

Land East of
Park View
Woodstock

Design And Access Statement



BLenheim ESTATE

HOMES



June 2022 (Updated January 2023)

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01 INTRODUCTION

APPOINTMENT

1.1 Terence O'Rourke has been appointed by Blenheim Estate Homes to lead the preparation of an outline planning application for residential development on their Land East of Park View, Woodstock. Blenheim Estate have been landowners for more than three centuries and strive to build homes and create thriving communities for people to enjoy living and working, now and in the future.

HISTORY

1.2 The principle of residential development on the site was supported by Cherwell District Council during the preparation of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, where the site was included as a draft allocation (PR10). The proposed design approach has therefore sought to further refine and develop the principles agreed through extensive discussions with officers previously.

TEAM

1.3 Terence O'Rourke has been appointed to lead the project and is also providing masterplanning, planning, landscape architecture, heritage and environmental services.

1.4 The project team also includes specialists providing transport, ecological, air quality, noise, drainage, lighting, ground conditions, utilities, arboricultural, sustainability and energy services. The full team of consultants are listed below:



PURPOSE OF DOCUMENT

1.5 This Design and Access Statement is submitted in support of an outline planning application for the development of around 50 hectares of Land East of Park View, Woodstock. This document:

- Provides a comprehensive design analysis of the site and its context
- Explains how the design captures and responds to the characteristics of Woodstock
- Demonstrates and explains the evolution of the masterplan
- Provides a clear set of development parameters
- Explains the movement and access principles both in and around the site
- Describes and illustrates landscape proposals/principles
- Respects and responds to the heritage and archaeological assets at the site.

1.6 This Design and Access Statement has been prepared in accordance with government guidance contained within the National Planning Policy Framework, which confirms that well-designed places can improve the lives of people and communities and the CABE document "Design and Access Statements - how to write, read and use them". It further takes into account the Joint Urban Team's Design and Access briefing note (April 2010), local planning policy and supplementary guidance and the National Design Guide.

DESIGN CUES

1.7 Throughout this document, the major design cues for the masterplan are highlighted with the graphic below, and summarised in chapter tables on pages 28 and 38.



Design cue graphic

PLANNING APPLICATION DESCRIPTION

1.8 The proposed scheme comprises:

- Up to 500 high-quality new homes which will include a range of house types, sizes and tenures to deliver market and affordable housing for young people, families and the elderly
- Inclusion of green corridors and dedicated cycle and pedestrian linkages through the development
- Adoption of a sensitive landscape approach resulting in notable heritage benefits with the enhanced setting for Blenheim Roman Villa
- Inclusion of a significant area of open space creating a semi-rural character with long grassland meadows and parkland tree planting
- Provision of community open space within the masterplan, including allotments
- Meeting Passivhaus principles and committing to net zero carbon.

1.9 This design and access statement is not intended to be a technical document. Its primary purpose is to provide an explanation of how the masterplan has developed and the influences on its creation. The statement explains and illustrates the essential place making principles that will deliver a well connected, high-quality, sustainable and attractive new neighbourhood for Land East of Park View, Woodstock.

1.10 It has been prepared as part of an outline planning application for a new residential neighbourhood to the east of Woodstock. The site provides the opportunity to create a modest extension to Woodstock, which will, through the delivery of significant social, economic and environmental benefits, encourage community integration and social cohesion as well as a healthy lifestyle.

01 INTRODUCTION

SITE LOCATION

1.11 The site is located on the south east of Woodstock and comprises 48.65 hectares/120.22 acres.

1.12 Woodstock is a historic market town and civil parish, 8 miles north west of Oxford. The site neighbours Oxford International Airport to its east and Blenheim Palace to its west.

1.13 Park View, a new development of 300 homes by Blenheim Estate Homes, is located next to the site and is currently under construction.

1.14 A new Park and Ride is proposed and will be located off the A4095, next to the airport. The site is also well connected to other transport links and to social facilities. Several bus stops service its immediate boundary along the A44.



Site location plan

02 VISION

CLIENT VISION AND OBJECTIVES

2.1 The ambition and vision of Blenheim Estate Homes is to build beautiful homes and create thriving communities where people will enjoy living and working, now and in the future. It is underpinned by a long-term view, reflecting local landownership for over 300 years and a wish to take an active role to ensure that what is built on Estate land is of the highest standard and endures the test of time.

2.2 Blenheim Estate Homes' approach is based on 'landowner legacy' principles; social, economic and moral responsibility to deliver sustainable homes, use local materials and labour, and preserve the visual harmony of surrounding towns and villages. It can act quite differently to traditional developers by ensuring that developments use materials and designs which fit the local style and give visual harmony, as well as pursuing more sustainable ways of building.

2.3 The wider Blenheim Estate has been recognised nationally for its affordable housing model in partnership with WODC, winning the prestigious WhatHouse? Awards 2021, Gold Award in the category of Best Partnership.

2.4 Blenheim Estate Homes has a deep-rooted relationship with the communities that surround Woodstock and feels a moral obligation to enhance their value and shared prosperity. In developing its land to create homes, it wants to ensure that places are delivered where people enjoy living and working and that new homes become part of the existing fabric.

2.5 As part of its legacy commitment, Blenheim Estate Homes also works to ensure that its developments will have a positive impact on the environment and ecology, with biodiversity net gain significantly greater than the 10% required by policy. Developments will incorporate wildlife initiatives to help establish new resilient habitats.

2.6 These principles have informed Blenheim Estate Homes' recent developments at Park View in Woodstock together with the pending applications on allocated sites at Hill Rise and Banbury Road in Woodstock which will meet Passivhaus standards. Blenheim has committed all homes built from 2022 onwards to be net zero.

CLIMATE EMERGENCY

2.7 Cherwell District Council have declared a climate and ecological emergency and made a pledge to:

- Ensure their own operations and activities are net zero by 2030
- Do their part to achieve a net zero carbon district by 2030 and lead through example.

2.8 Buildings are a significant component of carbon emissions – accountable for 35% of total global energy consumption. The masterplan will respond to this by utilising outstanding energy efficiency in the construction and running of its new homes.

2.9 Passivhaus is a proven solution that gives a range of approaches to deliver net-zero new buildings optimised for a decarbonised grid and augmented for occupant health and wellbeing.

2.10 Passivhaus buildings provide a high level of occupant comfort using very little energy for heating and cooling. Passivhaus adopts a whole-building approach with clear, measured targets, focused on high-quality construction.

BLENHEIM ESTATE HOMES

2.11 Blenheim Estate Homes have a proven track record of building homes and creating thriving communities for people to enjoy living and working, now and in the future.

2.12 We bring together long-established local communities and attract a diverse new community by offering high-quality homes and building new developments within Oxfordshire.

2.13 Park View at Woodstock (immediately to the west of this site) is an example of this vision realised. It is a beautiful new community and Blenheim Estate Homes intend to continue their overarching vision at Land East of Park View, with an even greater sustainable approach to address the climate emergency.





02 VISION

PROJECT VISION

2.14 At Land East of Park View, Woodstock, Blenheim Estate Homes wishes to go further than Park View and Hanborough Gate by embracing the latest technology to deliver higher standards of sustainability and build quality within a sensitive traditional development. To achieve these objectives the proposals will therefore:

- Create a new neighbourhood separate from, but connected to, the Woodstock settlement, designed specifically to mitigate any impact from on-site constraints (primarily areas of archaeological interests and views across the site)
- Deliver a sustainable new community within the Woodstock area, residing within a natural environment to create a sense of living within a traditional hamlet surrounded by countryside which meets Passivhaus principles and commits to net zero carbon
- Deliver a housing mix that will provide a range of tenures and housing typologies, thereby providing different options for new residents to consider
- Seek to retain key heritage features related to the site by protecting and preserving the views to the World Heritage Site and the area around the Scheduled Ancient Monument. These historic characteristics, in combination with the distinctive local landscape provide an identity to the proposed scheme and will embed the development within Woodstock
- Strengthen the existing landscape framework to conserve and enhance on site biodiversity, to extend tree belts and add new tree groups

around the development to help buffer views across the site. The extensive site affords the opportunity to create a major new area of parkland as a setting to the development and the eastern gateway into Woodstock

- Green and blue corridors will run through the residential scheme and connect surrounding landscape elements
- Create a new community surrounded by social and health opportunities through locally grown food like allotments and orchards, central square for local events, play spaces for families, and access to facilities located in Woodstock
- Encourage the use of sustainable methods of transport through a well-connected movement network linking into existing public transportation routes, wider Public Rights of Way and the potential Park and Ride. Access to Park View is made easier with cycle lanes along the primary road, tying into the onsite cycle network passing within green corridors and the wider landscape framework to connect to National Cycle Route 5
- Connect into Park View through a new vehicular access and with pedestrian/cycle routes along the western edge, allowing for direct links to the Woodstock settlement and its facilities
- Make use of high-quality local materials to reproduce beautifully designed houses, similar in character and styles to those found within Woodstock and Park View
- Blenheim will retain control or ownership of all public spaces within the development to ensure they continue to serve their communities and are managed for the long term.

2.15 The aim is not just to build beautiful homes – it is to create thriving, prosperous communities set within a nature focused landscape.

“Blenheim Estate Homes wishes to go further than Park View and Hanborough Gate by embracing the latest technology to deliver higher standards of sustainability and build quality”

The four visioning principles are:



Sense of Place

Beautifully designed homes using local materials will be surrounded by nature, and will aim to capture the essence character of a small traditional Oxfordshire hamlet. With a dense urban core surrounding a local square for events and local parks, a sense of place emerges which will foster civic pride within the new community.



Sustainability

The scheme will be exemplar and at the forefront of sustainable new communities; achieving net zero across the site with the use of electrical charging points for environmentally friendly vehicles, solar panels on buildings, heat pump strategies to be fitted on site and adopting Passivhaus measures within the home.



Strong green presence

A landscape-led and nature focused approach to the masterplan will deliver extensive tree planting, green streets, edible landscapes and allotments, and a network of green corridors in a beautiful parkland setting. Greenways will flow through the development, with a series of pedestrian and cycle routes.



Connectivity

The well-connected masterplan allows for different active travel choices ranging from pedestrian and cycle options, connections to Park View, facilities at Woodstock and to Bladon Roundabout and the potential further P&R. Public transport options are available with onsite bus link connecting with the existing transport network of Woodstock.



The vision is to deliver an exemplar, highly energy efficient carbon net zero new neighbourhood to the east of Woodstock

03 SITE CONTEXT

PLANNING CONTEXT AND HISTORY

3.1 The Land East of Park View is a greenfield site located on the newly formed (by the Blenheim Estate Homes development of 'Park View') settlement edge of Woodstock. It is located within the administrative boundary of Cherwell, immediately north west of London Oxford Airport and approximately 13km north of Oxford city centre. It is a large arable field (Arable Land Classification Grade 3) with predominantly planted boundaries of hedgerows and tree belts. Other than its intrinsic countryside character it is of little landscape value.

3.2 It is relevant that the site was subject to local authority support for residential development, as demonstrated by its proposed allocation in the

Cherwell Local Plan Partial Review to meet the unmet need of Oxford (PR10). Ultimately, whilst it was rejected by the Local Plan Examiner, because of its distance from Oxford, the technical work and consultation undertaken in relation to that process confirmed that the site is free of technical obstacles that would otherwise prevent its development for housing. The developable area of the site is free of environmental designations and is of limited landscape value.

