Primary School does

			not have the capacity to accommodate the increase in children that this development would bring. Current plans to send children to Wootton are unacceptable; this would result in the social isolation of children as they would be educated out of their community and unable to meet and interact with children where they live out of school. The position of the school, in relation to the site, would also result in a higher use of cars which would impact on the associated social and environmental costs. Therefore WTC requests that this issue is addressed prior to planning being granted. Industrial Units: The description of the parking barn in the original submission mentions the future right to convert it to industrial use, subsequently softened to it being "adopted by the community". This may be interpreted as a way for the developers to earmark part of the residential site for industrial conversion. Whilst the need for employment is acknowledged by WTC the expansion of industrial provision in this area is both undesirable and unsuitable within a residential community. Therefore, we ask that, if planning is granted, provision is made to prohibit conversion of any unit contained within the development for a period of not less than 75 years. Loss of Green Space & Environmental Impact: Many local people use the proposed development site as a country walk, to enjoy its rich wildlife habitat; once this development has been built this will be lost forever, replaced by bricks, concrete, noise and light pollution. The only way to address this is to refuse planning, thus WTC respectfully asks that you do so. Should planning be granted there must be conditions that: A detailed Construction Management Plan is provided with construction traffic avoiding peak hours at the beginning and end of the school and working day. If access via Green Lane is granted, we recommend that the CMP excludes entry to the site from other than the Banbury Road access.

			There is discussion with the churches/local undertakers to develop a process whereby construction at the site can be informed of funeral plans, and agreement reached about restraining sound during burials so that such ceremonies are managed with respect. Woodstock Town council continues to object strongly to this proposal despite the slight revisions recently submitted. Our objects remain much the same as those indicated in our earlier submission (see above). There has been some reduction in the number of homes proposed for the site but the number proposed remains well above that approved by the Inspector of the Local Plan. The Local Plan was initially rejected with the Inspector insisting that the number of homes particularly at the western end of the proposal was reduced because of threats to the views from the World Heritage Site Blenheim Park and. close by, the listed buildings along Banbury Road. We even cannot consider supporting this application when the number of homes remains above those projected in the Local Plan. We are relieved that the vehicle access along Green Lane has gone but this puts more pressure on the access at Banbury Road…….shortly after the sharp bend as the road comes into Woodstock. This concerning site for access plus the still inadequate access/lack of pavements along much of Banbury Road remain major road safety concerns. We agree with the Police objections to parking arrangements and the safety of the layout of the homes. It seems the planners are ignoring these comments. We draw attention to the comments of Stansgate Planning in relation to the effect of the development on the listed buildings around Hensington Farmhouse. It was this area which particularly concerned the Local Plan Inspector and where he requested buildings should be removed. However there is a concentration of potentially three storey buildings not far behind Hensington Farmhouse and we find this unacceptable. We request lower buildings – single storey – for anything planned towards the western end of the site and as far as possible this

			area should be free of buildings. As with our comments on the land north of Hill Rise application, we remain concerned about the sewage system coping with all the developments happening and proposed in Woodstock and we repeat yet again how inadequate Woodstock Surgery building is for even its present clientele.
Environment Agency	17/02/2021	No objection	We have no objection to the application
Thames Water	11/10/2022		Following initial investigations, Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal. A condition is recommended for the provision of network reinforcement works. The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Thames Water are currently working with the developer of application to identify and deliver the offsite water infrastructure needs to serve the development. Some capacity exists within the water network to serve 49 dwellings but beyond that upgrades to the water network will be required. Works are ongoing to understand this in more detail and as such Thames Water feel it would be prudent for an appropriately worded planning condition to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure.
Thames Valley Police- Crime Prevention	27/09/2022	**OBJECTION**	I am very disappointed to see that the previous objection from Thames Valley Police has not been considered or addressed within the latest submission. I note that parking barns in particular will still be a feature within this development, as will the green corridors and potential for excessive permeability throughout the development. For these reasons, Thames Valley Police maintains its objection to this application until the below comments previously submitted are addressed. In addition to my previous comments and objection, Off-road motorcycle related antisocial behaviour and illegal use of motorcycles on footpaths is an increasing issue in Oxfordshire. The design and layout of footpaths surrounding the this development and the

			proposed development at Hill Rise will be very attractive to this type of ASB, which may have a negative impact on residents and create a demand on policing unless measures are taken to prevent this occurring. I ask that proposals are provided for the protection of public spaces from unauthorised vehicle intrusion. Footpaths around the perimeter of the development adjoining green space should have features included at regular intervals (gates creating chicanes, or gates preventing access to the footpaths from the highway for example), to prevent them becoming attractive to motorcycle/dirt bike ASB.
Historic England	20/09/2022	No Comments	We do not wish to offer any comments. We suggest that you seek the views of your specialist conservation and archaeological advisers, as relevant.
Natural England	08/06/2022	No Objection	Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on designated sites and has no objection. The proposed amendments to the original application are unlikely to have significantly different impacts on the natural environment than the original proposal.
Oxford Clinical Commissioning Group NHS	27/09/2022	**OBJECTION**	The PCN area is already under considerable pressure from surrounding applications and advise that health infrastructure funding must be made available via CIL and or S106 contributions. This application directly impacts on the ability of Woodstock surgery and nearby practices to provide primary care services to the increasing population. Primary care funding is requested to support local plans to cope with this increased workload. The funding will be invested into capital projects which directly benefit the PCN location and the practices within it.
Oxfordshire County Council Transport	27/10/2022	**NO OBJECTION (subject to s106 obligations and planning conditions)**	The proposal has resulted in a notable reduction in the quantum of development, from the originally proposed 250 dwellings to 235 dwellings. Other noticeable changes with this submission are there being no through road for vehicular access between Banbury Road and Green Lane. The resultant changes are appraised in the Transport Note 3 (TN3) supporting this

			application. The changes in site layout shall restrict vehicular access to a particular parcel within the allocated site. The no-through route thus establishes a defined level of trips destined to be generated from the parcel that the access serves. A re-assignment of development trips will hence ensue particularly to the immediate local network. On balance of a reduced quantum of development, it is however acceptable that the network shall see a modest reduction in traffic related impact in comparison to the originally assessed 250 units. TN3 has revisited modelling at the immediate junctions where re-assignment of trips is likely to be most felt. The outcome of the revised modelling on both the Hensington Road/ Green Lane Junction and the Banbury Road/ Hensington Road/ Shipton Road junction show that these will continue to operate within their designed capacities on all arms in both peaks. As such, OCC finds it acceptable. A Connectivity plan has been updated that shows a network of new and existing pedestrian/ cycle routes that shall serve this development site to the Land East Of Hill Rise development and to the surroundings areas. These proposed connections are welcomed, particularly the new east/west route across the River Glyme, which would connect the Hill Rise and Banbury Road sites via Green Lane. The detail of these connections is however not provided. Such detail needs to be submitted and agreed to prior to the commencement of development should permission be approved. (To be conditioned) In July 2022, a new Local Transport and Connectivity Plan (LTCP) was adopted. The LTCP is OCC's statutory local transport plan that replaces LTP4. The new plan outlines our long term vision for transport and travel in the county and the policies required to deliver this. The LTCP vision and policies will be used to influence and inform how we manage transport and the types of schemes we implement. The LTCP is required to reflect changes to policy and funding and account for new priorities such as decarbonisation. The LTCP also represents an opportunity to adopt and implement a new way of thinking which considers people first and seeks to create healthy places whilst improving

			biodiversity and air quality. In order to create an effective plan and deliver the vision outlined therein, the following schemes have been identified as a requirement for this development, to improve connectivity by walking, cycling and public transport as well as help to reduce the need to travel and private car use. These are: • Policy 2 of the LTCP • Development of the London Oxford Airport Park and Ride (LTCP Policy 20) • A44 corridor improvements which shall include a new southbound bus lane betweenthe Bladon Roundabout and/including Pear Tree Interchange, cycle and pedestrian improvements along the corridor (LTCP Policy 22)
Lead Local Flood Authority			No objection subject to conditions
Education			No objection subject to S106 Contributions
Archaeology			No objection subject to conditions
Waste Management			No objection subject to S106 contribution
County Councillor Graham	19/01/2022		The main objections to the revised plans are as follows: *Density and Height* - Density and height of 3 storey apartments at 13 metres is out of keeping with the heritage and landscape aspect of the existing settlement, creating an obtrusive visual impact out of keeping with nearby buildings/houses. (EXISTING SETTLEMENT). The increase in numbers of units with this particular part of the development cannot be set against the heritage and landscape context and there is no justification whether this site is needed at all as the number of units in this development is already significantly over the inspectors agreed number for the site.(250 INSTEAD OF 180) *Parking Barns* - The parking barn closest now to Banbury Road is too close to the boundary of the site with up to 50 spaces proposed which would impact both in terms of noise and headlights (light pollution) on existing homes on the Banbury Road. There is no mention how to enforce the use of parking spaces and nothing is suggested to mitigate car owners parking outside their properties on the site particularly to drop off or in inclement weather conditions and how

