

Appendix I

**West Oxfordshire Local Plan 2031
Schedule of Suggested Further Main Modifications (FMM)**

November 2017

Introduction

Following the Local Plan examination hearing sessions held in May and July 2017 the Council has undertaken further work in response to a number of the issues raised. This has included additional landscape and heritage advice and Sustainability Appraisal (SA) as well as the preparation of topic papers on development at Woodstock and within the Cotswolds Area of Outstanding Natural Beauty (AONB).

These four documents will be subject to public consultation for a period of 4 weeks in November/December 2017 with any responses received being taken into account by the Inspector in determining the most appropriate way forward for the Local Plan.

To assist the Inspector with his consideration of these matters, the Council has identified some further suggested modifications to the Local Plan. These are set out in the schedule below and build on the further suggested modifications already tabled by the Council in September 2017.

Like those suggested modifications, this schedule has no status as such and simply identifies one potential way in which the issues raised through the additional evidence could be taken into account.

Ultimately it will be for the Local Plan Inspector to determine what is and isn't appropriate and capable of making the Local Plan 'sound' and to recommend any main modifications in due course. Any such main modifications identified by the Inspector would themselves need to be the subject of formal public consultation in due course.

This schedule of suggested further modifications is colour-coded to differentiate between the suggested changes put forward by the Council in September 2017 and those which are now being put forward. Any previous September changes are shown as **red text** and any further suggested changes are shown in **blue text**. In both cases, new text is shown underlined and deleted text has been ~~struck through~~.

It should be noted that the suggested further changes set out in this schedule, if accepted, would have a number of minor consequential knock-on effects on other parts of the Local Plan including the housing chapter, the delivery and monitoring framework and housing trajectory. These further changes are not set out in this schedule.

It should also be noted that the previous main modifications put forward by the Council in November 2016 are not shown in this schedule as tracked changes and have instead been incorporated as 'clean' text. This is for ease of reference only to avoid confusion between the two sets of proposed modifications. It does not mean that the earlier modifications have been accepted by the Inspector as he is yet to formally determine which modifications to the plan are necessary and appropriate.

Reference Number	Additional Further Main Modification	Reason
FMM228	<p style="text-align: center;">Land East of Woodstock (300 270 homes)</p> <p>9.5.4I g This is a greenfield site of around 16 ha on the south eastern edge of Woodstock currently in agricultural (arable) use. The site immediately adjoins existing residential development to the west, is bordered to the north by sports pitches associated with the Marlborough School, to the east by open countryside and to the south by the A44 and beyond that the grounds of Blenheim Palace which is a designated World Heritage Site (WHS). The eastern boundary of the site forms the administrative boundary between West Oxfordshire and neighbouring Cherwell District.</p> <p>9.5.4I h The site is in a single ownership (the Blenheim Estate) and has previously been promoted through the Council's housing land availability assessment which has concluded that it is suitable in principle for residential development. The District Council previously allocated the site for mixed-use development during the preparation of the 2011 Local Plan but the site was removed at the request of the Inspector who felt at that time that the scale of the proposed development was excessive. The site is the subject of a current hybrid planning application submitted by the Vanbrugh Unit Trust and Pye Homes on behalf of the estate.</p> <p>9.5.4I i Whilst it is clearly a sensitive site given the importance of the approach to Woodstock and the proximity of the Blenheim Palace WHS, it is reasonable to conclude that residential development in this location represents a sustainable development opportunity which if designed, managed and implemented properly, presents an excellent opportunity to deliver a high quality housing scheme in close proximity to the central core of Woodstock which ranks as one of the District's most sustainable settlements in terms of the availability of shops, services and facilities. The proposed site allocation is shown in Figure 9.15c below.</p> <p>9.5.4I j The site has no major physical constraints as it is relatively flat and access can be achieved directly from the A44. It is not within the Green Belt, is not within an area of flood risk and is not within the Cotswolds AONB. <u>In landscape terms,</u></p>	<p>To take account of the Council's additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the wider rural setting of the Blenheim WHS.</p>