3.3 Significantly, the site is adjacent to, but not within, the Green Belt. The development of the site will not be subject to any tests of exceptional or very special circumstances. The site is a positive and fully justified sustainable alternative to releasing land within the Green Belt, and in the context of meeting the housing needs of Oxfordshire must be considered ahead of Green Belt release.



Draft PR10 allocation plan

LOCAL POLICY

Statutory Development Plan

3.4 In accordance with the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning Compulsory Purchase Act 2004, an application must be considered against the provision of the adopted Development Plan, unless material considerations indicate otherwise.

3.5 For the purposes of this application, the development plan comprises the adopted Cherwell Local Plan 2011-2031 (Part 1), adopted in 2015, and the Partial Review – Oxford's Unmet Housing Need, adopted in 2020. Saved policies of the Adopted Cherwell Local Plan 1996 remain part of the statutory Development Plan to which regard must be given in the determination of planning applications. The saved policies are those that were originally saved on 27 September 2007 and which have not been replaced by policies within the Adopted Cherwell Local Plan 2011-2031 (Part 1). Appendix 7 of that Plan lists those policies that have been replaced.

3.6 A review of the Local Plan is currently being progressed to update some of the current local plan policies and to address the needs of Cherwell up to 2040. Whilst the preparation of the local plan review continues, the adopted Local Plan is the principal planning policy document for the assessment of planning applications.

3.7 In accordance with local plan requirements, a minimum of 45 self-contained extra care dwellings will be provided with the development.

MATERIAL CONSIDERATIONS

Supplementary Planning Documents (SPDs and Guidance)

3.8 Relevant to this planning application are the Cherwell Residential Design Guide SPD (July 2018) and the Developer Contributions SPD (February 2018).

3.9 The Cherwell Residential Design Guide relates to masterplanning and architectural design guidance, relevant for outline applications through to detailed design. It focuses on the importance of high-quality design and retaining locally distinct character to create vibrant, sustainable, safe and attractive places.

National Planning Policy Framework (NPPF)

3.10 The NPPF was updated in July 2021, and sets out the Government's planning policies for England, and how these are expected to be applied.

3.11 Paragraph 2 of the NPPF requires that planning applications be determined in accordance with the local development plan unless material considerations indicate otherwise.

3.12 At the heart of the NPPF is the presumption in favour of sustainable development (paragraph 10). In determining planning applications paragraph 11 of the NPPF states that the presumption means.

3.13 "... approving development proposals that accord with an up-to-date development plan without delay;"

3.14 The three dimensions of sustainable development (paragraph 8) are the economic, social and environmental roles:

03 SITE CONTEXT

3.15 *An economic objective* – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

3.16 *A social objective* – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

3.17 *An environmental objective* – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Emerging Oxfordshire Plan (2050)

3.18 As part of the Oxfordshire Housing and Growth Deal agreement with the Government, the six Oxfordshire authorities have committed to producing a joint statutory spatial plan, known as the Oxfordshire Plan 2050. The plan will relate to a broad range of social, environmental and economic issues, and will provide a framework for districts for future planning policies. A Regulation 18 consultation was undertaken in Summer 2021 and is expected to be followed by a Regulation 19 consultation in Spring 2022, examination in Winter 2022, and adoption in Spring/Summer 2023.

NATIONAL DESIGN GUIDANCE

3.19 This PDAS has been prepared in accordance with national guidance contained within the National Planning Policy Framework (NPPF). The NPPF confirms that well-designed places can improve the lives of people and communities.

3.20 The National Design Guide forms part of the government's suite of practice guidance and application of national policy, providing a focus on its priorities for well-designed places. The guide identifies 10 characteristics of well-designed places which include context, identity, built form, movement, nature and public spaces.

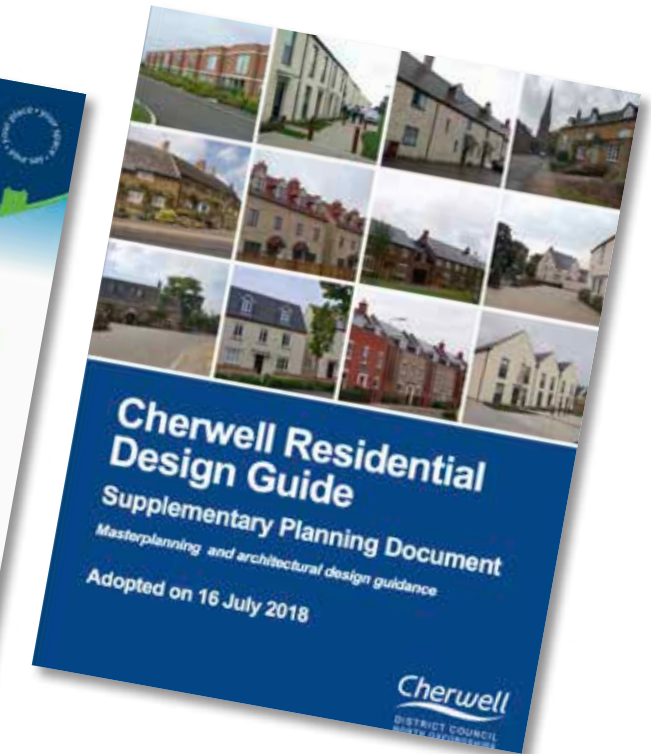
3.21 It has also been prepared in accordance with the Commission for Architecture and Built Environment (CABE) document 'Design and Access Statements – How to write, read and use them'.

3.22 It draws further from guidance documents including:

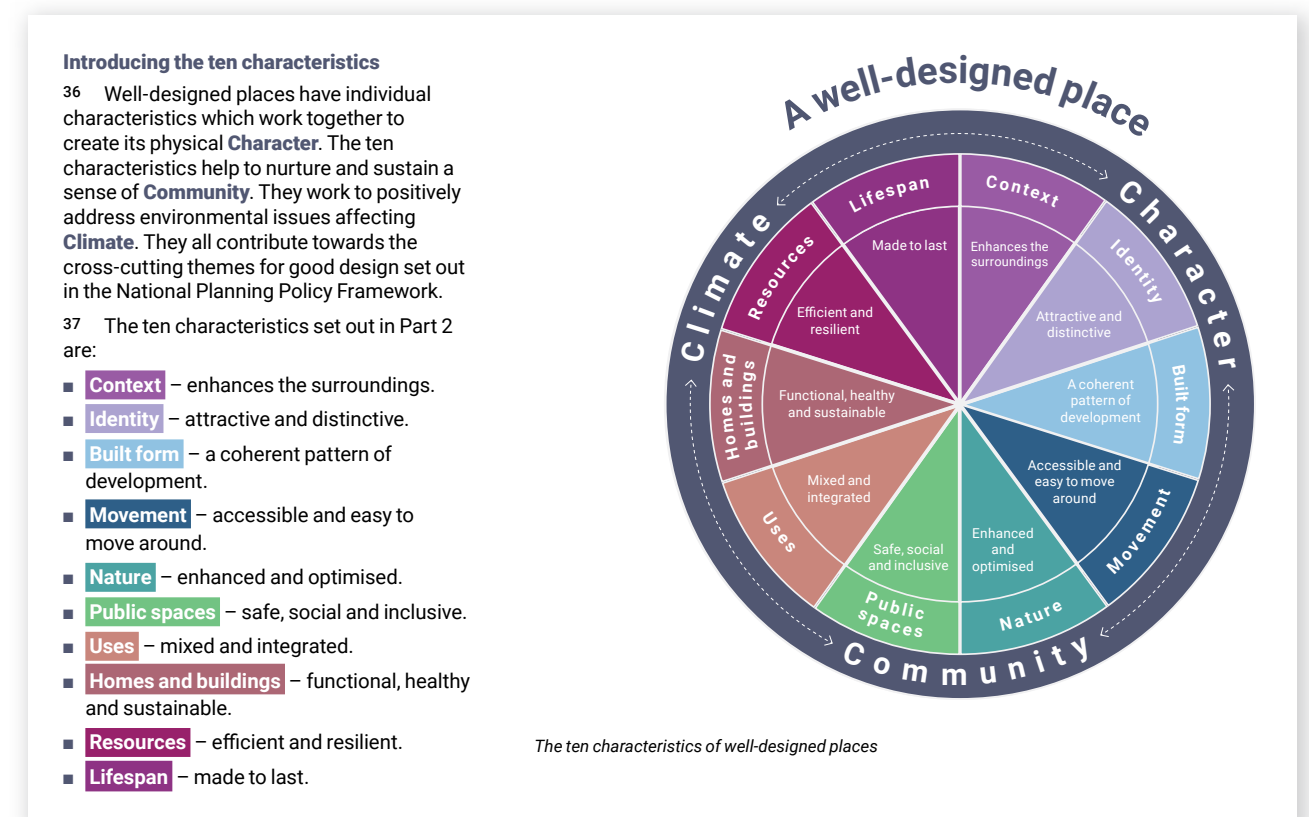
- National Design Guide (2021)
- Building for a Healthy Life (2020)
- Secured by Design Homes (2016)
- Manual for Streets 1 and 2 (2007 and 2010)
- Guidance for Outdoor Sport and Play Beyond the Six Acre Standard: Fields in Trust (2008)
- Urban Design Compendium 1 and 2 (2007).



Cherwell Local Plan



Cherwell Residential Design Guide



National Design Guide

03 CHERWELL DISTRICT CHARACTER AREAS

DC 1 CHERWELL'S SPECIAL CHARACTER

3.23 New development in Cherwell should promote development informed by the character of the district. Local character should be reflected in the design, and development at the edge of larger villages and towns should reflect the distinctive characteristics of the settlement and the wider Character Area in which the settlement is located.