			this would affect access for emergency and other auxiliary vehicles. There is a serious question about future or alternative use of the barns and the encouragement being a shelter barn to potential anti-social behaviour. *Site access/entrances and traffic impact on the highways* - Traffic impact of cars entering or exiting the site remains an unresolved issue with limited access from the Green lane site to existing roads in particular the A44 except through already well used and congested roads such as Hensington Road (one way traffic only access to and from the A44 and already a well-used school route) or Upper Brook Hill (a minor road which struggles already for existing motorists from the existing settlement.
ICOMOS-UK	14.07.2021	**OBJECTION**	ICOMOS-UK is the UK National Committee of ICOMOS, which has a special role as the official adviser to UNESCO on cultural World Heritage Sites. ICOMOS-UK plays a leading role in implementing the World Heritage Convention 1972 (the Convention) within the UK and promoting best practice in the management of UK World Heritage Sites. The maintenance of the Outstanding Universal Value (OUV) of the UK World Heritage Sites and their settings is a key objective. ICOMOS has produced *Guidance on Heritage Impact Assessments for Cultural World Heritage properties* and expects this to be followed for all development proposals which may affect World Heritage Sites or their settings. *1. Background* The site known as **Land North of Banbury Road, Woodstock** is allocated for housing development in Chapter 9 of the WODC Local Plan 2031. Policy EW5 sets out the policy framework within which the site can be developed. ICOMOS-UK did not object to the allocation of this site during the consultations leading up to the adoption of the Plan. We did however support the recommendations of the CBA landscape and heritage appraisal report covering impact on the Blenheim World Heritage Site and its setting for all three sites proposed for housing allocation in Woodstock (letter of 20 December 2017 responding to application 16/01364/OUT **Land East of Woodstock Road).** These recommendations helped to

			inform the proposed Local Plan housing allocations and policies. *2. The present application* The present application site lies on open farmland to the north east of the developed area Woodstock between 0.63 and 1.33 km from the boundary of the Blenheim World Heritage site. 250 dwellings are proposed, a 38.8 % increase on the 180 specified in Local Plan policy EW5. Outline permission is sought for the whole site. In line with the terms of the World Heritage Convention, the comments below consider the impact of the proposed development on both the Outstanding Universal Value of the World Heritage Site itself and on its wider setting which supports its OUV. *3. Impact on the Outstanding Universal Value (OUV) of the Blenheim World Heritage Site* The OUV of the WHS is derived from the architectural importance of the Palace and associated buildings and from the quality and influence of its 18th-century landscape park. The Blenheim WHS Management Plan emphasises (para 2.11) the high degree of protection provided by the park wall and the historically-important boundary tree belts and plantations for the attributes that convey the OUV of the WHS site. In nearly all cases, it states, they preclude views in and out of the WHS. Para 5.02 lists the 18th-century enclosing wall that protects the integrity of the site as one of the attributes of its OUV. The role of the park wall and boundary plantations in preventing any intervisibility between the wider landscape and the core of the WHS is referred to again in Appendix 1, Figure 5. This point is picked up in para 9.5.128 of the text supporting Local Plan policy EW9 which seeks to protect, promote and conserve the exceptional cultural significance (Outstanding Universal Value) of the Blenheim World Heritage Site for current and future generations: *The Palace and Park are contained within walled grounds. The Blenheim Palace wall extends around the boundary of the World Heritage Site and is some nine miles in length. Views into it and from it are largely obscured by the wall, by trees and by*

	20/01/2022	**OBJECTION**	*undulating topography of the landscape.* In assessing the visibility of application site, the CBA report noted (para 9.2.21) that generally *views into the Site are typically fairly limited / possible due to a combination of topography, the built environment, and vegetation structure.* It is unclear from the report whether the application site is visible from any point within the WHS. These statements suggest that there is likely to be little if any impact on the OUV of the WHS itself from the proposed development East of Banbury Road. The application site is at some distance from the WHS boundary and is separated from it by a significant part of the town of Woodstock. Nevertheless, for a major development such as this a Heritage Impact Assessment should have been carried out in line with para 118bis of the Operational Guidelines, 2019 and in accordance with the *ICOMOS Guidelines on Heritage Impact Assessments for Cultural World Heritage Sites, 2011*. Although the EIA includes a section on cultural heritage, the assessment does not follow the ICOMOS Guidance (which is not mentioned in the text) and nor does it consider the attributes of OUV, or how the setting supports OUV and thus might be impacted by this development, either directly or indirectly. The detailed assessment should have included clear evidence to demonstrate the visibility or otherwise of the proposed development from within the WHS. Verified photographic views from a series of relevant points within the WHS including, for example, the base of the Column of Victory and eastwards along the Glyme valley in the direction of the proposed site, are needed. They should be taken in winter as well as in summer. *4. The setting of the Blenheim World Heritage Site* Setting is defined as the surroundings in which an historic asset is experienced (*The Setting of Heritage Assets: Historic England Good Practice Advice Note 3*). Although the Blenheim WHS does not have a formal buffer zone, there is still an obligation to protect its setting which provides both its context and the approach to it. Paragraph 112 of the *Operational Guidelines for the Implementation of the World Heritage Convention 2019* makes clear that the broader setting of a

			WHS supports its OUV and needs appropriate management. *112. …… An integrated approach to planning and management is essential to guide the evolution of properties over time and to ensure maintenance of all aspects of their Outstanding Universal Value. This approach goes beyond the property to include any buffer zone(s), as well as the broader setting. The broader setting, may relate to the property's topography, natural and built environment, and other elements such as infrastructure, land use patterns, spatial organization, and visual relationships. It may also include related social and cultural practices, economic processes and other intangible dimensions of heritage such as perceptions and associations. Management of the broader setting is related to its role in supporting the Outstanding Universal Value.* The WHS setting relevant to the current application comprises the town of Woodstock and the open farmland including the application site lying beyond it to the north-east. The town of Woodstock was founded probably in the late 12th century to accommodate and service those connected with the adjacent royal palace and park. The relationship between the palace and town has remained a close one ever since. The town centre was largely rebuilt or remodelled from the early 18th century following the construction of the new Blenheim Palace. Local stone predominates and the streets of linked buildings, vernacular and polite, give it a handsome urban character. It is now a major tourist destination for visitors to the WHS. More modern suburbs, mainly residential with some commercial/industrial properties and a few older buildings, lie to the east between the town centre and the application site. The proposed development would be a significant extension of the existing settlement of Woodstock and an even greater one when considered cumulatively with concurrent application **21/00189/FUL Land East of Hill Rise** on which we have commented separately. Both the Blenheim Palace WHS Management Plan and the CBA assessment consider the application site to form part of the setting of the WHS. CBA 9.2.13 describes the application site and its immediate context as *large scale rolling farmland, predominantly arable, dry-stone walls and*

			hedgerows, with some hedgerow trees. The character feels fairly open and exposed. To the west lies the valley of the River Glyme which flows into the Queen Pool within Blenheim Park between Woodstock and Old Woodstock. The site is seen as contributing to the rural landscape setting of the WHS despite its distance from the boundary of the Park. Blenheim Palace WHS Management Plan, Figure 5 *Character of the Setting,* shows that a large part of the site lies within the view cone to the Column of Victory in the area described as contributing to the general setting of the WHS. Attribute 7 of the OUV of the WHS (p 49) refers to the views into and out of the park as providing key linkages between Blenheim Palace and the countryside around it. The application site makes its most significant contribution to the setting of the WHS by providing one of the best distant views of the park, the Column of Victory rising dramatically from the wooded parkland along the skyline south- west of the site. The view is a wide one, currently appreciated from the public footpath that crosses the site from NE to SW but potentially available across the rising ground of much of the western part of the site. The proposed development here would severely compromise this fine view, reducing it to limited 'windows' contrived between buildings. The evidence of the HIA called for above is crucial here in determining precisely how significant the loss would be. This potential loss, together with the impact on views to and from the historic core of Woodstock, itself part of the WHS setting, led the CBA report to recommend that the western part of the application site should remain undeveloped. This recommendation helped to inform Local Plan policy EW5 for the application site which in subsection e) seeks to protect the WHS and its setting including key views and in subsection f) stipulates that built development should be kept away from the western parts of the site and key views retained. The supporting text (9.5.89) justifies these policies and the consequent limiting of the number of dwellings to around 180, rather than the 220 proposed by the CBA report. ICOMOS UK strongly supports policy EW5 and urges refusal of the current

			outline application for 250 houses on the Banbury Road site. We trust that these concerns and comments can be taken into account in determining the current application. The following comments on the revised plans and additional information submitted by the applicant in November 2021 are made under the same headings. They supplement our earlier comments where relevant but do not supersede them. Impact on the Outstanding Universal Value of the Blenheim Palace World Heritage Site. In our July comments, we asked for clear evidence to demonstrate the visibility or otherwise of the proposed development from within the WHS. Verified photographic views from a series of relevant points within the WHS including, for example, the base of the Column of Victory and eastwards along the Glyme valley in the direction of the proposed site were needed, taken in winter as well as summer. In response, only one photomontage taken in summer has been provided in Annexe 2 of the LHPS. Its location is not shown on the ZTV plan in Annexe 1 nor on the photographs themselves. It suggests that the proposed housing on the Banbury Road site would be distantly visible among the trees in summer from this location within the WHS. Without the further visualisations requested in July, it is not possible to know whether it would be equally, more or less visible from other locations indicated to be within the ZVT nor to gauge the overall impact on OUV. The setting of the Blenheim Palace WHS The revised plans and additional information provided by the applicant in November 2021 do not cause us to alter the comments we made in July in relation to the impact of the proposed development on the setting of the WHS. It is particularly disappointing that the provisions of Local Plan policy EW5 in relation to the number of houses, their location on the site and key views (sub sections e) and f) have not been