	<p><u>the Council's evidence identifies that the site is of medium landscape sensitivity and medium visual sensitivity and that subject to appropriate mitigation is capable of accommodating around 270 dwellings without undue harm. A key consideration for the site is potential heritage impact, both in relation to the site itself and also having regard to the cumulative impact of this site in conjunction with the two other proposed allocations at Woodstock. The Council's evidence identifies that development of the site could affect the setting of the nearby Cowyard listed buildings and the Blenheim Villa Scheduled Monument the latter impact being limited and the former capable of mitigation. The most significant issue for the site is the potential impact of development on the wider rural setting of the WHS and the approach along the A44. but that This is not considered to be an absolute constraint to development provided it is addressed sensitively. In particular, this could be achieved through the provision of an appropriate rural buffer by focusing development primarily in the northern part of the site and pulling it away from the A44 and WHS.</u></p> <p>9.5.41k For the reasons outlined above, the land east of Woodstock is allocated for the provision of around 300 <u>270</u> new homes. Policy EW1c below applies.</p>	
FMM229	<p>Policy EW1c – Land East of Woodstock (300 <u>270</u> homes)</p> <p>Land to the east of Woodstock, north of the A44 Oxford Road to accommodate around 300 <u>270</u> dwellings as a well-integrated and logical extension of the existing built form of the town.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</p> <p>b) ensuring that development <u>is consistent with Policy EW1 in respect of the protection, promotion and conservation of</u> does not have a substantial harmful impact on the significance of designated heritage assets and the setting of the Blenheim Palace World Heritage Site (WHS) <u>and its setting.</u></p>	To take account of the Council's additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the wider rural setting of the Blenheim WHS.

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 and the provision of structural planting and semi-natural green space particularly in the southern part of the site, to protect the rural setting of the WHS and to achieve a positive enhancement of the approach to Woodstock from the south east.

d) ~~provision of satisfactory vehicular access onto the A44 Woodstock Road and appropriate pedestrian and cycle connections, and 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 key destinations including integrating with Woodstock, Hanborough Station and Oxford Parkway Station.~~

e) appropriate provision of and contributions towards supporting infrastructure;

ei) 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.

f) biodiversity enhancements including arrangements for future maintenance.

g) 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 and not cause harm to the Blenheim Park SSSI.

h) connection to the mains sewerage network which includes infrastructure

	<p>upgrades where required including any necessary phasing arrangements.</p> <p>i) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p>j) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p>	
FMM230	<p style="text-align: center;">Land north of Hill Rise, Woodstock (120 homes)</p> <p>9.5.4I This is a greenfield site located on the northern approach into Woodstock along the A44 Manor Road. It adjoins existing residential development at Hill Rise and Vanbrugh Close to the west and south which acts as a buffer to the Blenheim Palace WHS to the west. To the north and east of the site is open countryside which slopes gently down towards a valley associated with the River Glyme.</p> <p>9.5.4Im The site is primarily within agricultural use with the exception of a small parcel of land in the southern part of the site which is in use as a children’s play area. Notably, relocation of this play area would provide the opportunity to create a vehicular access into the site from Vermont Drive/Vanbrugh Close as well as improving a more modern play facility for local children. Depending on the scale of development there may also be scope to provide a vehicular access directly onto the A44 to the north of the existing houses at Hill Rise.</p> <p>9.5.4In The site is in a single ownership (the Blenheim Estate) and has been promoted for development through the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA). Through the site assessment process the Council has concluded that the site is suitable for development. As the site is in the same ownership as land at east Woodstock (Policy EW1c) which is the subject of a current planning application, this site may come forward later in the plan period.</p> <p>9.5.4Io The site has no major physical or policy constraints to development. Vehicular access can be achieved via several potential points and the site is within</p>	To take account of the Council’s additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the wider rural character and nature of the setting of the Blenheim WHS.