3.24 The character of the district varies, but can be classified into four geographic character areas reflecting the influence of landscape and geology:

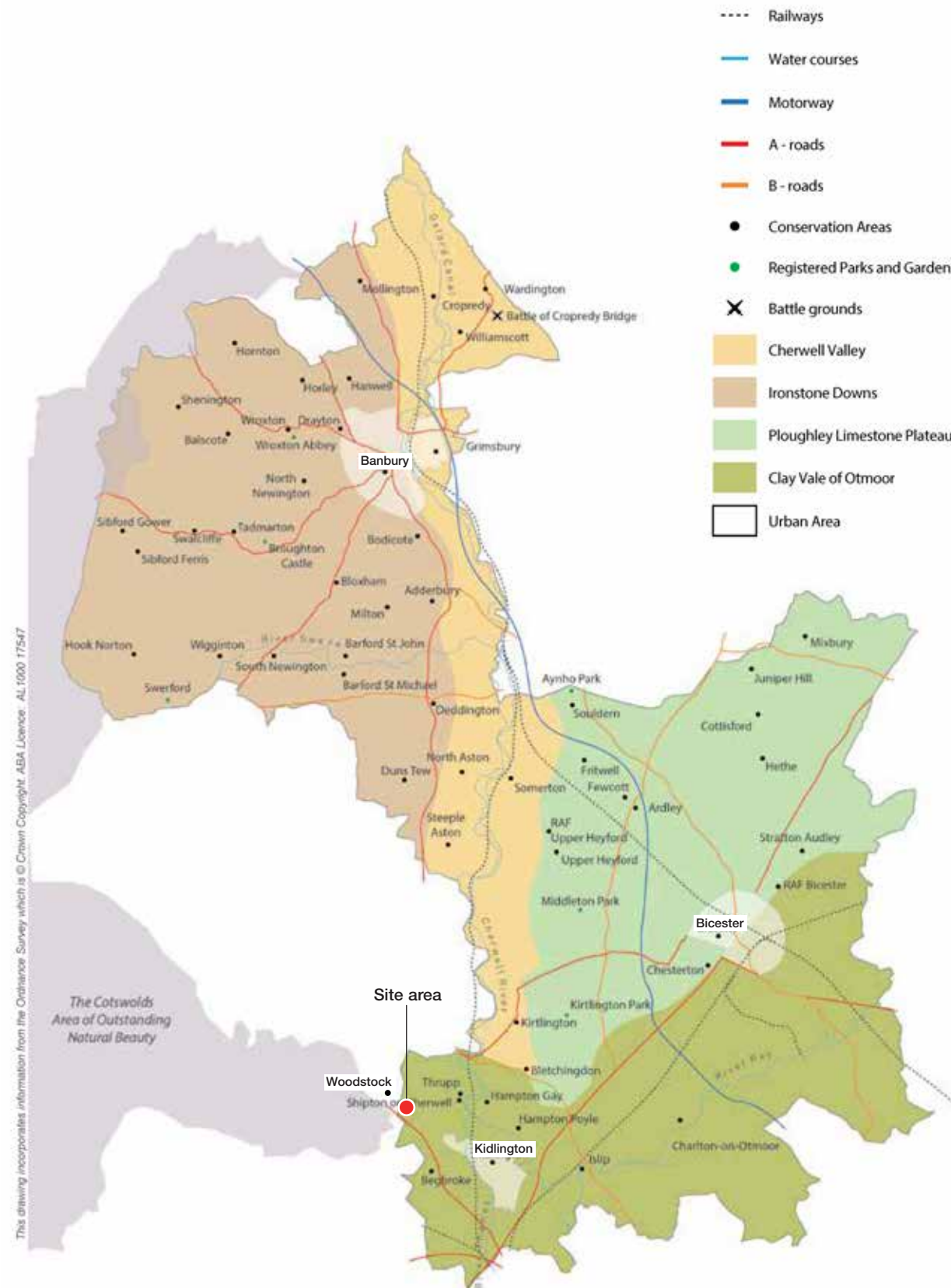
- The Cherwell Valley
- The Iron Stone Downs
- The Ploughey Limestone Plateau
- The Clay Vale of Otmoor.

3.25 The site is located in the west of the Clay Vale of Otmoor Character Area, a low lying clay vale which rises gently to the north and west and sharply to the south.

3.26 Settlement form in this character area is mainly linear in form, with a variety of small villages, some of which have a tight urban structure, while others feature a more open, unstructured character.

3.27 The majority of buildings within this character area are two storey, of detached or terraced typology, facing the street. Detached properties have a variety of forms and are often set back at varying depths creating an irregular street frontage in places. Roofs are generally steeply pitched with chimneys on rooflines.

3.28 The majority of villages feature limestone, with some use of red brick. Ornamental and whitewashed brickwork is also found. Roofs were traditionally thatched, but today are mostly plain dark toned slates and tiles, with some examples of plain, red clay tiles.



Character plan excerpts taken from Cherwell Residential Design Guide © Cherwell District Council



Cherwell Valley



Ironstone Downs



Ploughley Limestone Plateau



Clay Vale of Otmoor

03 SITE CONTEXT

WIDER LOCATION

3.29 The site is located within the Cherwell District, both of which border the town of Woodstock. Woodstock lies around 13km north west of Oxford, 13km north east of Witney, and 18km south west of Bicester.

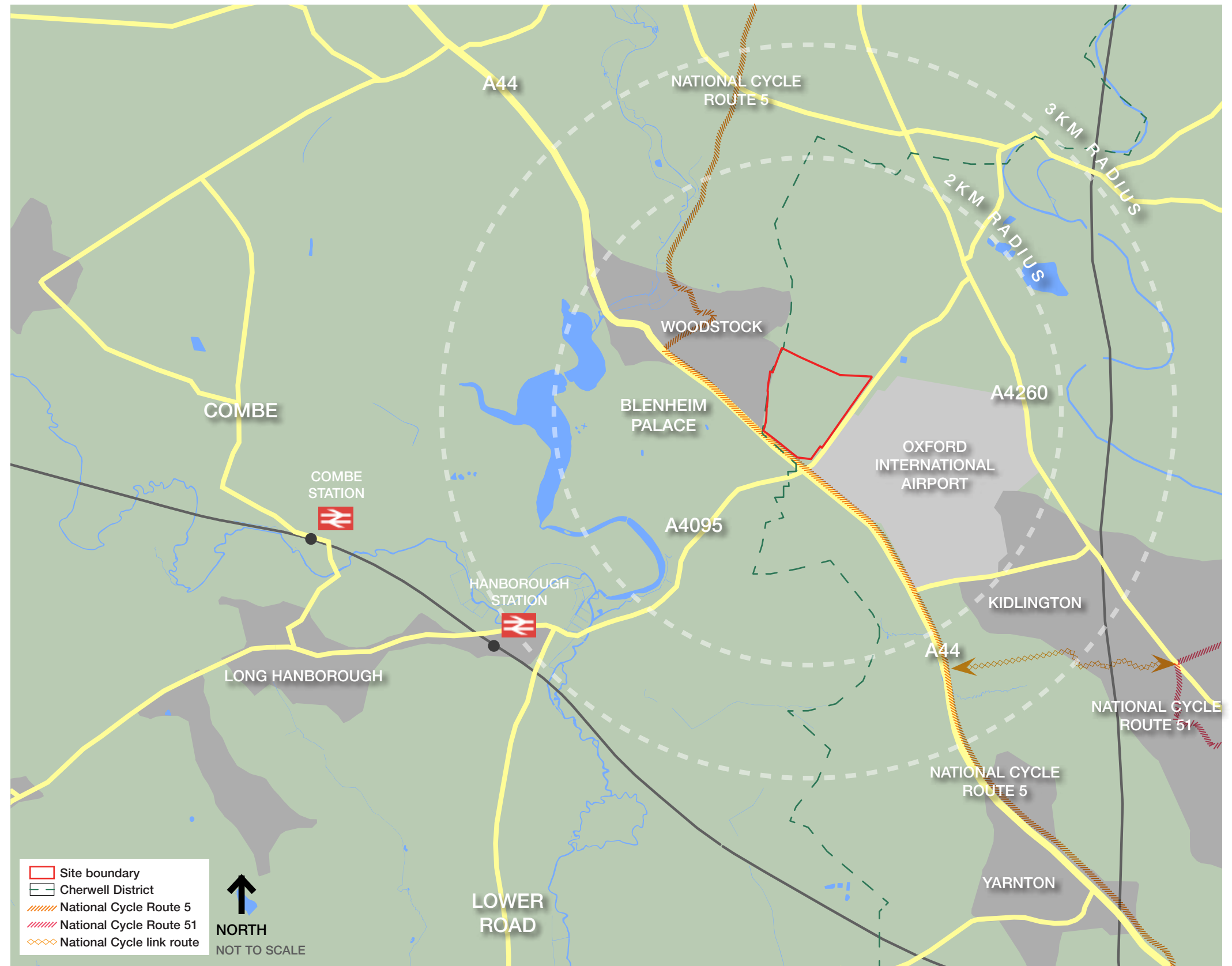
3.30 The Cotswolds Area of Outstanding Natural Beauty (AONB) extends along the Evenlode Valley to the north of Long Hanborough. The site is located near to the eastern most edge of the AONB, near to the River Glyme.

3.31 Hanborough station and Oxford Parkway Station are located close by and provide direct rail services to Worcester (1 hour) to the north west and London Marylebone and Paddington (1 hour) to the south east.

3.32 The site is well served by road access, with A-road links connecting the surrounding settlements and facilities, including Oxford Parkway Park and Ride (10 minutes away) and Oxford International Airport, the Thames Valley area's primary regional and business aviation airport, directly to the east.

3.33 National Cycle Route 5 connects Woodstock to Oxford and Oxford Parkway (via Route 51) by way of active transport.

3.34 The site is therefore a suitable location for further housing as an extension to the town of Woodstock, with excellent access from a variety of travel modes.



Wider location plan

03 SITE CONTEXT

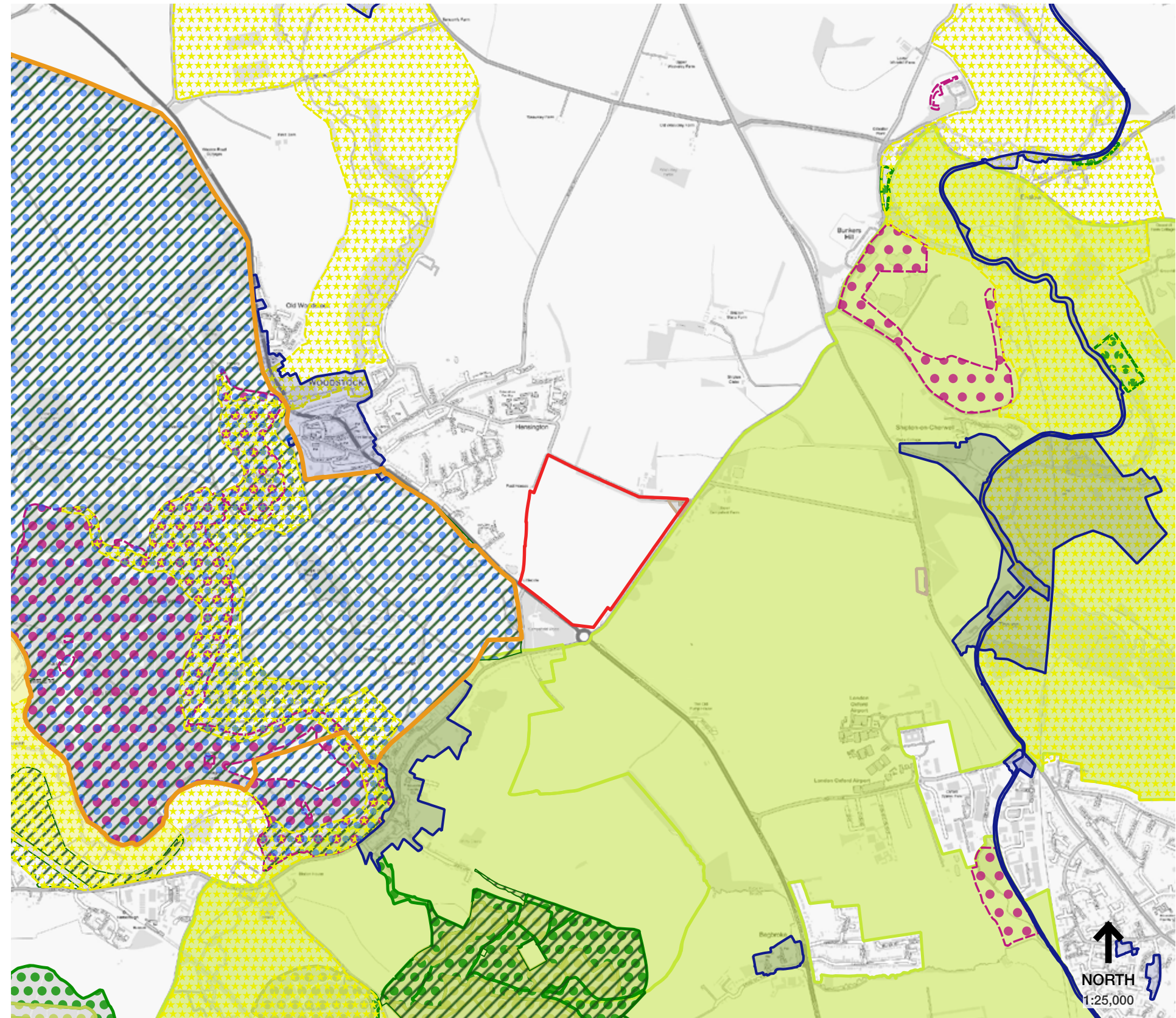
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DESIGNATIONS

3.35 Designations within the site are covered in the following section along with the landscape context.

3.36 The site is situated outside the Oxfordshire Green Belt that lies adjacent to its eastern boundary. The south western corner of the site abuts Blenheim Palace World heritage Site and lies approximately 1km from Woodstock conservation area.