			followed. Despite the fact that a large part of the site lies within the view cone of the Column of Victory illustrated in the Blenheim WHS Management Plan Fig 5 and that the site provides one of the best distant views of the WHS as a whole, no visual evidence has been provided to enable the impact of the development on this view to be assessed. Even at outline stage, we would expect to see basic calculations and visualisations from a range of locations on the public footpath within and beyond the northern boundary of the proposed site to show how the view would be affected. There is also a need to establish the impact on the view of the revised proposal to increase the density of planting along the northern boundary. Without this information, we continue to urge refusal of the current outline application for 250 houses on the Banbury Road site.
Internal Consultees			
Planning Policy	27/01/2022		In summary, the main concerns identified in July were: • The proposed number of new homes, which at 'up to 250 dwellings' is considerably in excess of the allocated number of 'about 180 dwellings' identified in Local Plan Policy EW5; • Landscape and heritage asset impacts, including from buildings height and density, particularly in the context of the Council's previous landscape and heritage evidence which informed the allocation of the site through the Local Plan examination process; • Healthy place shaping, particularly opportunities for safe active travel; and • Climate change and biodiversity emergency

			In summary, the fact that the applicant has acknowledged the initial concerns raised by the District Council and other consultees and duly sought to amend the scheme is welcome. It is evident that efforts have been made to 'scale down' the proposal to an extent in terms of both development density and building heights. However, the overall layout/footprint of development is largely unaltered with a significant proportion of built development still being proposed in the most sensitive western part of the site. Fundamentally, the CBA report which underpins the Local Plan recommended that built development should not take place on this part of the site. The report went on to suggest that if development were to take place here, that it would need to be pulled back from the hillslopes leading towards Woodstock and focused on the flatter ground which is evidently not the case with the revised proposals. Whilst the density of development and building heights have been reduced, in not reducing the extent of the developable area, there seems to remain an inherent conflict with criterion f) of Local Plan Policy EW5 which will need to be carefully weighed up in the overall planning balance against all other material considerations.
WODC - Housing	03/02/2022 & 28/02/2022		As requested, the number of 2 bed houses for rental has been increased and the number of 4 bed houses has been retained at 3. I am therefore supportive of this mix. The scheme overall proposes a reduction in overall housing numbers from 250 to 235. A pro-rata approach has been taken to reducing the affordable housing provision. I am supportive of the mix proposed in this revision.
WODC - Sports	22/03/2021 29/09/2022		Should this proposal be granted planning permission then the Council would require a contribution towards sport, recreation and play facilities. The Council seeks to secure, by way of planning obligations off site contributions for: • Outdoor pitch provision of £420,650

			towards improvements to pitch provision in the catchment area. • Swimming pool provision of £112,699 towards the cost of improvement to swimming pool provision or a replacement pool in the catchment area.
WODC- Biodiversity	15/11/2022		Subject to confirmation of BNG calculations, no objection subject to ecology conditions.
WODC- Newts	03/02/2021		The proposal involves a development within a red impact risk zone, as per District Licence impact risk mapping. This means that that there is high potential for great crested newts to occur in the surrounding area; as has been confirmed by on-site surveys at the land north of Banbury Road. Therefore, a GCN Mitigation Licence or District Licence is required to undertake licensable activities on-site. I note that the current proposal is to apply for a traditional GCN Mitigation Licence from Natural England. However, the developer may also be interested in contacting Nature Space to learn more about the District Licence scheme.
WODC- Landscape and Forestry	18/06/2021		One of two very large-scale developments to the north of Woodstock. The circumstances lend themselves to take a more comprehensive approach to the planning of this part of the town, and its setting, to successfully integrate this substantial change. Such a plan could include the way in which people move around, landscape mitigation and ecological enhancement. The Landscape and Connectivity section of the D&A Statement (Part 2 p16) refers to such a strategy, which is strongly supported, but this laudable objective does not distil through to the detail of each masterplan and supporting information. Not to pursue these aspirations further, and in a more comprehensive way, would be an unfortunate lost opportunity. I recommend further work is required to achieve better connectivity between both allocated sites and with the town itself. It would be very beneficial to map how the two sites connect and how they fit with wider proposals along the Glyme Valley. This information would also assist

	27/01/2022		with compliance with Policy EW5(g) which includes biodiversity enhancements, including future maintenance arrangements, and links with the CTA which adjoins both sites. When considering the requirements set in Local Plan policy, supported by recommendations contained in the CBA report, there are some quite significant shortfalls within the masterplan and supporting plans and documents. As examples, the amount of built development, scale, building heights, location of buildings across the site, scale and composition of landscape mitigation. The way in which people will move around the site(s) and to essential off-site locations is particularly important. Encouraging useful, direct, easy to use and pleasant active travel routes must accompany all strategic land allocations. Whilst the masterplan indicates good potential within the site, safe and useful connections with the wider surroundings are quite weak, including potential interventions along popular routes off-site. At this stage I have not assessed all the documentation in detail but I have listed below some examples of design points that will require attention. 1. D&A Statement (Part 2 p8) refers to a 60m easement (30m each side) of O/H Cables along the northern boundary. It is likely that no trees could be planted in this zone thereby compromising the objective of a soft, wooded edge. This is quite an important point. Suggest that more land will need to be provided along the northern boundary to achieve woodland scale planting that will contribute to visual and ecological mitigation whilst not creating problems for future residents, in terms of shade, nuisance and fears about safety. 2. Banbury Rd access location. No objections to removal of trees as shown in Arboricultural Impact Assessment (32-35) but object to removal of two semi-mature lime trees (30&31). These are not shown on the proposed access drawing (where new car parking spaces are shown) but are shown as being retained in AIA. If these spaces are

			essential, consider siting within site boundary, avoiding RPAs. 3. SUDS scheme and impact on tree RPAs. There are locations where the SUDS infrastructure conflicts with existing trees. Perimeter footpath shown passing through drainage basin on western boundary. Landscape mitigation required to Owen Mumford car park. Footpath and cycle network – EW5 c). Little evidence of new routes and connections for cyclists towards the town, Hill Rise or the surrounding countryside. Not 'a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations'. Note the Power Line easement along the northern boundary. Access Parameter drawing shows the extent of o/h cable easement – a very wide strip between the northern boundary and the houses. The Landscape and Open Space drawing shows trees up to 9m in height and another section up to 30m in height within the easement zone. This is not usually acceptable to utility companies. This will need to be checked, as there is a danger that no vegetation, other than say, a trimmed hedgerow or smaller shrubs, will be permissible within the easement zone. This may well compromise the ability to develop a substantial landscape buffer along the important northern boundary.
WODC-Conservation	26/01/2022		To reiterate, the most sensitive parts of the site appear to be the east end, in close proximity to Banbury Road, and the north-west part of the site, near to the cemetery, which is a ridge of higher ground. My advice was that the development should be pulled back from these areas – tucking the majority of the buildings into the south-west corner of the site, where they would nestle beside the existing development. By contrast, we have buildings of 2.5 and 3 storey height in close proximity to the site boundaries in both of these areas – and much of the area where new buildings would be least obtrusive is given over to open space. And whilst the village green area and the ponds area are worthy ideas, helping to bring form and interest, they tend to push the buildings to more prominent locations.

			And neither would we wish to place our trust in green screening at the site boundaries - because it cannot be relied on in perpetuity, because it will block longer views across the site, and because of a development needs screening it is in the wrong place. So, in my view they need to rethink the basic layout, making it more compact and less expansive, and gravitating towards the south-west part of the site. But having said that, they still need areas of open space within the scheme – retaining some of the best qualities of the current layout.
WODC- Env Health			
WODC- Air Quality	04/02/2021		No further comment on the air quality aspects of this application.
WODC ERS Env Consultation - Contamination	16/02/2021		The consultants have completed a desk study and a site walk over. They identified a number of potentially contaminating sources which require additional investigation. They have proposed an intrusive investigation including ground gas monitoring to further characterise the site. It is agreed that further investigation is needed and that ground gas monitoring is required to ascertain the risk posed by the nearby historical landfill. As further works are required please consider adding the Contamination and Remediation scheme conditions to any grant of permission.
WODC- Climate	10/02/2021		The report proposes net-zero operational carbon as the standard of new development and refers to LETI design principles to achieve this. A focus on ultra-low energy fabric, air source heat pumps and Solar PV meeting both regulated and unregulated predicted energy demand is a welcome strategy for the scheme and contributes positively to the Council's objectives for design that appropriately considers the climate emergency. I recommend this energy report is acceptable for the purposes of an OPA. I suggest that the principles of 'The Energy Report produced by PTE, dated December 2020, submitted with the

