



TERENCE
O'ROURKE

David Wilkinson
Inspector of Ancient Monuments
Historic England

Sent by email only

6 January 2023

Your ref: P01516196

Our reference: 2264

Dear David,

**Land south of Perdiswell Farm, Shipton Road, Shipton on Cherwell
application no. 22/01715/OUT**

We write in response to your letter of 2 August 2022 concerning the above outline planning application for land at Woodstock, in which you requested additional information in relation to the effects of the proposed development on the Blenheim villa and associated field system scheduled monument (SM 1021367).

We are pleased to hear that you welcome those elements of the proposal scheme that aim to benefit the scheduled monument by permanently taking the land out of agricultural cultivation, and through its integration into the extensive areas of public open space, permanently retaining the important open aspect, with careful new planting and public interpretation. The intention is that these (and other measures as outlined in the submitted ES chapter 5, paragraphs 5.157-161) will form part of a conservation management plan to be secured by a condition on any consent.

In respect of your remaining concerns on the assessment of the effect of changes to the setting of the monument, and the character of views from the new public open space, we attach to this letter two new illustrative verified visualisations that have been produced in order to provide greater clarity on the experience of the new setting of the monument and the cumulative effect in combination with the ongoing development at Park View immediately to the west.

The location for the photographs presented here is the list entry National Grid Reference (NGR) stated on the scheduling designation information obtained from

LONDON
23 Heddon Street
London
W1B 4BQ

BIRMINGHAM
3 Edmund Gardens
117 Edmund Street
Birmingham
B3 2HJ

BOURNEMOUTH
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk



the Historic England website¹ – SP 45641 16140. The site was visited on 29 November 2022, during bright, dry weather conditions and the photographs were taken before noon. Two photographs were taken from the aforementioned NGR looking north (VP1) and south east (VP2) across the main outlook from what would have been the front of the Roman villa. For each the photograph of the present view is provided alongside an accurate verified representation of the proposed development and the new public spaces. A detailed explanation of the technical methodology applied to produce the sketch visualisations of the illustrative masterplan proposals is provided at Annex 1. The figure numbers provided below represent the next in the sequence of those that are already part of our EIA chapter 5 on cultural heritage.

Visual assessment

View 1 (figure 5.12a)

This shows the view looking north towards the line of trees along Shipton Road on the north edge of the site and along Campsfield Road, with the completed edge of Park View to the left of the image. The differing vegetation across the scheduled area shows the change since the agreement with the landowner to cease ploughing this area in 2021.

The visualisation of the proposed development shows the intended open character of the public open space areas across the south and west of the site, and the focused new planting of native tree species, including some advance and semi-mature specimens (see the attached landscape parameter plan figure NTS.3b/2.2b). The groups and individual tree planting on the west boundary were approved as part of the Park View consent (ref. 16/01364/OUT). The proposed built edge is partially screened by the proposed woodland group planting, that connects to the existing boundary vegetation on the north and east site boundaries, which will be reinforced by additional woodland planting. The image also shows a possible form of low key public interpretation of the monument.

View 2 (figure 5.12b)

This shows the principal visual splay from the monument looking to the south east. Again, it shows part of the boundary along Shipton Road, and extends along Campsfield Road and around to Campsfield Wood across the A44 Oxford Road. The tops of some road signage and the lighting at the roundabout are visible beyond the hedgerows.

The visualisation shows the approach to the tree planting along the boundary continuing that of the adjacent Park View, with only sporadic tree planting and some new hedgerows, preserving the open aspect and the character of the approach to Woodstock. The zone of woodland group planting partially screens the area of built development, at its closest at c.45m distance from the monument, seen across the continuous green buffer.

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1021367?section=official-list-entry> - Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote (List Entry No. 1021367)

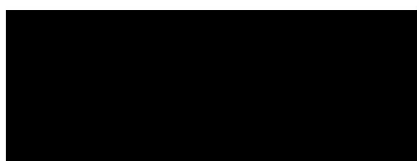


The assessment in the submitted ES chapter 5 found that with the primary mitigation integrated into the parameter plans the proposed development would result in a medium to small change to the setting of the monument and a moderate adverse effect, because of the *“presence of the new built form, its siting, scale, the likely increase in noise, introduction and proximity of light spill, and the general suburbanisation”* (para. 5.138). The attached visualisations give an indication of the nature of this effect, and of the scale of the proposed open space.