-  Site boundary
-  Areas of Outstanding Natural Beauty
-  Conservation areas
-  CRow Act 2000 Access Layer
-  Environmentally Sensitive Areas
-  Greenbelt 2018-19
-  Local Nature Reserves England
-  Site of Special Scientific Interest
-  Wood Pasture and Parkland BAP
-  Ancient & Semi-Natural Woodland
-  Ancient Replanted Woodland
-  World Heritage Site
-  Parks and Gardens



Designations plan

03 SITE CONTEXT

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LANDSCAPE CONTEXT

3.37 There are no landscape designations situated within the site, however there is a scheduled ancient monument (SAM) known as Blenheim Villa located in the western area of the site.

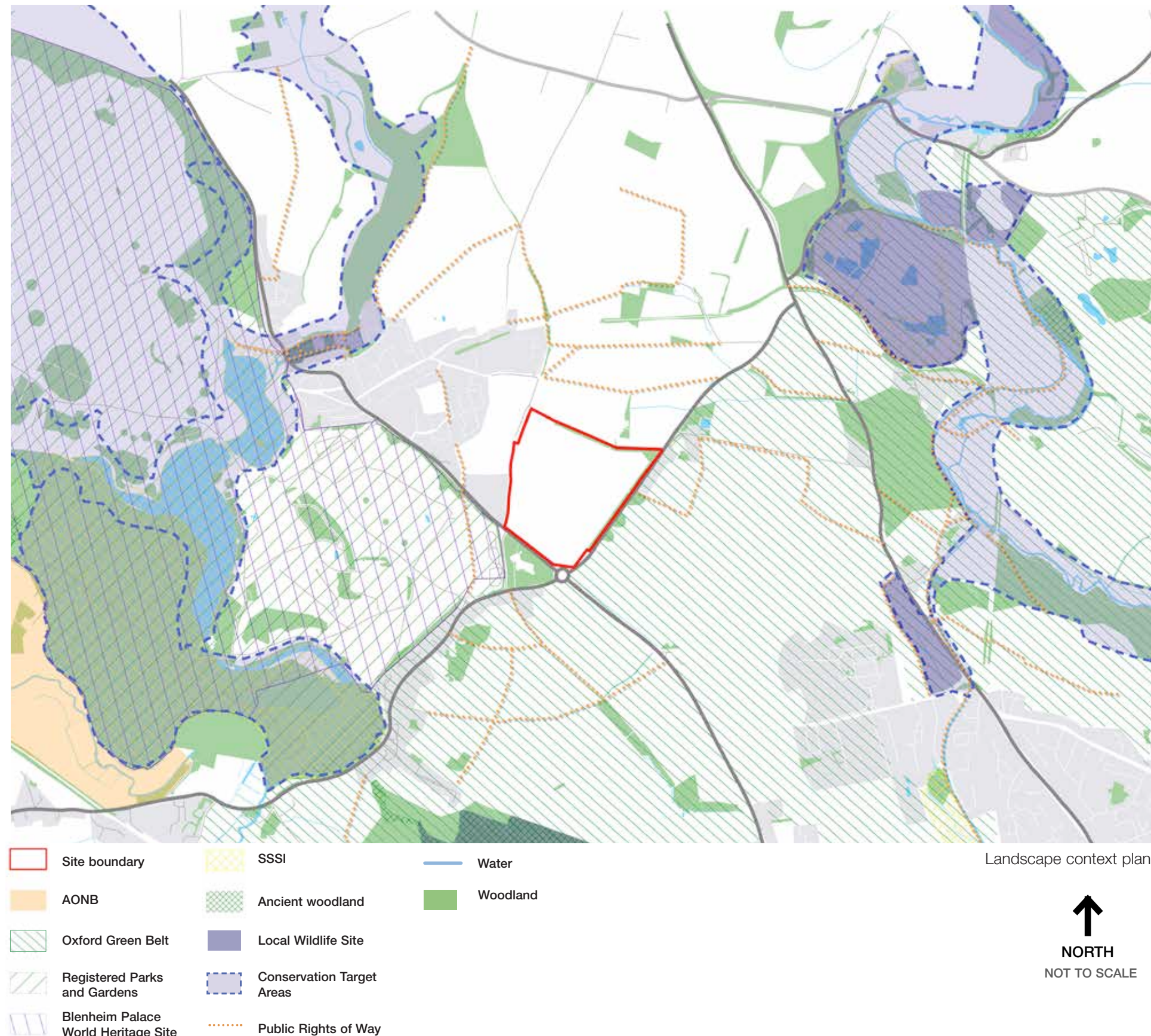
3.38 There are a number of influencing designations within the immediate setting of the site. The site is considered to be within the setting of UNESCO Blenheim Palace World Heritage Site (WHS) and registered park and garden, situated approximately 36m southwest of the site, at its closest point. Visibility beyond the site from the wider landscape towards the WHS, is limited by the tree belts along the site's northern and eastern boundaries and the small woodland block adjacent the A44 Oxford Road. The Cotswolds AONB lies to the south west beyond the site and WHS.

3.39 Scattered within the wider landscape are patches of coniferous and broadleaves woodland and tree belts with some smaller blocks of ancient woodland. Blenheim Palace Park is a distinctive and dominant feature that contributes to this wooded character. The Oxford Green Belt borders the eastern edge of the site. The River Cherwell floodplain lies to the east of the site.

3.40 There are no ecological designations within the site. Several local SSSIs are scattered through the surrounding landscape including Blenheim Park, Long Hanborough Gravel Pit, Rushy Meadows and Shipton-on-Cherwell & Whitehill Farm Quarries.

3.41 Local Conservation Target Areas (CTAs) include the Blenheim and Ditchley Parks and the Glyme and Dorn to the west and the Lower Cherwell Valley to the east. CTAs identify some of the most important areas for wildlife conservation in Oxfordshire.

3.42 There are several local wildlife sites (LWS) located to the east and west of the site. These include Bladon Heath, Bunkers Hill Quarry, Enslow Marsh, Langford Meadows and Woodstock Water Meadows.



03 SITE CONTEXT

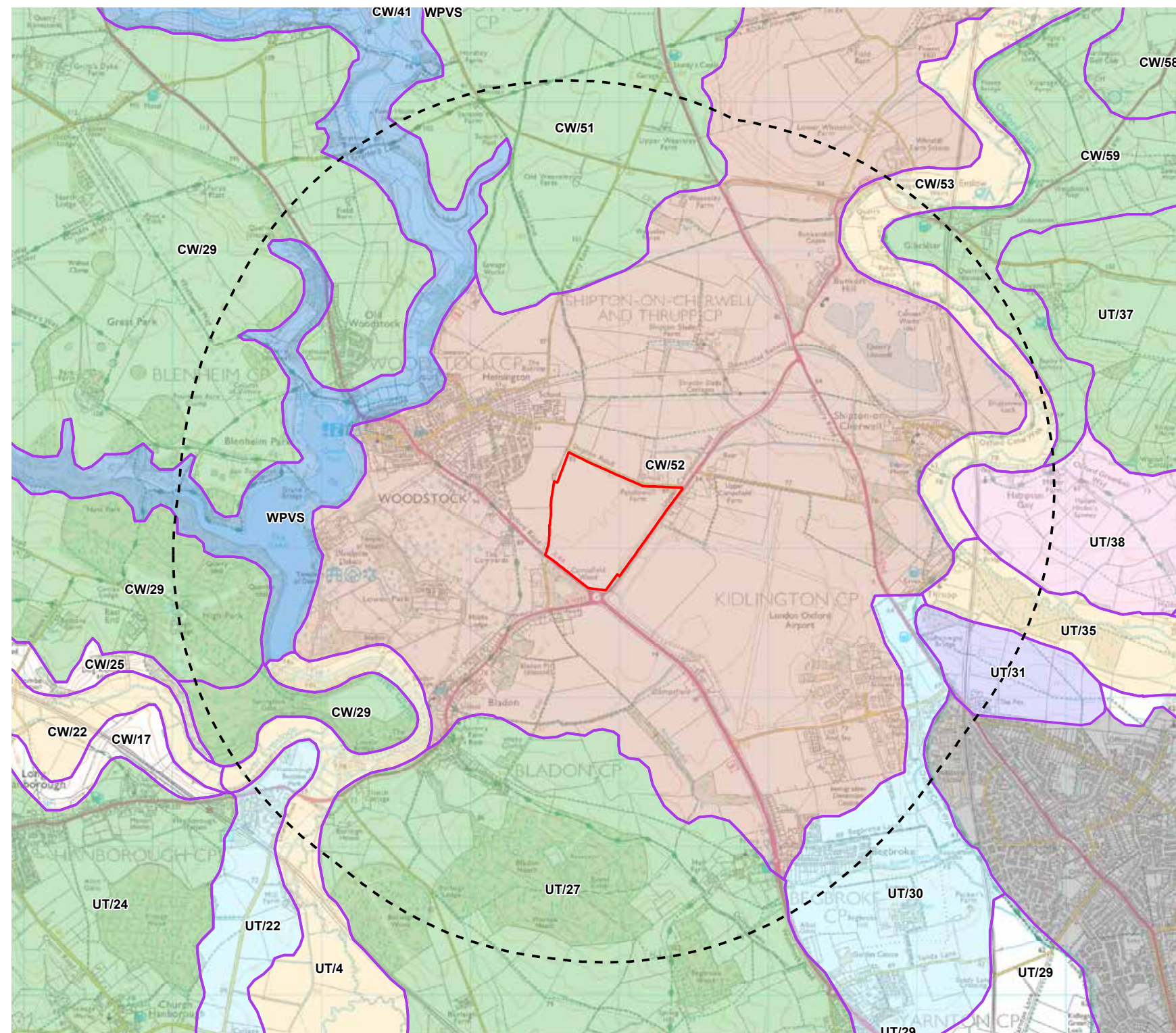
LANDSCAPE CHARACTER

3.43 The site lies within the national landscape character area 108 Upper Thames Clay Vales. The surrounding area lies within landscape character areas 107 Cotswolds and 108 Upper Thames Clay Vales.