			OPA 21/00217/OUT' are referred to specifically in a planning condition on energy. In the interests of promoting best practice, I also recommend we include the following requirements at detailed planning application stage so that the original intentions and vision for the scheme can be assessed in greater depth and the standards verified. To achieve ultra-low energy demand through design, energy budgets (EUI targets) using predicted energy modelling can be used to demonstrate the following targets: • Residential <35 kwh/m2.yr • Office <55 kwh/m2.yr To ensure best practice, an accurate method of predictive energy modelling is expected by the Council (e.g. using Passive House Planning Package - PP or CIBSE TM45 or equivalent). This modelling should be carried out with the intention of meeting target EUIs. Demonstrate, at detailed design stage, total kWh/yr of energy consumption of the buildings (accounting for both regulated and unregulated energy) on the site and the total kWh/yr of energy generation by renewables to show that the zero-carbon operational balance is met. Demonstrate compliance with CIBSE TM52 for non-domestic and CIBSE TM59 for domestic, completed for units considered at highest-risk, demonstrating that overheating risk is appropriately mitigated for. Provide details on whether embodied carbon emissions of the development have been considered, highlighting where steps have been taken to minimise these. Describe measures within an energy report, cross-referencing lifecycle modelling carried out to assess embodied carbon and steps taken to minimise impact.
WODC-Community Wellbeing and Public Art			Should this proposal be granted planning permission then the Council would favour the following approach: An S106 contribution of a minimum of

			£26,250 towards a community engagement role at the earliest stage of occupation to link new residents with existing residents in the vicinity of the site, and develop social infrustructure Additional information online
Sustainable Planning Specialist	08.07.2021		See Sustainability Standards Assessment on the website

Appendix B – 21/00217/OUT – S106

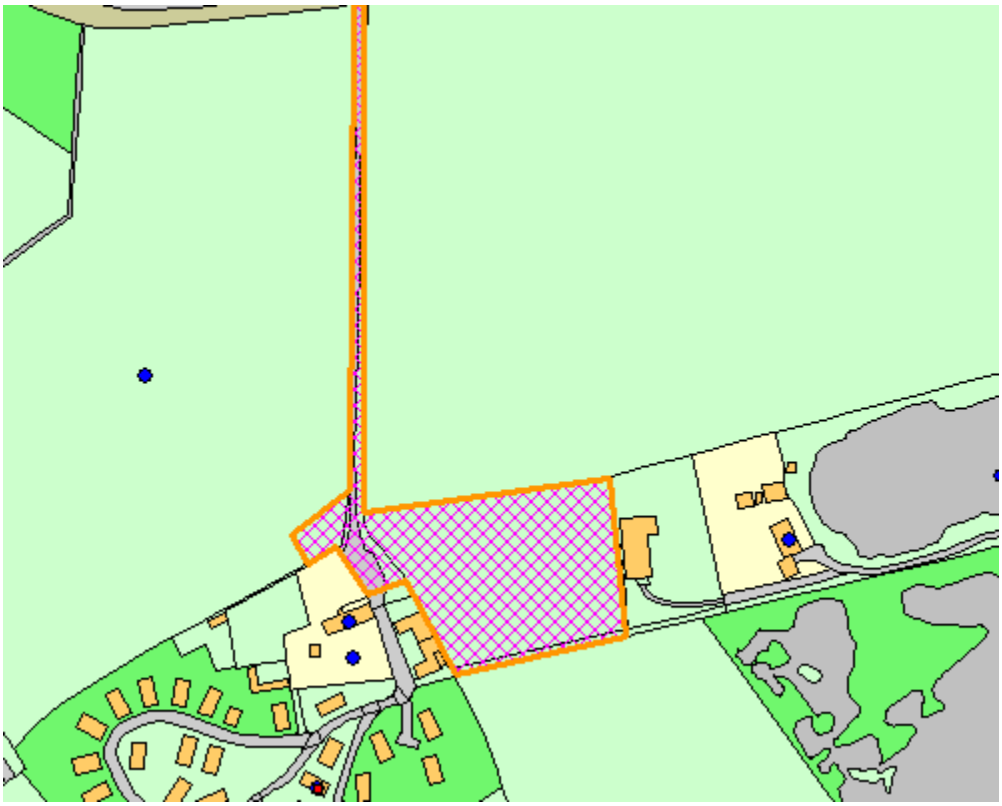
Land North of Banbury Road	Description of Obligation	Policy Context	Financial contribution Value	Commentary
Affordable Housing	50% affordable housing	H3		High value zone location.
Custom/self -build housing	5% of residential plots	H5		
Education	Primary and nursery education (see note below)	OS5, EW5	£1,607,340	Expansion of primary education capacity serving the area. Should both this site and Hill Rise be implemented, the cost would be shared proportionally between them. The mechanism for this will need to be agreed during the s106 negotiation.
	Secondary		£1,533,528	Expansion of secondary education capacity serving the area
	SEN		£179,482	Expansion of special school capacity serving the area
Transport and Movement	Highway Works including cycle and pedestrian infrastructure	EW5, T1, T2, T3	£547,051.8	The A44 corridor bus and active travel improvement scheme between the Bladon roundabout and Pear Tree interchange.
	Public transport services		£259,250	Service improvements between Oxford and Woodstock

	Public Transport Infrastructure		£285,473.3	Development of the new London Oxford Airport Park and Ride (Mobility Hub)
	Traffic Reg Order (*if not dealt with under S278/S38 agreement*)		£3,120	Alterations to/removal of parking spaces on either side of the Banbury Road access
	Travel Plan Monitoring		£1,558	Travel Plan Monitoring fee for a 5 year period
	Public Rights of Way		£40,000	Improvements and upgrades to the wider area PRoW's
	Connections		TBC	Routes for pedestrians and cyclists to adjoining areas and other key destinations including west/east link to the Hill Rise site.
Sport, leisure and recreation	Sport/recreation facilities	EW5, EH4, EH5 & EH2	£420,650	Off-site contribution towards towards improvements to pitch provision in the catchment area.
			£112,699	Off site contributions towards the cost of improvement to swimming pool provision or a replacement pool in the catchment area.
	Play/recreation areas (including NEAP/Potential Skate Park offer)		£204,500	On site provision and maintenance of play/recreation area
	Provision & maintenance of open space & GI (including allotments)		TBC	
Biodiversity	Biodiversity enhancements	EW5, EH2, EH3	TBC	Biodiversity enhancements including arrangements for

				future maintenance. Positive contribution towards the adjoining Conservation Target Area (CTA)
Community Wellbeing	Community Engagement role Provision and management of Community Space/parking barns	EW5, OS5, OS4, EH4	£26,250	Towards a community engagement role at the earliest stage of occupation to link new residents with existing residents in the vicinity of the site, and develop social infrustructure
Health & Social Care	OCCG Primary Care	OS5	£203, 040	Contribution to KYWI PCN practices expansion plans
Household Waste & recycling	On-site recycling/refuse containers & associated infrastructure & off-site waste recycling & management infrastructure	OS5	£23,490	Expansion and efficiency of Household Waste Recycling Centres (HWRC)
Conservation, maintenance and restoration of the Blenheim Palace World Heritage Site		EW9	TBC	Conservation, maintenance and restoration of the Blenheim Palace World Heritage Site through the Blenheim Heritage Foundation
Monitoring costs			TBC	

Application Number	22/02045/FUL
Site Address	Bluewood Park Churchill Heath Kingham Chipping Norton Oxfordshire OX7 6UJ
Date	30th November 2022
Officer	Stephanie Eldridge
Officer Recommendations	Provisional Approval
Parish	Churchill Parish Council
Grid Reference	426607 E 222263 N
Committee Date	12th December 2022

Location Map



Application Details:
Construction of twelve additional holiday lodges with associated landscaping (amended description and plans)

Applicant Details:
Mrs R Cochrane-Edwards
Bluewood Park
Kingham
OX7 6UJ
Oxfordshire

1 CONSULTATIONS

OCC Highways	No objection, subject to condition.
WODC Env Health - Uplands	No objection in relation to noise and amenities.
WODC Env Consultation Sites	Review of the historical maps we hold show that the area to the east of the proposed development site has historically been quarried. Some of this area has subsequently been formed into a lake, however there is potential for unknown filled ground to be present in the vicinity of the site. No objection subject to condition.
District Ecologist	No objection, subject to conditions.
Parish Council	Kingham Parish Council: This development is in Churchill Parish but lies close to Kingham Parish and we wish to support the objection by Churchill Parish Council. This proposal is for a substantial increase in the number of cabins on this site - from 39 to 57, an increase of 46%. The new cabins will be situated on what is currently open farmland and, as the Landscape and Visual Appraisal report shows, will be clearly visible especially from some of the local rights of way. In addition, these new cabins are more densely situated than the existing cabins so are more difficult to screen. Contrary to the design and access statement the restaurant ("Tatty Bunting") has closed, and we are not aware of any shop on site. This development is thus in isolated countryside, and the nearest roads are hazardous to walk on with no pedestrian footpath. Thus, car use is essential which belies the claim that this is sustainable development. We would thus conclude that this proposal is contrary to the following policies:

1. NPPF 2018. Paragraph 170. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.

2. WODC Local Plan 2031. Adopted 2018 POLICY E4: Sustainable tourism Tourism and leisure development which utilises and enriches the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities will be supported. New tourist and visitor facilities should be located within or close to Service Centres and Villages and reuse appropriate existing buildings wherever possible. In small villages, hamlets and the open countryside, new tourism and visitor facilities may be justified in the following circumstances: - where there is a functional linkage with a particular countryside attraction; or - the nature of the tourist and visitor facility is such that it could not reasonably be located within or close to Service Centres and Villages; Proposals in the Cotswolds AONB should conserve and enhance the landscape quality and biodiversity of the area and support the objectives of the Cotswolds AONB Management Plan and Sustainable Tourism Strategy.

