

05 THE SITE

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SITE CONSTRAINTS

5.21 The site is mostly free of planning and environmental designations and above ground features. The principal constraints are illustrated opposite.

5.22 The UNESCO World Heritage Site, registered parks and gardens, and wood pasture and parkland BA are located southwest of the site across Oxford Road. The site is considered to be within the setting of the WHS. The site is not within the green belt.

5.23 Blenheim Roman Villa scheduled monument (SM) is located in the western part of the site, along with other areas of archaeological interests to the west of the site and in the north east corner.

5.24 Listed buildings are located to the west and south of the site but the closest of these is approximately 130m away.

5.25 The site is bounded by various types of woodland, trees and hedgerow (refer to arboricultural report) and the topography of the site is relatively flat.

5.26 There is no surface water flooding affecting the site.

5.27 Although no Public Rights of Way connect into the site, the historic route (Heh Street) crosses into the site and runs north-south along the western boundary.

5.28 There are six existing access points into the site. Three are located along Upper Campsfield Road/A4095, two along Shipton Road, and one on Oxford Road.

5.29 Existing utilities for clean water run along the western and southern edge of the site.

Noise constraints

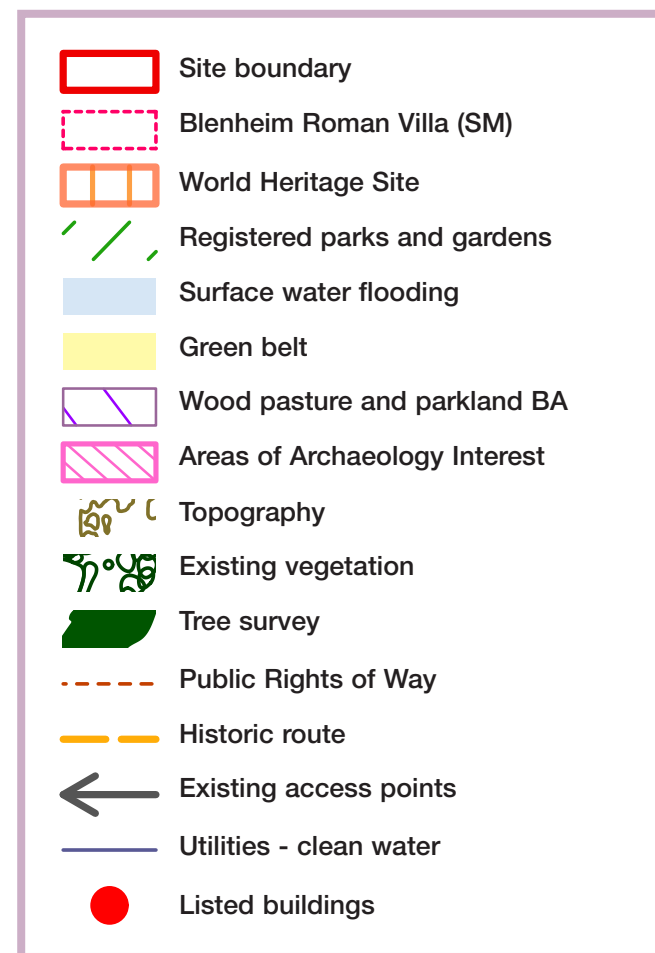
5.30 Noise constraints are illustrated below.

5.31 Traffic noise is most prominent along Oxford Road and Upper Campsfield Road/A4095, with higher noise levels of 65dB to 69.9dB closer to these roads. The extent of the development area along the eastern boundary has taken account of the noise mapping of these roads.

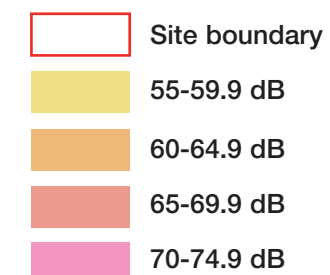
5.32 No noise restrictions associated with the Oxford airport impact on the suitability of the site for development.