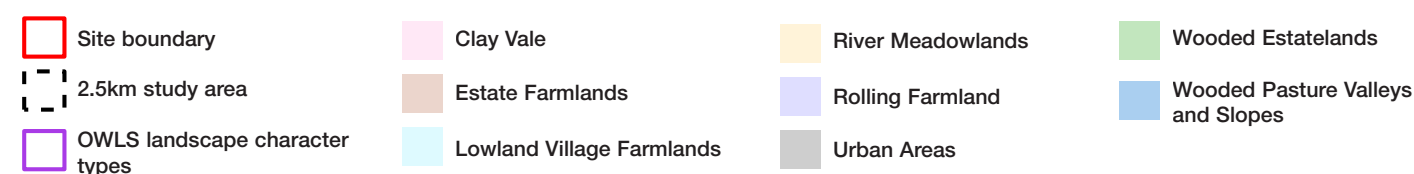
3.44 At a local level Cherwell District has produced the Cherwell District Landscape Assessment (1995). The site lies within the Lower Cherwell Floodplain landscape character area. At a county level, Oxfordshire County Council have prepared the Oxfordshire Wildlife and Landscape Study (2004) (OWLS). The OWLS assessment is considered to be more recent and detailed, subdividing the character types into a finer grained assessment of local character areas. This study has been used to provide the basis for determining the landscape character of the site and the wider area.

3.45 The site lies within the landscape character area of CW/52 Woodstock which forms part of the broader Estate Farmlands landscape character type. The key characteristics are as follows:

- Prominent rolling landform
- Small, rectilinear mixed and deciduous plantations scattered throughout the character area which is a characteristic landscape feature of this area. The plantations are found along roads, field boundaries and around farmhouses
- Large, geometric arable fields are dominant, but semi-improved grassland is found within the extensive grounds of Blenheim Park, at Tackley Park, and on parts of the steeper slopes throughout the area
- Hedges are dominated by hawthorn and blackthorn and are generally low and gappy. Hedgerow trees of ash, field maple, sycamore and dead elm are largely confined to hedges bordering roads and tracks.



↑
NORTH
NOT TO SCALE



Landscape character plan

03 SITE CONTEXT

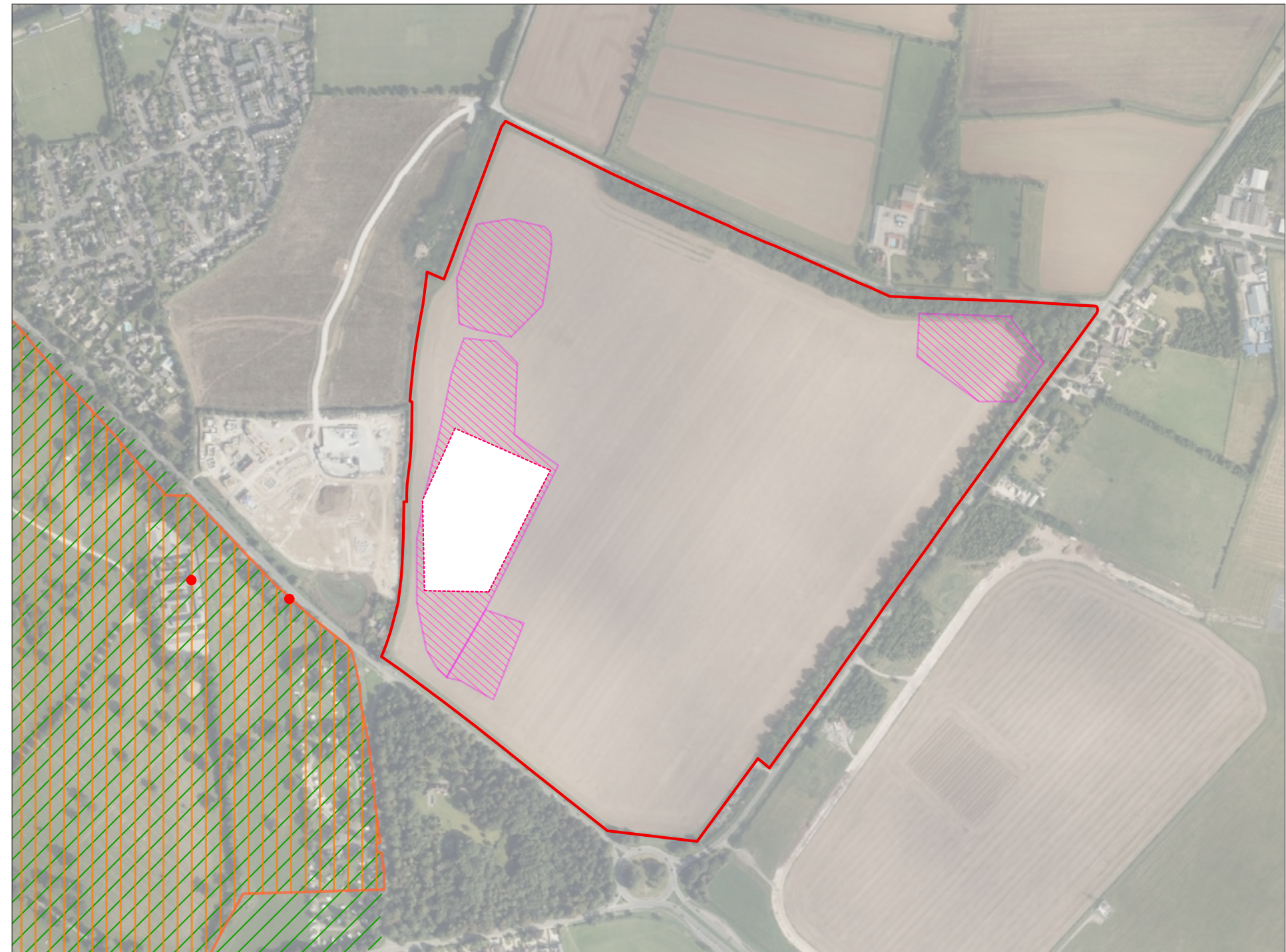
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HERITAGE

3.46 Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site and a Roman route, recorded in the late Saxon period as Heh Straet, runs along the site's western boundary. The villa site is considered to be at risk because of the effects of continued agricultural cultivation. An archaeological evaluation across the site found that the main focus of Roman settlement was to the north and south of the villa, which was designed to face east-south east, to overlook its agricultural land holding. Another area in the north eastern corner of the site was found to contain Late Iron Age / Romano-British features indicative of occupation.

3.47 The site is to the east of Blenheim Park WHS and grade I registered park and garden, on the long green approach to the estate from the south on the A44. The eastern edge of the park is c.30m to the south west of the site at its nearest point, marked by a section of the nine-mile long enclosing park wall, listed grade II, that was constructed as part of the creation of the landscape park in the early 18th century. Other structures of the parkland in proximity of the site are the 19th century former agricultural buildings at Cowyards, now in use as offices, and Eagle Lodge, on the southern drive that is used as the main exit for visitor vehicles.

3.48 The conservation areas at Bladon and Woodstock are c.600m and c.800m away from the site respectively, each including numerous listed buildings.



- Site boundary
- Blenheim Roman Villa (SM)
- World heritage site
- Registered parks and gardens
- Area of archaeology interest
- Listed buildings

Heritage features plan



03 SITE CONTEXT

LOCAL FACILITIES

3.49 The town of Woodstock contains a variety of local services and facilities that meet the day-to-day needs of its residents.

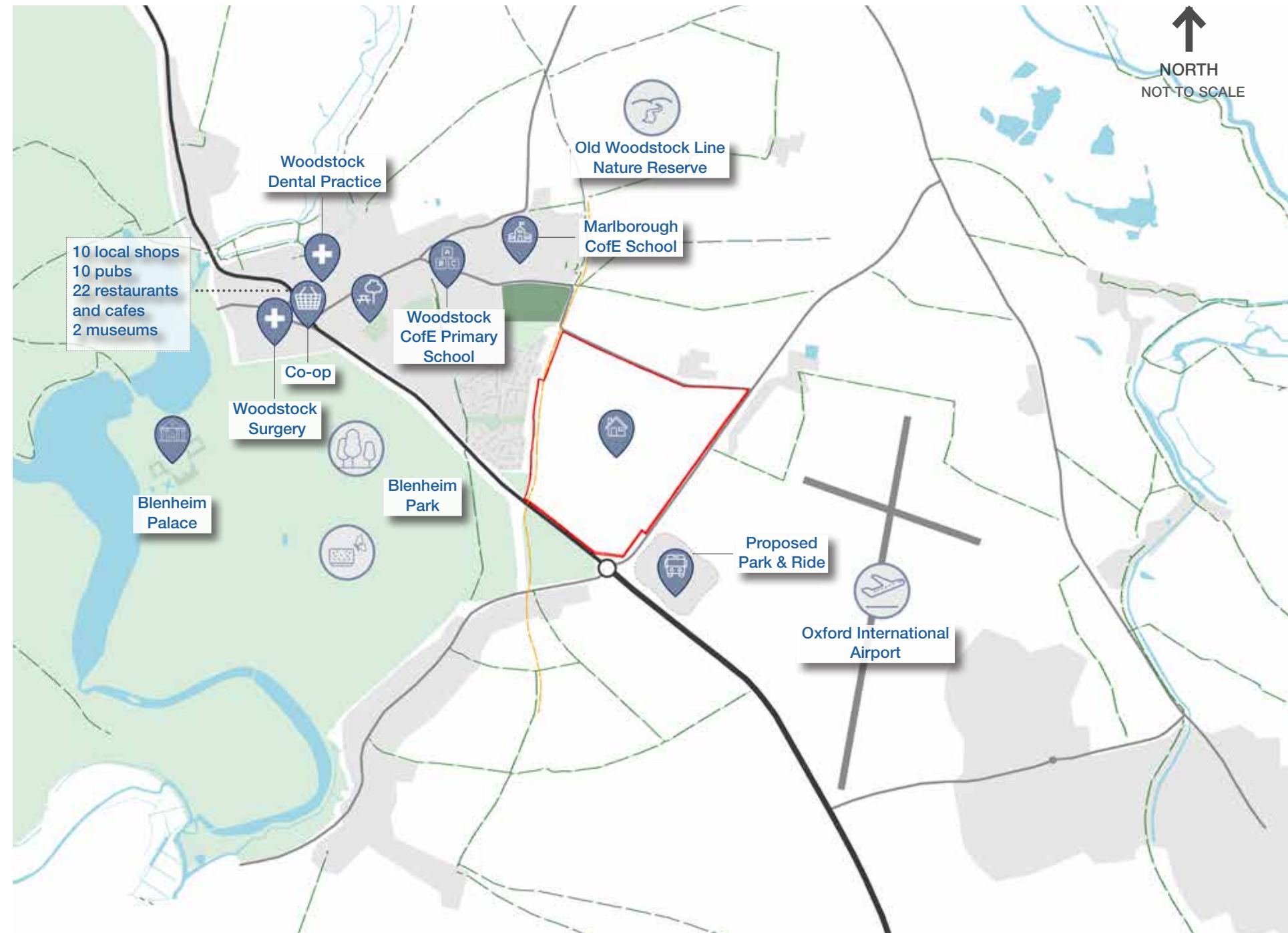
3.50 Located a short walk from the site are two schools, shops, a pharmacy and a local doctor's surgery. A Co-op supermarket is located 1km from the site.