Camping and touring caravan sites are scattered throughout the District and many are small in size and of limited visual or environmental impact. The siting and screening of new sites will need careful consideration, particularly in the Cotswolds AONB, and appropriate existing buildings should be used for associated facilities where possible. The intensification or extension of existing camping or caravan sites should achieve positive environmental improvements. Additional sites for static holiday caravans are not generally considered appropriate in West Oxfordshire because of the landscape quality and special character of the built environment. In most cases, well designed (non-caravan) holiday units are more appropriate.

Paragraph 6.58 above from the WODC Local Plan is particularly germane since the Design and Access Statement (paragraphs 5.2 and 6.3) make is clear that "the lodges being proposed are legally defined as 'caravans' in planning law...."

In summary, this proposal is contrary to the NPPF as well as the WODC Local Plan and should be rejected.

OCC Rights Of Way Field Officer	Site visit required to confirm that the walked line is on the legal definitive line and to ensure that the legal widths on the footpath are adhered to and that there will be sufficient widths available for bridleway use.

Adjacent Parish Council	Churchill and Sarsden Parish Council: The Councillors at Churchill and Sarsden Parish Council reflect the opinion of the residents and object to this application. It extends beyond the boundary of the present site onto undeveloped, agricultural land which would be in open view. They do not feel the development would conserve and enhance the landscape, as cited in both National Planning Policy and the West Oxfordshire Local Plan, and is not a appropriate in an AONB. The size of the development would create another settlement in between the villages of Churchill and Kingham. It would set a precedent for further development. Councillors at Kingham Parish Council do not support this application.
Adjacent Parish Council	Following the submission of amended plans further comments were received from Churchill and Sarsden Parish Council: The Councillors do not support this application for a reduced number of holiday lodges, and want to reiterate their comments to the previous application for more holiday lodges. The site is open farmland, which would be visible from the surrounding area and do not enhance and conserve the local landscape as cited in both National and Local Planning Policies. This would set a precedent for further expansion, and does not support local businesses.
OCC Lead Local Flood Authority	Further information required.

2 REPRESENTATIONS

2.1 Letters of objection have been received from 23 people. Some of which have sent more than one letter following the submission of amended plans. The key points raised are as follows:

- Detrimental impact on the landscape and Cotswold AONB;
- No benefit to wider community of 50% increase in units;
- Disagreement with the conclusions reached in the LVIA supporting the application;
- Detrimental impact on the users of the public rights of way;
- Highways safety and increase in traffic;
- Will not enhance natural environment;
- The reduction in units does not address the key concerns raised;
- Greenfield site should be retained for agricultural use;
- Development is unsustainable due to location;
- Damage to tranquillity and dark skies;

- Flood risk;
- Erosion of local distinctiveness;
- Impact on biodiversity.

3 APPLICANT'S CASE

3.1 The supporting Planning, Design and Access Statement is concluded as follows:

3.1.1 This proposal responds to high level of demand and builds upon a successful rural tourism business.

3.1.2 The planning application has been subject to a (positive) full pre-application process with West Oxfordshire District Council and has also been screened against the 2017 EIA Regulations; confirming that this is not EIA development requiring a separate Environmental Statement (ES).

3.1.3 The supporting reports and assessments provided as part of this planning application positively conclude that there will be no adverse landscape or visual impact arising from the development. In this sense the LVA confirms that the application site is a suitable location for expanding the existing established holiday park and demonstrates the proposal would not result in harm considered to be unacceptable in terms of the effect on the landscape character of the application site, the landscape character of the wider context or special qualities of the Cotswolds Area of Outstanding Natural Beauty.

3.1.4 On a similar basis, the Preliminary Ecological Appraisal (PEA) and Flood Risk reports positively conclude the there are no adverse issues ecological or flood risk issues arising from this development.

3.1.5 In terms of economic sustainability, this Planning, Design and Access Statement together with the Sustainability Report demonstrates that the proposed development will secure the economic sustainability of Bluewood Park as a rural tourism business and key local employer by improving the standard of holiday accommodation available in the West Oxfordshire District.

3.1.6 The planning application is fully compliant with the NPPF and is supported at paragraph 84 (rural economy). Likewise, the development is in accordance with policies such as E4, EH1, EH2 of the adopted West Oxfordshire District Local Plan and there is no policy conflict in this respect.

3.1.7 We trust therefore that you will find this planning application to be in order and that this can be positively determined.

3.2 A statement has also been provided Awaze Vacation Rentals Ltd. (Hoseasons) in suppport of the proposals as follows:

3.2.1 Bluewood Lodges is a long-term partner of Hoseasons and are one of the most popular locations within our UK portfolio, consistently achieving yearly average occupancy rates of 85%+ even with the investment in additional lodges over the past couple of years. Despite the current economic downturn, last month (September) they have still managed to achieve an occupancy rate of exactly 90%, which is approximately 25% higher than the UK average for lodge product with hot tubs.

3.2.2 The Cotswolds is one of the most desirable destinations in the UK. Both ourselves and our mutual customers desperately require additional accommodation as we are consistently turning enquiries away given the quality of the accommodation, service and location that Bluewood Lodges is able to boast.

3.2.3 It is our belief that the economic benefits to Kingham and the surrounding area would be extremely advantageous and would allow visitors to enjoy this beautiful area without buying holiday homes, thus negating any fears that the expansion would be 'pushing up' the pricing of the local property market.

4 PLANNING POLICIES

OS2NEW Locating development in the right places
OS4NEW High quality design
E4NEW Sustainable tourism
EH1 Cotswolds AONB
EH2 Landscape character
EH3 Biodiversity and Geodiversity
H6NEW Existing housing
T4NEW Parking provision
DESGUI West Oxfordshire Design Guide
The National Planning Policy framework (NPPF) is also a material planning consideration.

5 PLANNING ASSESSMENT

5.1 This application seeks consent for the construction of twelve additional holiday lodges with associated landscaping at Bluewood Park which is located approximately 2 miles south of the village of Kingham and 1 mile from Kingham Station. This application is before Members of the sub-committee for consideration as both Kingham and Churchill and Sarsden Parish Councils have objected to the application.

5.2 The site is bound to the West and South by two connecting Public Rights of Way.

5.3 Lyneham Lake is a fishery located to the East of the site where on-site camping is available.

5.4 Bluewood Park is an established holiday park, located to the West of the application site, which has been used for the siting of caravans, then more recently lodges, since the 1960's. It currently benefits from consent for the siting of 39 holiday lodges which operate all year round. The existing lodges are set within a low density woodland area and are supported by a number of existing on-site facilities such as a reception area, shop, café/restaurant and maintenance building.

5.5 Amended plans have been submitted reducing the number of units proposed from 18 to 12 and increasing the proposed landscaping belt following concerns raised by your officers with regard to the impact of the development on the Cotswold AONB.

5.6 Taking into account planning policy, other material considerations and the representations of interested parties your officers are of the opinion that the key considerations of the application are:

- The Principle of Development;
- Impact on the Cotswold AONB;

- Siting, Design and Form;
- Highways safety and impact on the PROW;
- Biodiversity
- Flood Risk
- Residential Amenity

Principle

5.7 Policy E4 of the West Oxfordshire Local Plan 2031 seeks to support tourism and leisure uses which utilise and enrich the natural and built environment and existing attractions of West Oxfordshire to the benefit of visitors and local communities. It goes on to state that in the open countryside, new tourism and visitor facilities may be justified in the following circumstances:

- where there is a functional linkage with a particular countryside attraction; or
- the nature of the tourist and visitor facility is such that it could not reasonably be located within or close to Service Centres and Villages; or
- to secure the diversification of a farm enterprise or country estate in accordance with Policy E2; or
- the proposal will re-use an appropriate building in accordance with Policy E3.

5.8 Within the supporting text of the policy, the Local Plan states that the Council will continue the long held approach of seeking the optimum use of existing tourist facilities and that tourism investment and visitor spending can support the management and conservation of historic and natural sites, local traditions, events and the distinctive features of the Cotswolds AONB and other designated areas. The supporting text also says that the siting and screening of new sites will need careful consideration, particularly in the Cotswolds AONB, and that in most cases well designed (non-caravan) holiday units are more appropriate than standard camping and static caravan sites.

5.9 In this case, while the site does fall outside of the village of Kingham, the proposal seeks to extend and form a functional linkage to the existing holiday park which your officers understand experiences high occupancy levels on its fleet hire lodges throughout the year and is consistently one of Hoseasons' top performing UK luxury park destinations. Further, your officers note that there is a public right of way (footpath) which connects the site straight into Kingham village and the train station which are both within reasonable walking distances of the site (just over 1 mile taking, on average, around 20 minutes to walk).

5.10 Therefore, subject to the below considerations, in particular the assessment of the impact on the Cotswold AONB, the development is considered to be acceptable in principle.