We hope this additional information will assist you in making the judgement of the character of the proposed new setting and the overall balance of the effects of the proposed development on the Blenheim villa scheduled monument, and the visual change from the presence of the new development both alone and cumulatively.

With a negligible aesthetic value and currently a very limited communal value to public awareness and appreciation of Blenheim villa, we consider the design measures and heritage benefits that will arise from the proposals will result in long term positive effects and a greater sense of place for this new community.

Yours sincerely,



John Trehy BA MCifA
Technical Director - Heritage

cc. Linda Griffiths, Cherwell District Council

Encl. 2no. heritage views with accompanying sketch visualisations
Landscape parameter plan



ANNEX 1 – PHOTOGRAPHIC VISUALISATION METHODOLOGY

All photography and visualisations have been prepared in accordance with best practice. All baseline photographs have been taken with a digital SLR camera (EOS 6d) with a fixed 50mm lens using a mount and tripod.

All photographs are taken at approximately 1.5 m above ground level using a tripod with a Pano head which provides a 15 degree angle between adjacent shots.

RTK differential GPS survey equipment which records the viewpoints 3D position with sub-metre accuracy was used to provide verified six-figure National Grid reference for each viewpoint and the field surveyed control points within the surrounding area.

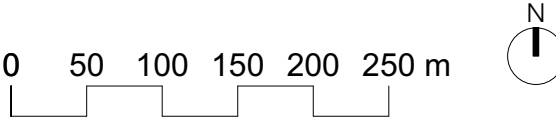
For panoramic photographs, individual shots are stitched together seamlessly using Lightroom Classic. The baseline panorama shows the existing view and captures the overall landscape and visual context of the site.

To generate the sketch visualisations, the viewpoint horizontal and vertical alignment is checked against a LiDAR digital surface model (DSM), which includes site features in the area surrounding the viewpoint location and the field surveyed control points. A 3D model of the proposed development and tree planting is then added to the LiDAR data in a CAD model. This is exported and superimposed onto the baseline photograph using Photoshop. The proposals are then hand sketched to create an illustrative impression of the view which demonstrates the intended character and real world setting of the proposals within the context of the site and its surroundings.

The development proposals illustrated in the visualisations are based on a three-dimensional model of the illustrative masterplan, assuming a range of housing types, roof heights and massing (within the outline parameters). To represent the proposed planting, the location and density of the planting shown is based on a combination of the landscape parameter plan and the illustrative masterplan. The size and spread of all new planting are illustrated at 15 years, post implementation and has been based on average and conservative anticipated growth rates for native stock in the south of England. The anticipated growth pattern is based on growth rates of 0mm at year 0, 200-300mm at year 2, 300mm at years 3 and 4, 300-450mm at year 5 to 15.



- Key**
- Site boundary 48.8ha (120.59 acres)
 - Existing trees and hedgerows to be retained and enhanced (refer to AIA for further details)
 - Existing trees and hedgerows to be removed (refer to AIA for further details)
 - Open space (including Amenity Green Space, Natural & Semi-Natural Green Space, Parks and Gardens, tree and structure planting, ecological enhancement and natural play)
 - Allotments and community garden
 - Equipped play space (Including play buffer zones)
 - Community square
 - Zone for infiltration basins and swale features
 - Proposed woodland planting (Native woodland species to include transplants (up to 60cm high), feathered stock (up to 1.5m high) and some advance nursery stock (up to 3.5m high) on a 1.5m grid.
 - Proposed woodland group planting (Native woodland matrix planting including understorey planting of medium species trees up to a mature height of 9m to include transplants (up to 60cm high), feathered stock (up to 1.5m high), and some advance nursery stock (up to 3.5m high) in groups no larger than 900sqm on a 1.5m grid, covering 30% of the hatched zone.
 - Proposed mixed native hedge planting (Native hedgerow species comprising of transplants (up to 1m high) on a 0.5m grid, up to 3m wide.
 - Proposed tree planting (Previously approved offsite works to include native semi-mature tree planting. Application reference: 16/01364/OUT).



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Baseline photograph. Photograph taken from OS reference SP 45641 - 16140, 28 November 2022, 11.30am



Sketch visualisation of the proposal based on the illustrative masterplan



Aerial imagery © Getmapping plc



Baseline photograph. Photograph taken from OS reference SP 45641 - 16140, 28 November 2022, 11.30am



Sketch visualisation of the proposal based on the illustrative masterplan



Aerial imagery © Getmapping plc