3.51 Woodstock Church of England Primary School is located 1.4km to the north east of the site on Shipton Road, for children aged 4-11 years. The Marlborough Church of England Secondary School is also located on Shipton Road, close by the primary school.

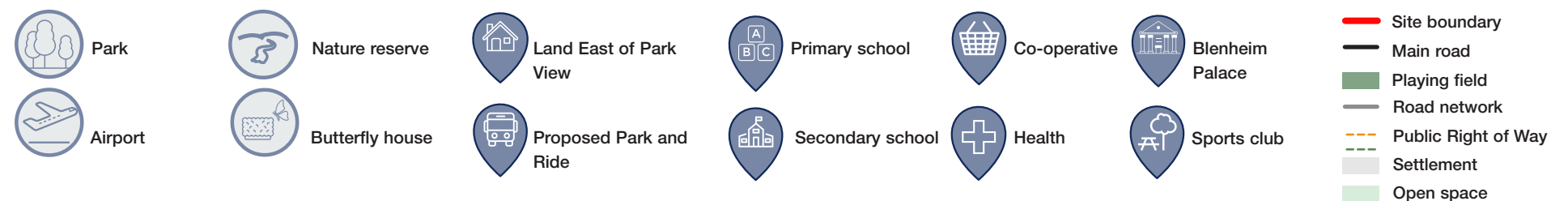
3.52 The nearest public houses are The Punchbowl along the A44 Oxford Street, and The Back Lane Tavern on Rectory Lane, branching off from the High Street.

3.53 Woodstock is a vibrant small town benefiting from tourism principally associated with visitors to Blenheim Palace and Park, or the Oxfordshire Museum.

3.54 A proposed new Park and Ride scheme is proposed to the east of the site, adjacent to Oxford International Airport.



Local facilities plan



03 SITE CONTEXT

DC
5

MOVEMENT

3.55 The main road along the southern edge of the site is Oxford Street/A44 which leads directly into Woodstock (1.4km from the site) and to Oxford (15km south east of the site).

3.56 The highway speed limit on the A44 is 50mph reducing to 30mph towards the centre of Woodstock. A wider network of A-roads connect to the A44, leading to nearby settlements of Kidlington to the east and Bladon, and Long Hanborough to the south and south west.

3.57 The site benefits from pedestrian and cycle links into Woodstock, as well as the surrounding settlements of Bladon and Kidlington through a series of Public Rights of Way. Within a 2.5km radius of the site, there is a total of around 25km of PRow.

3.58 There are three bus routes that service the town of Woodstock. The No. 7 service links Woodstock to Oxford, the No. 233 links to Burford and the S3 to Chipping Norton, with the option of the night bus service (the NS3). The site benefits from having three bus stops offering all services within a 10 minute walk. In addition, National Cycle Network Route 5 that runs along the southern edge of the site through Woodstock to Oxford.

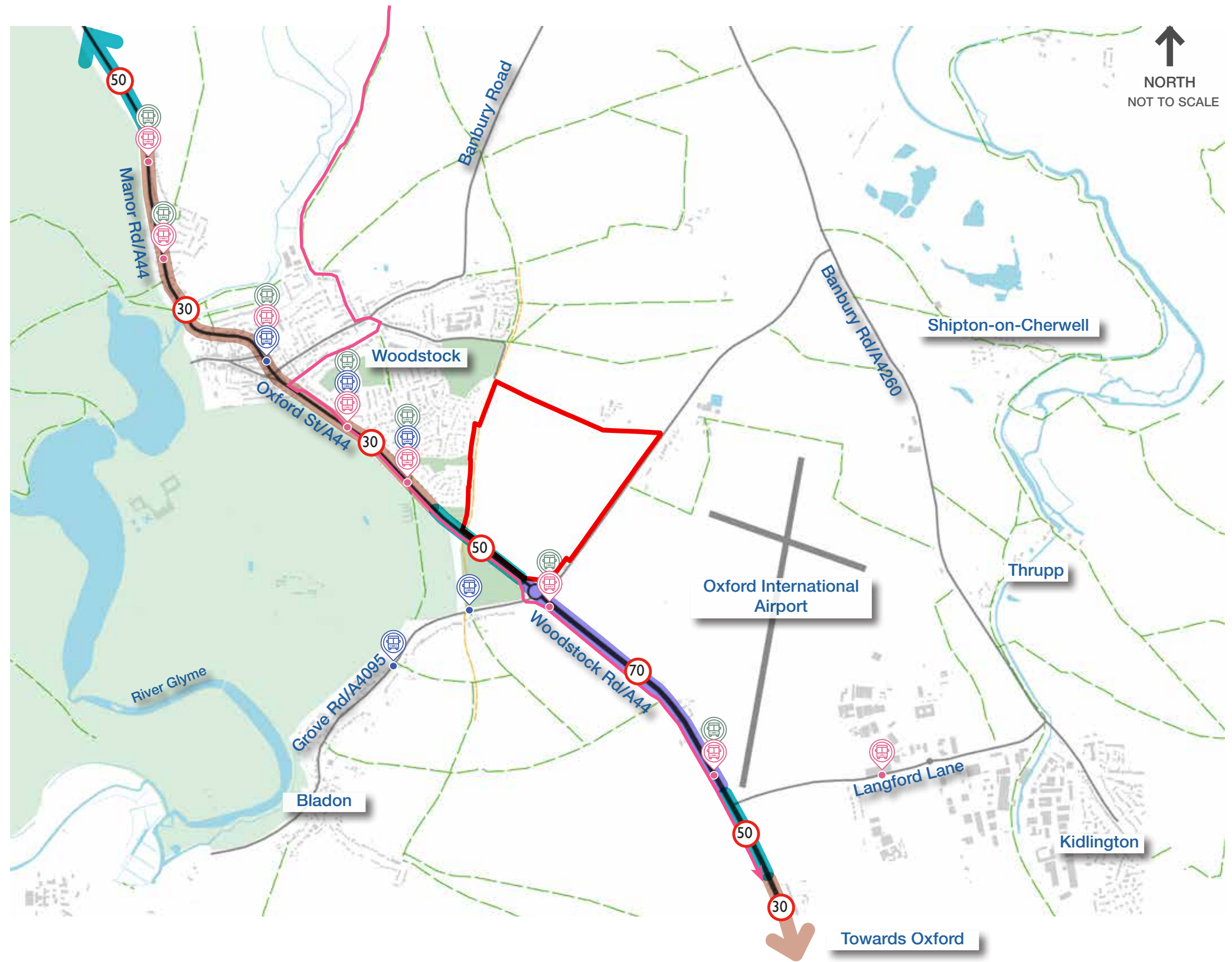
3.59 The site is also close to two train stations. To the south west of Woodstock is Hanborough Station, which provides links into Oxford and London and to Worcester to the north west. Combe station is technically the closest station to Woodstock, to the west, but it only features a minimal service. The site is exceptionally well connected for both traditional and active transport.

— Site boundary — Highway network
— Main road — Public Right of Way
→ National cycle network route

30 Portion of A44 with 30mph speed

50 Portion of A44 with 50mph speed

40 Portion of A44 with 70mph speed



Movement plan

04 SETTLEMENT ANALYSIS

HISTORICAL GROWTH

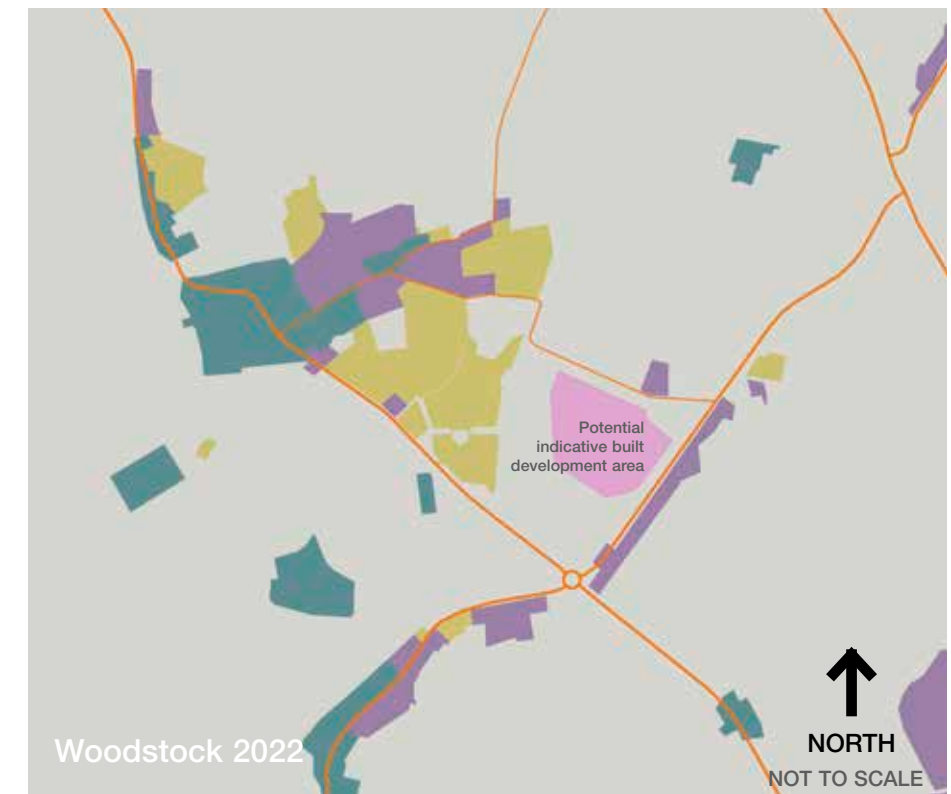
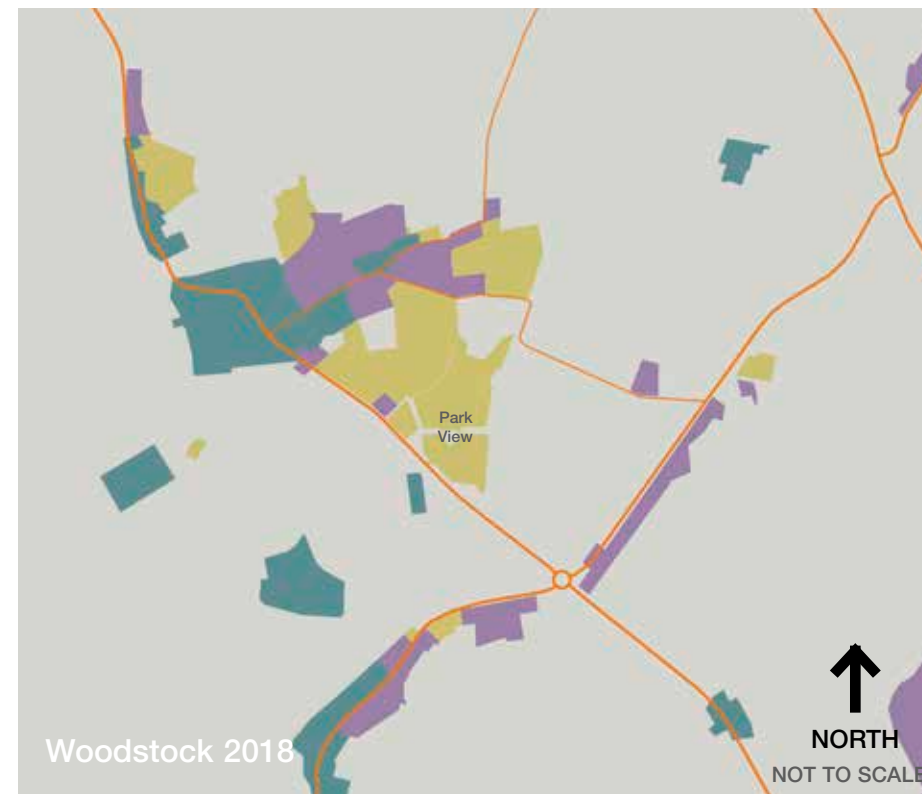
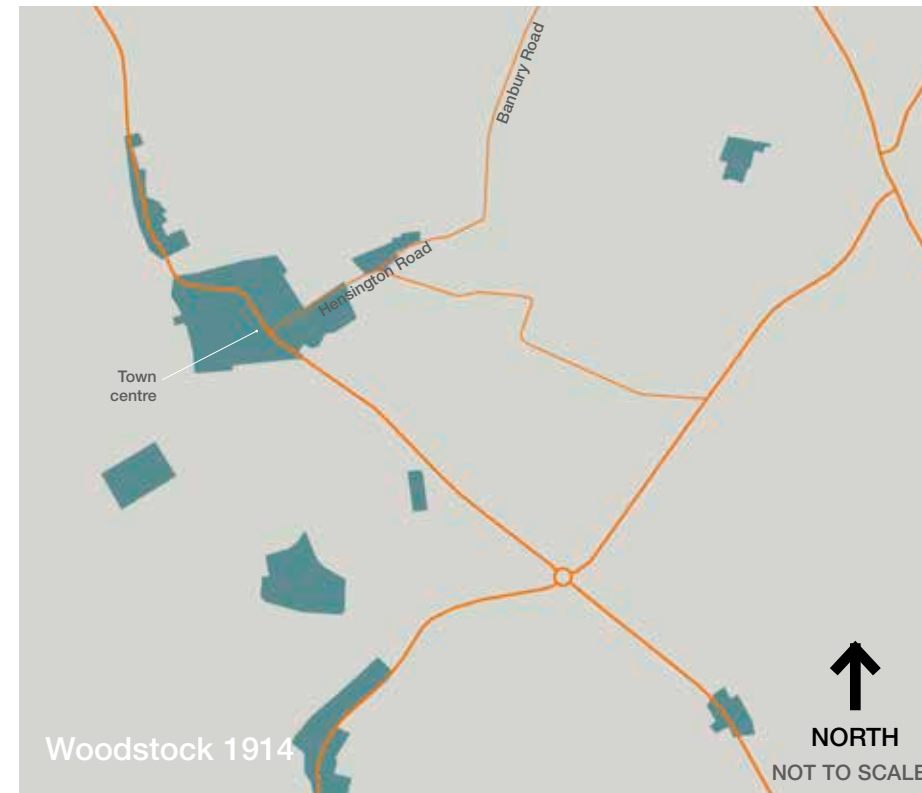
4.1 Woodstock is a historic market town, dating back to the 12th century and located on what is now the A44 Oxford Road.