Cotswold AONB

5.11 Paragraph 176 of the NPPF requires great weight to be given to conserving and enhancing landscape beauty in Areas of Outstanding Natural Beauty.

5.12 In this case, the site relates to a pocket of land which is bound either side by existing built form set within low density woodland. The proposal has been reduced from 18 to 12 units so that the proposed built form would sit in line with the existing buildings either side of the site with a more substantial landscaping, woodland belt proposed along the Northern boundary. The key public views are from the main B4550 and along the Public Rights of Way; one of which serves as the existing access into Bluewood Park. As there is an existing tree belt along the Southern boundary

of the site there are no wider views from the public viewpoints through the plot out into the open countryside beyond. The proposed woodland belt along the Northern boundary would infill the gap in the existing woodland/tree belt in this area and would therefore not appear out of character in the wider landscape. This planting, and the proposed additional planting would screen the low lying lodges from view, similarly to the existing Bluewood Park development.

5.13 A detailed Landscape and Visual Impact Assessment has been submitted to support the application and concludes that the impact of the development on the wider landscape would be 'less than significant, and this reduces and dissipates quickly with distance from the site due to the physical features of the landscape'. It goes on to conclude that visually the development would have 'little, if any discernible effect on the wider Cotswold Area of Natural Outstanding Beauty (AONB)" in terms of road users, PRoW users, residential dwellings and those riding the National Cycle Routes through the AONB. To this effect, the lodges are of a low impact, single storey, design with their external appearance being in muted wood effect colours with dark grey tanalised roofing.'

5.14 In light of the above assessment, given the existing context of the site, that the proposed buildings would sit no further out into the open countryside to the North or South than existing built form in close proximity of the site, the existing woodland character of the area, the lack of any clear existing views through the site out into the open countryside beyond and the proposed landscaping which would continue and infill the existing tree belt in the landscape, your officers are of the opinion that the proposed development would conserve the landscape and scenic beauty of the Cotswold AONB. A condition requiring the details of any external lighting proposed is recommended to ensure there would be no adverse light spill as a result of the development.

Siting, Design and Form

5.15 In terms of the siting, design and form of the proposed development, the new lodges would be consistent in scale, materials and design with those on the existing Bluewood Park site, would follow the existing building line of development either side of the plot and would be arranged in a similar low density layout. As such, your officers consider that the lodges would appear in-keeping and would form a logical complement to the existing character and appearance of the holiday park and wider area.

Highways and PROW

5.16 The Local Highway Authority has raised no objections to the application in parking, highways safety and convenience terms, subject to a condition to secure covered cycle parking facilities on the site in the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework. As such, your officers consider the application is acceptable in this regard.

5.17 The site is bound to the West and South by two connecting Public Rights of Way. The consultation response from the County Council's Countryside Access Officer (West) remains outstanding as a site visit is required in order for them to confirm that the walked line is on the legal definitive line, that the legal widths on the footpath are adhered to and that there will be sufficient widths available for bridleway use.

5.18 Your officers will provide Members with an update on this matter either within the Report of Additional Representations circulated before the meeting, or verbally at the meeting itself.

Biodiversity

5.19 Policy EH3 of the West Oxfordshire Local Plan 2031 states that the biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity, including by minor applications demonstrating a net gain in biodiversity where possible. All developments will be expected to provide towards the provision of necessary enhancements in areas of biodiversity importance. Policy E4 also states that proposals for tourism development in the Cotswolds AONB should conserve and enhance the biodiversity of the area.

5.20 A Preliminary Ecological Appraisal has been submitted in support of the application. The Council's Ecologist has confirmed that the submitted report did not find evidence of use by protected species and noted the habitats, excluding the hedgerows, offered sub-optimal habitat for protected species. Nonetheless, precautionary mitigation should be adhered to in the event protected species enter the site during the construction phase.

5.21 Therefore, the Council's Ecologist has raised no objections to the application subject to a number of conditions which will protect any protected species on the site and will secure enhancements to landscaping and biodiversity.

Flood Risk

5.22 The initial response from the Lead Local Flood Authority required the submission of additional information in respect of the drainage scheme for the site. The applicant is in the process of collating this information and is expected to submit this prior to the meeting. Further consultation with the LLFA will be required and an update on this matter will be provided to Members verbally at the meeting.

Residential Amenities

5.23 The site is bound to the West by the existing holiday park and to the East by Lyneham Lake fishery, which also facilitates camping. Given the context of the site and its location, your officers do not consider that the proposed development would result in any adverse impacts in respect of residential amenity.

Conclusion

5.24 In light of the above assessment, your officers are recommending that Members grant officers delegated authority to approve the application, subject to the outstanding matters in relation to the Public Rights of Way and flood risk being satisfactorily addressed and the conditions outlined below.

6 CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

2. That the development be carried out in accordance with the approved plans listed below.

   REASON: For the avoidance of doubt as to what is permitted.

3. The development shall be constructed with the materials specified in the application.

   REASON: To ensure that the development is in keeping with the locality and for the avoidance of doubt as to what is permitted.

4. The development hereby approved shall be implemented and occupied in accordance with the following:

   I. The lodges shall be occupied for holiday purposes only;
   II. The lodges shall not be occupied as a person's sole, or main place of residence;
   III. The owners/operators shall maintain an up-to-date register of the names of all owners/occupiers of the individual lodges on the site, and of their main home addresses and shall make this information available at all reasonable times (9.00am - 5.30pm Monday to Friday) to the Local Planning Authority. The register shall be collected by the caravan site licence holder or his/her nominated person.

   REASON: The accommodation is on a site where residential development would not normally be permitted, and is unsuitable for continuous residential occupation.

5. The development shall be completed in accordance with the following documents, as submitted with the planning applications:

   - Section 4 of the Preliminary Ecological Appraisal, dated 23rd July 2021 prepared by Cotswold Wildlife Surveys; and
   - All measures outlined within the Forest of Dean District Council's Precautionary Method of Working available at: https://www.fdean.gov.uk/media/wjth1ruj/biodiversity-spec-1-precautionary-method-of-working.pdf

   All recommendations shall be implemented in full according to the specified timescales, unless otherwise agreed in writing by the Local Planning Authority.

   REASON: To ensure nesting birds, reptiles, amphibians, hedgehogs and badgers are protected in accordance with The Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policy EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

6. Before the erection of any external walls, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall show how and where external lighting will be installed (including the type of lighting), so that light spillage into wildlife corridors will be minimised as much as possible.

   All external lighting shall be installed in accordance with the specifications and locations set out in the approved details, and these shall be maintained thereafter in accordance with these details.

Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

REASON: In the interest of conserving the landscape and scenic beauty of the Cotswold AONB and to protect foraging/commuting bats in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, the National Planning Policy Framework (in particular Chapter 15), Policies OS2, EH1, EH2 and EH3 of the West Oxfordshire Local Plan 2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006

7. Before the occupation of the development hereby approved, a comprehensive landscape scheme shall be submitted to and approved in writing by the Local Planning Authority, including biodiversity enhancements (such as native, species-rich hedgerows, a wildlife pond, wildflower meadow areas or native tree planting) and a 5-year maintenance plan. The scheme must show details of all planting areas, tree and plant species, numbers and planting sizes. The proposed means of enclosure and screening should also be included together with details of any mounding, walls and fences and hard surface materials to be used throughout the proposed development.

   The entire landscaping scheme shall be completed by the end of the planting season immediately following completion of the development or the site being brought into use, whichever is the sooner.

   REASON: To enhance the site for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

8. If within a period of five years from the date of planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed, or dies or becomes seriously damaged, or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

   REASON: To ensure effective delivery of approved landscaping and to secure enhancements for biodiversity in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire Local Plan 2011-2031 and in order for the Council to comply with Section 40 of the Natural Environment and Rural Communities Act 2006.

9. A scheme for biodiversity enhancement, for example, the incorporation of permanent bat roosting feature(s), nesting opportunities for birds and/or hedgehog homes, shall be agreed in writing with the local planning authority within 3 months of the date of consent and thereafter implemented, retained and maintained for their purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

   i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
   ii. Materials and construction to ensure long lifespan of the feature/measure
   iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.

iv. When the features or measures will be installed within the construction, occupation, or use phased of the development permitted.

REASON: To provide biodiversity enhancements in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework, Policy EH3 of the West Oxfordshire District Local Plan 2011-2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

10. No development shall take place until a desk study has been produced to assess the nature and extent of any contamination, whether or not it originated on site, the report must include a risk assessment of potential source-pathway-receptor linkages. If potential pollutant linkages are identified, a site investigation of the nature and extent of contamination must be carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any significant contamination is found during the site investigation, a Remediation Scheme specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before any development begins.

    The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details.

    If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

    REASON: To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and Section 15 of the NPPF

11. Prior to the first use or occupation of the development hereby permitted, covered cycle parking facilities shall be provided on the site in accordance with details which shall be firstly submitted to and approved in writing by the Local Planning Authority. Thereafter, the covered cycle parking facilities shall be permanently retained and maintained for the parking of cycles in connection with the development.

    REASON: In the interests of sustainability, to ensure a satisfactory form of development and to comply with Government guidance contained within the National Planning Policy Framework.