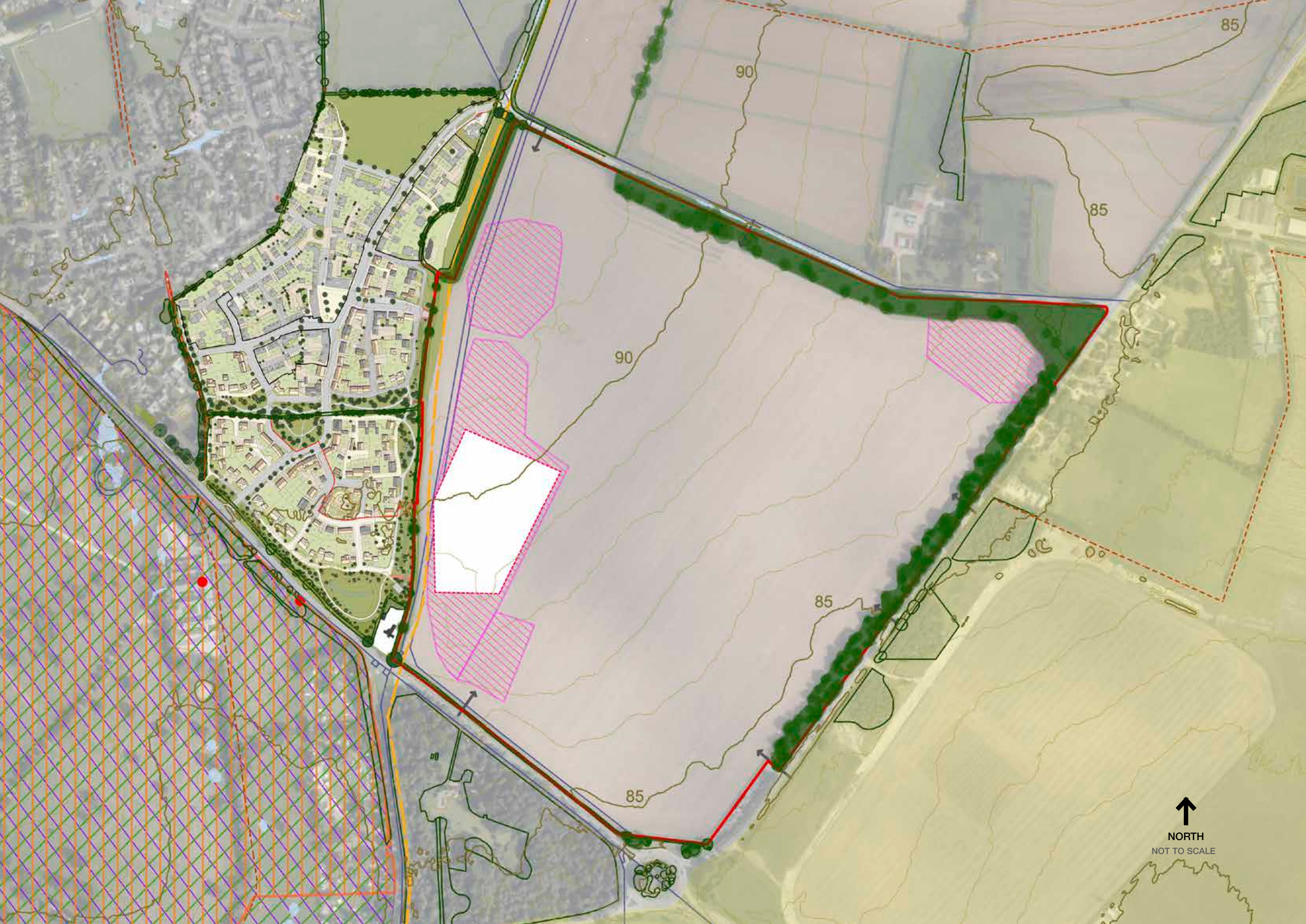


Site noise constraints



Site constraints plan (opposite)





NORTH
NOT TO SCALE