4.2 During the middle ages, Woodstock Palace was a popular residence for several English kings. Although this palace was destroyed during the English Civil War, it became the site for Blenheim Palace (constructed in the early 18th century), which was designated a UNESCO World Heritage Site in 1987.

4.3 Woodstock itself grew outwards from its market square in particular in the late 19th century, with linear development along Hensington Road. Development began moving further eastward along Hensington Road and Banbury Road by the 1950s.

4.4 By the late 20th century, large areas of new homes developed to the north and south of the historic market square. Various areas of infill development can be seen up until the early 2000s, along with smaller pockets of development on the northern and southern edges of Woodstock.

4.5 Park View, located to the east of Woodstock and to the west of the site area, achieved planning consent in May 2018 and is a development of 300 dwellings by Blenheim Estate.



04 SETTLEMENT ANALYSIS

WOODSTOCK CHARACTER

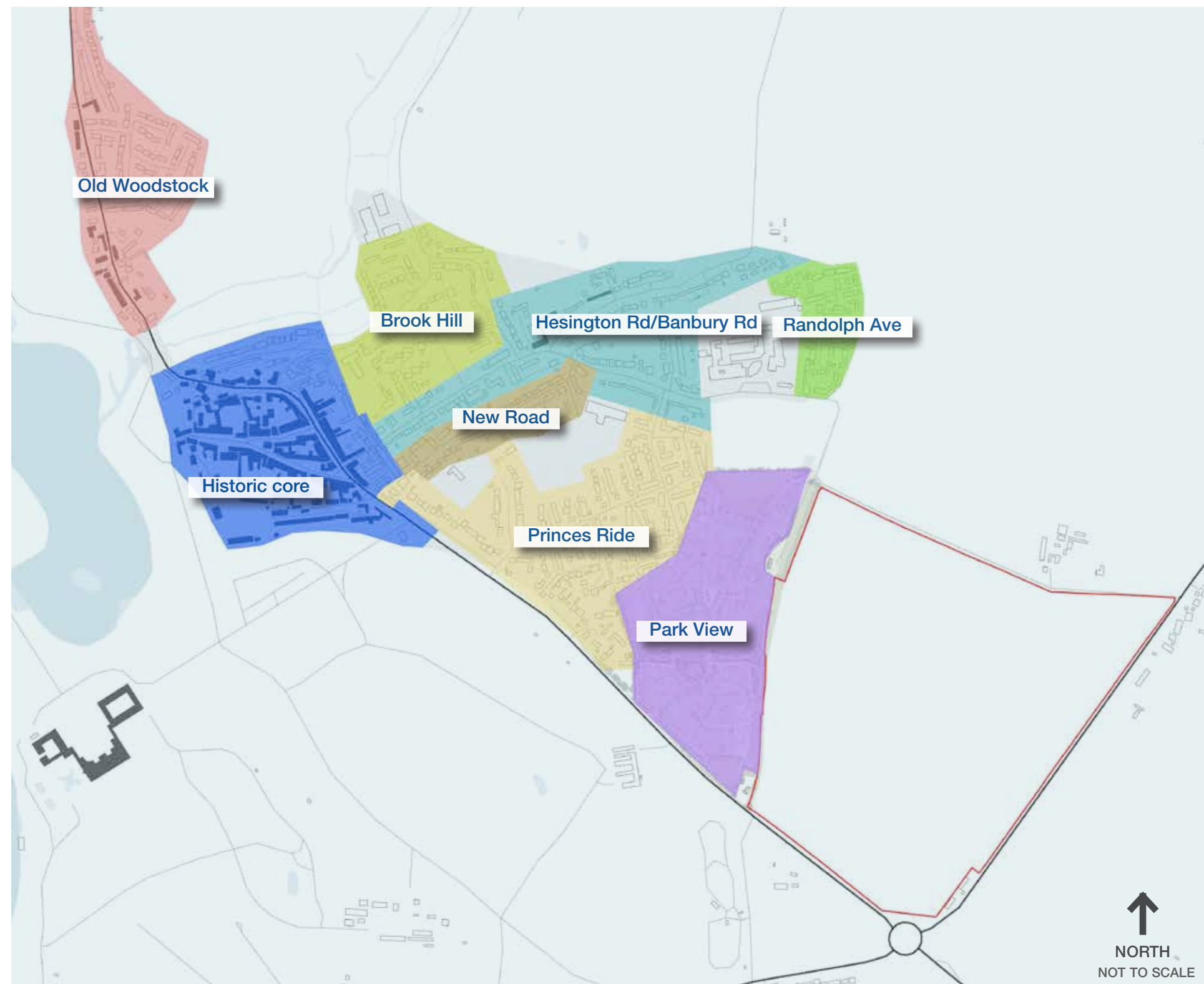
4.6 The Cherwell Residential Design Guide states that designs should be responsive to local conditions, with analysis and synthesis leading to a clear understanding of site constraints and opportunities.

4.7 The local townscape analysis is therefore formed primarily by the town of Woodstock, west of the site, and the immediate context of the Park View development which borders the western site boundary.

4.8 This analysis will help understand the character of Woodstock and identify any potential design cues that may inform the proposal.

4.9 The analysis looks at several aspects of the settlement character and at this stage of the design process focuses on the settlement pattern, rather than architectural details and materials. These aspects will be explored through the detailed design stages.

4.10 The plan opposite shows the different parts of Woodstock that have broadly consistent characters or form distinctive parts of the town.



Site boundary

Woodstock character plan

04 SETTLEMENT ANALYSIS

Historic core

The historic core has a high degree of continuous frontage, with carriage arches accessing courtyards, and tightest urban grain within the town. Varied building heights and widths and generally consistent facade materials.



Old Woodstock

Old Woodstock developed as a linear Hamlet with parts exhibiting similar character to the main town core. Beyond the historic linear form along Manor Road, the bulk of the built form comprises cul-de-sac development from around the 1960s.



Brook Hill

The area around Brook Hill again is predominantly formed of 1960s housing. The built form responds to the topography with deep terraced front gardens and garages set to the front of dwellings. Some cul-de-sac development is accessed from Brook Hill.



Hesington Rd/Banbury Rd

Both these historic roads link the wider hinterland to the core of Woodstock. Linear development along these roads has a variety of forms and styles reflecting the sporadic nature of growth over time.



Randolph Ave

The area around Randolph Avenue is a relatively recent development (2010). The area generally follows a perimeter block structure using a mixture of parking solutions and narrow front gardens and small but well enclosed public spaces.



New Road

New Road has a distinctive character formed by its linear nature and mix of detached cottages and semi-detached housing.



Princes Ride

This area is predominately formed of detached and semi-detached housing set in relatively large plots within a series of cul-de-sacs. The larger plots allow for increased vegetation relative to the rest of the town and results in a lower density.



Park View

Park View is comprised of a perimeter block structure, with a greater degree of continuous frontages and tighter urban grain within the centre of the site and along Cowells Road. Detached, lower density housing forms the edges of the site and adjacent to Oxford Rd with a high density core. Unit height is significant.



04 SETTLEMENT ANALYSIS

Princes Ride area

4.11 The following pages provide a further review of the two areas closest to site, the Princes Road area and Park View. These areas have most direct relevance to the site.

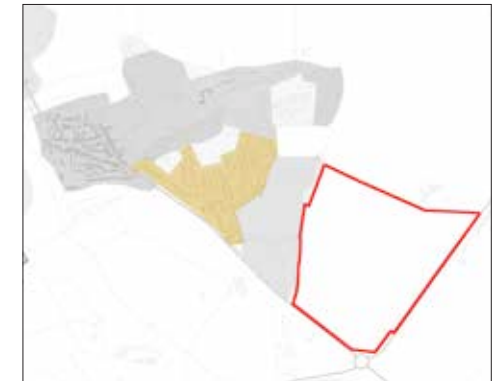
4.12 The Princes Ride area is formed of a primary street, Princes Road, with a number of short cul-de-sacs accessed from it. Housing typologies are mainly comprised of detached and semi-detached homes, set within relatively large plots. Towards the north of the study, Plane Tree Way, the typologies change to terrace housing and the building heights increase to three storey in places. Roof pitches are generally not steep.