Contact Officer: Stephanie Eldridge
Telephone Number: 01993 861753
Date: 30th November 2022

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West Oxfordshire District Council – DELEGATED ITEMS

Application Types Key

Suffix		Suffix	
ADV	Advertisement Consent	LBC	Listed Building Consent
CC3REG	County Council Regulation 3	LBD	Listed Building Consent - Demolition
CC4REG	County Council Regulation 4	OUT	Outline Application
CM	County Matters	RES	Reserved Matters Application
FUL	Full Application	S73	Removal or Variation of Condition/s
HHD	Householder Application	POB	Discharge of Planning Obligation/s
CLP	Certificate of Lawfulness Proposed	CLE	Certificate of Lawfulness Existing
CLASSM	Change of Use – Agriculture to Commercial	CND	Discharge of Conditions
		PDET28	Agricultural Prior Approval
HAZ	Hazardous Substances Application	PN56	Change of Use Agriculture to Dwelling
PN42	Householder Application under Permitted Development legislation.	POROW	Creation or Diversion of Right of Way
		TCA	Works to Trees in a Conservation Area
PNT	Telecoms Prior Approval	TPO	Works to Trees subject of a Tree Preservation Order
NMA	Non Material Amendment		
WDN	Withdrawn	FDO	Finally Disposed Of

Decision Code	Description	Decision Code	Description
APP	Approve	RNO	Raise no objection
REF	Refuse	ROB	Raise Objection
P1REQ	Prior Approval Required	P2NRQ	Prior Approval Not Required
P3APP	Prior Approval Approved	P3REF	Prior Approval Refused
P4APP	Prior Approval Approved	P4REF	Prior Approval Refused

West Oxfordshire District Council – DELEGATED ITEMS
Week Ending 16th November 2022

	Application Number.	Ward.	Decision.
1.	**21/02850/FUL** Affecting a Conservation Area	Chipping Norton	APP

Conversion of existing ground floor shop to provide additional living space along with the conversion of an outbuilding to create a separate self contained unit (amended plans)
23 West Street Chipping Norton Oxfordshire
Mr Mark Parker

2. **21/02851/LBC** Chipping Norton APP
Affecting a Conservation Area

Extensive internal and external renovation works to include the conversion of the ground floor shop to provide additional living space along with the conversion of an outbuilding to create a separate self contained unit.
23 West Street Chipping Norton Oxfordshire
Mr Mark Parker

3. **21/04142/FUL** Chadlington and Churchill APP
Affecting a Conservation Area

Erection of single storey dwelling
Land South East Of Anvil House Sidings Road Churchill
Mr Colin Harris

4. **22/00123/CND** Chadlington and Churchill APP

Discharge of conditions 4 (detailed structural report), 6 (access between the land and highway), 7 (parking area and driveways surfacing and surface water disposal) and 8 (full surface water drainage scheme) of planning permission 20/03353/HHD and Discharge of condition 6 (structural report) of planning permission 20/03354/LBC
Drive Cottage Sarsden Chipping Norton
Mr & Mrs Gallagher

5. **22/01543/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of rear extensions, construction of open porch to front and loft conversion together with associated external works including additional off-street parking and widening of vehicular access to include dropped kerb (AMENDED PLANS)
99 High Street Finstock Chipping Norton
Mr G Lever

6. **22/01832/HHD** Burford APP
Affecting a Conservation Area

Removal of existing garage and erection of new detached garage (amended plans).
158 The Hill Burford Oxfordshire
Mr & Mrs Walker

7. **22/01833/LBC** Burford APP
Affecting a Conservation Area

Removal of existing garage and erection of new detached garage
158 The Hill Burford Oxfordshire
Mr & Mrs Walker

8. **22/01896/HHD** Milton Under Wychwood APP

Alterations to refurbish and extend existing dwelling including loft conversion. Construction of equestrian outbuildings and tractor shed together with associated landscaping works and alterations to access (amended plans).
The Old Barn House Upper Milton Milton Under Wychwood
Mr Tony Granger

9. **22/01994/HHD** Ascott and Shipton APP
Affecting a Conservation Area

Removal of existing dormer roof to create larger first floor living space with an enclosed internal balcony to the front. New external rendering (amended plans and description).
Southfield Leafield Road Shipton Under Wychwood
Mr Andy Linfoot

10. **22/02023/FUL** Chadlington and Churchill APP

Conversion and single storey extension of existing stable to form a new detached 3 bedroom dwelling, new access and associated landscaping (previously approved 21/01112/FUL)
Coronation Cottage East End Chadlington
Birdie Tallon

11. **22/02050/CND** Kingham, Rollright and Enstone APP

Discharge of condition 9 (travel information pack) of 17/00426/OUT
Land South Of Oxford Road Oxford Road Enstone
Mrs Rachel Evans

12. **22/02101/CLE** Kingham, Rollright and Enstone REF

A Certificate of Existing Lawful Use is sought for the use of a former barn building as a separate residential dwelling. The building to which the application relates lies approximately 50 metres north of the existing residential dwelling of Shepherds Dean Farm.
Shepherds Dean Farm Banbury Road Chipping Norton
Mrs Adele Thompson

13. **22/02132/FUL** Chipping Norton APP

Erection of a first floor extension and associated works
Cotswolds Hotel And Spa Southcombe Chipping Norton
Mr G Wijisuriya

14. **22/02182/LBC** Ascott and Shipton APP

Remove and reinstate internal stud work wall to allow for reconfiguration of the second floor bedrooms
Langley Mill Shipton Road Ascott Under Wychwood
Mrs Lloyd

15. **22/02221/HHD** Chadlington and Churchill APP

Erection of first floor rear extension (amended plans)
1 Brook End Chadlington Chipping Norton
Mr And Mrs Craig Wyatt

16. **22/02235/S73** Ascott and Shipton REF
Affecting a Conservation Area

Variation of condition 2 (approved plans) of planning permission 20/00991/FUL to allow design changes
Land North Of Gas Lane And Ascott Road Shipton Under Wychwood
Mr And Mrs J Shaw

17. **22/02258/HHD** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Construction of replacement detached outbuildings for workshop and storage purposes.
Perlin Cottage Enstone Road Little Tew
Mr Percival Bradley

18. **22/02287/HHD** Chadlington and Churchill APP
Affecting a Conservation Area

Erection of garden office
The Elms East End Chadlington
Mr Marcus Goodwin

19. **22/02294/FUL** Milton Under Wychwood APP

Alterations to include removal of external staircase, erection of rear entrance porch, insertion of two front dormer windows and a rear rooflight. Change of use and layout of part of ground floor to provide hall and installation of internal staircase to serve flat above.
Dashwood House Shipton Road Milton Under Wychwood
Mr And Mrs Potter

20. **22/02312/FUL** Chadlington and Churchill APP
Affecting a Conservation Area

Conversion of existing agricultural structures to form one new residential dwelling with associated works including construction of ancillary
outbuilding.
Mount Farm Junction Road Churchill
Nutbourne

21. **22/02325/FUL** Chipping Norton APP

Demolition of existing single-storey dwelling and garage. Construction of new 1.5 storey dwelling together with associated landscaping works and provision of pedestrian access (amended plans).
Oldner Lodge Charlbury Road Chipping Norton
Mrs Long

22. **22/02337/HHD** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Erection of a single storey rear extension (Amended Plans)
The Old Cottage East End Swerford
Mr Patrick Chubb

23. **22/02338/LBC** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Internal and external alterations to erect a replacement rear extension (Amended Plans)
The Old Cottage East End Swerford
Mr Patrick Chubb

24. **22/02377/FUL** Freeland and Hanborough REF

Conversion of Methodist Church (F1), to form a single dwelling (C3), with associated works to include the construction of a boundary wall
Freeland Methodist Church Wroslyn Road Freeland
West Oxfordshire Methodist Circuit

25. **22/02378/LBC** Freeland and Hanborough REF

Internal and external alterations to convert Methodist Church (F1), to form a single dwelling (C3), with associated works to include the insertion of roof lights and the construction of a new boundary wall
Freeland Methodist Church Wroslyn Road Freeland
West Oxfordshire Methodist Circuit

26. **22/02406/CND** The Bartons APP

Discharge of condition 3 (schedule of materials) of planning permission 21/03358/FUL
Hobbs Hole Farm Ledwell Road Great Tew
MR RICHARD LAST

27. **22/02409/LBC** Stonesfield and Tackley APP

External repair and remedial works to include (i) consolidate the northeast corner of the house where movement has occurred (ii) re-roof the outbuilding, and (iii) preserve and consolidate the water Font structure.
The Chequers Park Road Over Kiddington
Mr Matthew Fielden

28. **22/02437/OUT** Hailey, Minster Lovell and Leafield APP

Outline application for the erection of a farm workers dwelling with all matters reserved.
Fairspear Hill Farm Fairspear Road Leafield
Mr & Mrs Adams

29. **22/02450/HHD** Chipping Norton APP
Affecting a Conservation Area

Installation of solar panels to the front roof elevation (Retrospective)
7 West End Chipping Norton Oxfordshire
Gitte Pederson

30. **22/02457/HHD** Chipping Norton APP
Affecting a Conservation Area

Construction of detached garden room.
2 Albion Yard Albion Street Chipping Norton
Ms Victoria Smith