4.13 Detached units well spaced out are prominent adjacent to Oxford Road, which together with the mature and extensive vegetation results in a slightly different character along this corridor.

4.14 Cul-de-sac streets are well overlooked and have a intimate nature. This contrasts with the primary street, Princes Road, that has the feel of a distributor road and lacks frontage and natural surveillance.

Conclusions

- Lower density housing adjacent to Oxford Road
- Higher densities to the north of the study area
- Strong landscape structure adjacent to Oxford Road
- Larger plots and incidental green spaces have allowed large trees to mature
- Princes Road, the primary street, lacks frontage
- Lack of focal spaces
- No public green spaces
- Lack of permeability to adjoining areas



04 SETTLEMENT ANALYSIS

Park View area

4.15 The Park View forms the most immediate context adjoining the western boundary of the site. This recently approved development is currently under construction, with only the first phase complete at the time of writing. This study reviews the proposals as set out in the approved application material.

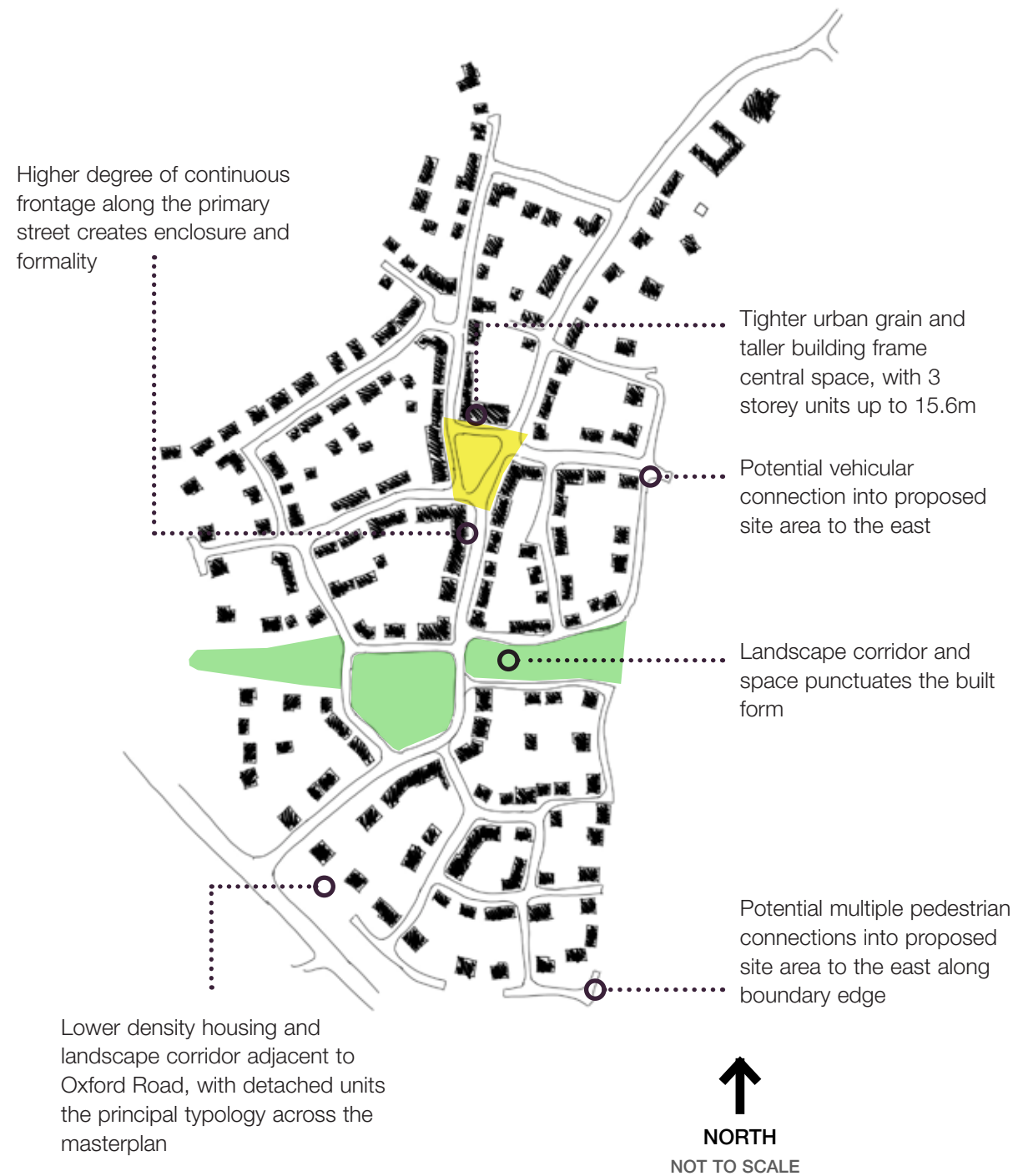
4.16 A highly permeable perimeter block structure is used to frame the streets and spaces. Cowell Street, the primary street through the area has a higher degree of continuous frontage than other streets culminating in a tighter grain in a central public hard space.

4.17 Away from the primary street a lower density mix of typologies is used including short runs of terraces, semi-detached and detached (which are the predominant typology). Larger detached units in larger plots are located adjacent to Oxford Road overlooking a landscape corridor. Building heights and scale are significant - 2 storey homes are up to 12m in height and 3 storey over 15m. Steep roof pitches are used throughout.

4.18 An area of open space punctuates a linear green corridor, and will accommodate a children's play space. A larger green space is located to the north of the site.

Conclusions

- Perimeter block structure
- Lower density housing adjacent to Oxford Road
- Higher densities (up to 40dph) frame primary street and main central space
- Units are of a significant scale, with 11.7-12m for 2 storey units, up to 15.6m for 3 storey units
- Strong landscape structure adjacent to Oxford Road and landscape corridor permeates through scheme
- Inclusion of well overlooked public spaces
- Allows for connections to the east and into the proposed application site (pedestrian/cycle and vehicular)



04 SETTLEMENT ANALYSIS

DC
6

EXISTING BUILDING HEIGHTS

Residential buildings

4.19 Building heights within the town are predominantly 2 storey. There are a limited number of residential dwellings over two and a half storeys with these primarily located within the historic core of the town.

4.20 Notably, the Park View development immediately to the west of the site area features an increase in scale, both in terms of overall number of storeys and storey height. Here 2 storey units are between 11.7-12m in height across the development, with 3 storey at the core up to 15.6m in height.

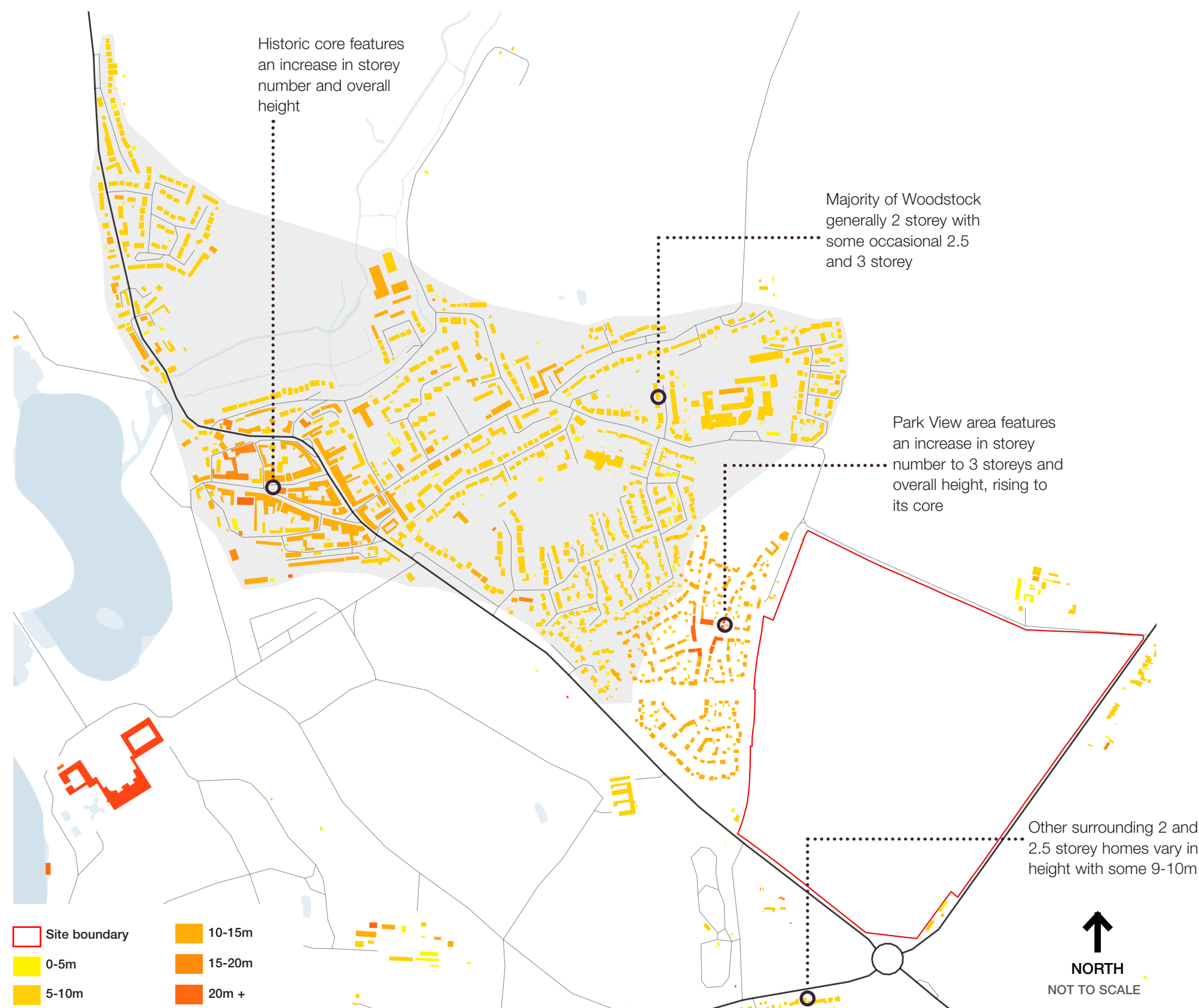
4.21 In comparison with Park View, to the south and east of the site the surrounding 2 storey homes are reduced in scale, but vary in overall height, with many 9-10m high 2 storey examples.

4.22 Based upon this contextual setting and the site location on the edge of Woodstock, a proposed storey height of 9-10m for 2/2.5 storey and 11.5m for 3 storey would therefore be appropriate and would be seen to “step down” from the taller heights and larger scale in Park View.

Non-residential buildings

4.23 Community facilities within the town tend to be accommodated in 2-3 storey buildings, such as Woodstock Town Hall, Woodstock Library, the local primary school and Woodstock Social Club.

4.24 St Mary Magdalene Church sits towards the edge of the settlement of Woodstock and falls with the tower extending to some 15-20m in height. Elements of Blenheim Palace, extend beyond 20m in height reflecting the significance of the building in the town and wider landscape.



Woodstock existing building heights plan