31. **22/02458/FUL** Chipping Norton APP

Erection of single storey extension to accommodate ancillary store room and provision of first floor balcony above together with associated works.
Cotswolds Club Chipping Norton Southcombe Chipping Norton
Mr G Wijisuriya

32. **22/02464/CND** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Discharge of condition 3 (details of external windows and doors) of Listed Building Consent 21/02417/LBC
Griffin House Hook Norton Road Swerford
Mr And Mrs Edward Tyack

33. **22/02501/HHD** Chadlington and Churchill APP

Affecting a Conservation Area

Loft conversion to create first floor accommodation, erection of single storey rear extension and in-fill single storey front extension together with associated works.
Field View Hastings Hill Churchill
Ms Laura Ludlow

34. **22/02506/HHD** Chipping Norton APP

Affecting a Conservation Area

Conversion of existing garage to create bedroom (retrospective).
17 Ackerman Road Chipping Norton Oxfordshire
Mr Carlos Sanchoo

35. **22/02509/HHD** Woodstock and Bladon APP

Construction of single storey rear extension, enclosure of rear covered area, conversion of existing integral garage into games room and installation of rear dormer window to bedroom above.
11 Shipton Road Woodstock Oxfordshire
Mr And Mrs Rose

36. **22/02530/HHD** Milton Under Wychwood APP

Affecting a Conservation Area

Proposed two storey extension and external alterations (Amendments to 22/01714/HHD and 22/01715/LBC).
Church Farm House Church Street Idbury
Ms Teresa Stopford Sackville

37. **22/02531/LBC** Milton Under Wychwood APP

Affecting a Conservation Area

Internal and external alterations to include the erection of a two storey extension (Amendments to 22/01714/HHD and 22/01715/LBC).
Church Farm House Church Street Idbury
Ms Teresa Stopford Sackville

38. **22/02557/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of single storey side extension (amended plans)
Well Cottage Fawler Chipping Norton
Carole Montague

39. **22/02532/HHD** Kingham, Rollright and Enstone APP
Affecting a Conservation Area

Conversion of loft to create additional living space, works to include the construction of dormer window to the South facing elevation. (amended description)
Rosecroft South End Great Rollright
Mr Sydney John Roberts

40. **22/02542/HHD** Chadlington and Churchill APP

Conversion of loft, erection of flat roof dormer extension; addition of 1no. conservation rooflight to rear roof slope and 3no. conservation rooflights to front roof slope. (amended description)
Fairfield Brook End Chadlington
Mr and Mrs Scroggs

41. **22/02545/HHD** Burford APP
Affecting a Conservation Area

Replacement shed/summer house
141B The Hill Burford Oxfordshire
Mr and Mrs Daniel and Genevieve Byrne

42. **22/02558/HHD** The Bartons REF
Affecting a Conservation Area

Erection of an oak orangery to replace existing conservatory (Resubmission of 22/00706/HHD)
Walnut Cottage Sandford St Martin Road Westcote Barton
Mr Benbow

43. **22/02559/LBC** The Bartons REF
Affecting a Conservation Area

Erection of an oak orangery to replace existing conservatory (Resubmission of 22/00853LBC)
Walnut Cottage Sandford St Martin Road Westcote Barton
Mr Benbow

44. **22/02566/HHD** Chadlington and Churchill APP
Affecting a Conservation Area

Single storey link extension to outbuilding conversion and porch extension.
Orchard Close Sidings Road Churchill
Mr Adrian Savery

45. **22/02568/HHD** Woodstock and Bladon REF

Two storey side extensions with pitch roof over. Single storey rear extension with flat roof, part first floor extension with flat roof over and timber cladding. Replace front cat slide roof and dormer window with pitch roof, render external, minor internal alterations to the existing layout. Replace existing flat roof porch with new flat roof porch, proposed detached garage with pitch roof over. Dormer windows to garage, single storey flat roof link to garage
31 Oxford Road Woodstock Oxfordshire

46. **22/02596/HHD** Woodstock and Bladon APP

Part conversion of existing double garage and erection of single storey rear extension
33 Blackberry Way Woodstock Oxfordshire
Mr N Bartlett

47. **22/02602/HHD** Burford APP

Alterations to attic space to form bedroom and en-suite bathroom with rear dormer windows and rooflights and formation of detached garden building to provide Bat Mitigation attic area.
Pytts House Church Lane Fulbrook
Ms Anna De Keyser

48. **22/02603/LBC** Burford APP

Internal and external alterations to attic space to form bedroom and en-suite bathroom with rear dormer windows and rooflights.
Pytts House Church Lane Fulbrook
Ms Anna De Keyser

49. **22/02635/HHD** Burford APP
Affecting a Conservation Area

Construction of additional two dormer windows to front elevation, conversion of integral garage to create study and utility room, together with modification works to include alterations to fenestration
May Cottage 38 Tanners Lane Burford
Mr And Mrs D Dear

50. **22/02629/HHD** Ascott and Shipton APP

Conversion of loft to create first floor habital space, to include the insertion of front and rear rooflights.
Stone Wall Cottage High Street Lyneham
Mr Michael Oshea

51. **22/02637/NMA** Ascott and Shipton APP
Affecting a Conservation Area

Re-roofing garage, re-facing garage elevations in natural stone and new doorway. New garden pavilion building in oak frame, new stone gate posts and 1.2m gates (non-material amendment to 20/02620/HHD to allow changes to approved garage building to include formation of new side door and to omit replacement roof tiles).
The Dower House Plum Lane Shipton Under Wychwood
Sir Stephen Tomlinson

52. **22/02654/HHD** Burford APP
Affecting a Conservation Area

Erection of detached garden outbuilding.
Fysshers Croft Church Green Burford
Mr And Mrs Jackson

53. **22/02661/HHD** Chipping Norton APP
Affecting a Conservation Area

Proposed Single Storey Extension
20 Cotshill Gardens Chipping Norton Oxfordshire
Mr Dean Singh

54. **22/02664/HHD** Freeland and Hanborough APP
Affecting a Conservation Area

Conversion of existing garage to create additional living space, to include insertion of two windows in side elevation.
Walnut Cottage Church Road Church Hanborough
Dr And Mrs Stuart Brooks

55. **22/02667/HHD** Hailey, Minster Lovell and Leafield APP

Erection of single storey annex with glazed link extension to West side, together with construction of single storey extensions to rear and East side and the increase of roof height of existing extension to create additional first floor living space.
Michaelmas Cottage Langley Witney
Mr And Mrs N Clinton

56. **22/02672/HHD** The Bartons APP
Affecting a Conservation Area

Erection of a single storey extension, with alterations to include addition of a window to side elevation and insertion of roof light
Village Farm House 23 Church Lane Middle Barton
Mr Jonny Rosemont

57. **22/02676/HHD** Charlbury and Finstock APP
Affecting a Conservation Area

Erection of single storey side and rear extension
1 Sturt Road Charlbury Chipping Norton
Mr and Mrs Alan Glasspool

58. **22/02681/HHD** Chipping Norton APP
Affecting a Conservation Area

Replacement of existing timber windows with aluminium secondary windows, PVCU vertical sliding sash windows and PVCU casement windows together with replacement timber door with new PVCU entrance door.
Fenton House Banbury Road Chipping Norton
Mr Simon Lewis

59. **22/02754/HHD** Kingham, Rollright and Enstone APP

Proposed loft conversion (Resubmission of 22/01961/HHD)
The Beeches Great Rollright Chipping Norton
Imogen Wyatt

60. **22/02687/HHD** Kingham, Rollright and Enstone WDN
Affecting a Conservation Area

Various works to include erection of new oak framed entrance porch, single and two storey rear extension, first floor side extension and construction of garage with rear utility room and link to main dwelling together with the Installation of air source heating system, solar panels and external flues to serve new wood burners. Associated landscaping works and relocation of existing glass house.
Orchard Close Church End Swerford
Mr And Mrs McDonald

61. **22/02702/S73** Kingham, Rollright and Enstone APP

Variation of condition 2 of Permission 22/01254/FUL to allow design changes and raising of roof height
Cherwell Farm Chipping Norton Road Little Tew
Mr Howorth

62. **22/02717/S73** Kingham, Rollright and Enstone APP

Affecting a Conservation Area

Variation of condition 2 of permission 21/02570/FUL to allow changes to approved drawings of the proposed dwelling, outbuildings, wellness building and kitchen garden.
Land West Of Greenacres Churchill Road Kingham
Mr And Mrs A Bratt

63. **22/02734/HHD** Charlbury and Finstock APP

Affecting a Conservation Area

Erection of a two storey rear extension (amended plans).
33 School Road Finstock Chipping Norton
Mrs Daisy Kingston

Appeals

APP/D3125/W/22/3299954

Shaven Crown Hotel, High Street, Shipton-Under-Wychwood, OX7 6BA

The development proposed is the construction of two detached, two storey buildings to form four hotel bedrooms.

Appeal Dismissed.

APP/D3125/W/22/3301266

31 Worcester Road, Chipping Norton, Oxfordshire, OX7 5YF

The development permitted is erection of a detached dwelling and garage together with formation of new access. The condition in dispute is No 4 which states that: “No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.” The reason given for the condition is: “To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.”

Appeal Dismissed.

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