	<p>comfortable walking and cycling distance of the centre of Woodstock providing the opportunity for effective pedestrian and cycle links. The site is not within the Cotswolds AONB or Oxford Green Belt and is not within a defined area of flood risk.</p> <p>9.5.41p <u>In terms of the historic environment, the Council's evidence confirms that development of the site would not have a significant impact on any listed buildings or scheduled monuments. A key consideration for the site however is its potential impact on the rural character and nature of the setting of the Blenheim WHS as despite the site being screened from the WHS by existing housing, new development could still have an impact. Appropriate mitigation will therefore be sought as set out in Policy EW1d. Whilst relatively proximate to the Blenheim Palace WHS, any potential impact on its setting would be mitigated by the existing development adjoining the western and southern edges of the site.</u> Whilst a public right of way crosses the site from north to south, this could be effectively incorporated into the design and layout of any development as appropriate.</p> <p>9.5.41q A key consideration for the site is landscape impact given that this is a relatively large greenfield site on the edge of Woodstock. However, compared to other site options the landscape sensitivity of this site is considered to be relatively modest with the site very much reading as part of the existing settlement thereby providing the ability to integrate effectively with the existing built form in this location. <u>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.</u> The design and layout of any scheme and any landscape impact mitigation would need to be considered and agreed on the basis of a full landscape and visual impact assessment. The proposed site allocation is shown in Figure 9.15d below.</p> <p>9.5.41r In light of the lack of physical and policy constraints to development the site is allocated for the provision of around 120 homes.</p>	
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<p>FMM231</p>	<p>Policy EW1d – Land north of Hill Rise, Woodstock (120 homes)</p> <p>Land to the north of Hill Rise, Woodstock to accommodate around 120 dwellings as a well-integrated and logical extension of the existing built form of the town.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</p> <p>b) ensuring that development <u>is consistent with Policy EW1 in respect of the protection, promotion and conservation of does not have a substantial harmful impact on the setting of the Blenheim Palace World Heritage Site (WHS) and its setting.</u></p> <p>c) <u>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.</u></p> <p>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.</p> <p><u>ed) 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.</u></p>	<p>To take account of the Council's additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the wider rural character and nature of the setting of the Blenheim WHS.</p>
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	<p>fed) appropriate provision of and contributions towards supporting infrastructure;</p> <p>gfe) replacement/enhancement of the existing children’s play area and public open space adjacent to Rosamund Drive.</p> <p>hf(i) <u>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.</u></p> <p>igf) biodiversity enhancements including arrangements for future maintenance.</p> <p>jhg) 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.</p> <p>kih) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>li) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p>mj) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.</p>	
FMM232	<p style="text-align: center;">Land North of Banbury Road, Woodstock (250 180 homes)</p> <p>9.5.4Is This is a greenfield site located on the northern edge of Woodstock between Green Lane and Banbury Road. <u>It falls into three main land ‘parcels’, a western parcel, a central parcel and an eastern parcel.</u> The site is in agricultural use and has been put forward for potential development by the landowner, the Blenheim Estate. To the west of the site is an employment site occupied by Owen Mumford an important local employer. To the south of the site is the existing,</p>	To take account of the Council’s additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the Woodstock Conservation Area, the Blenheim WHS and the listed buildings on Banbury Road.

	<p>primarily residential edge of Woodstock which runs in an irregular form along Green Lane and Banbury Road which subsequently forms the eastern edge of the site with open countryside beyond. To the north of the site is open countryside.</p> <p>9.5.4It The site is in a single ownership (the Blenheim Estate) and has been promoted for development through the Council’s Strategic Housing and Economic Land Availability Assessment (SHELAA). Through the site assessment process the Council has concluded that the site is suitable for development. As the site is in the same ownership as land at east Woodstock (Policy EW1c) which is the subject of a current planning application, this site may come forward later in the plan period. The site has no major physical or policy constraints to development. Vehicular access can be achieved via Banbury Road and the site is within comfortable walking and cycling distance of the centre of Woodstock providing the opportunity for effective pedestrian and cycle links. The site is not within the Cotswolds AONB or Oxford Green Belt and is not within a defined area of flood risk.</p> <p>9.5.4Iu Whilst a public right of way crosses part of the site, this could be effectively incorporated into the design and layout of any development as appropriate. A key consideration for the site is landscape impact given that this is a relatively large greenfield site on the edge of Woodstock. <u>The Council’s evidence identifies that the site is of medium landscape sensitivity, except in the south west corner where it is medium-high. Visual sensitivity is high overall. Subject to appropriate mitigation the evidence suggests that the site is capable of accommodating around 220 dwellings with development focused primarily on the eastern part of the site and to a lesser extent the central part of the site. However, compared to other site options the landscape sensitivity of this site is considered to be relatively modest with the site being relatively self-contained and well-screened from wider views.</u> The design and layout of any scheme and any landscape impact mitigation would need to be considered and agreed on the basis of a full landscape and visual impact assessment.</p> <p>9.5.4Iui <u>In heritage terms the Council’s evidence identifies that the development of the site has the potential to affect the Woodstock Conservation Area, the Blenheim</u></p>	
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	<p><u>WHS and a number of listed buildings along Banbury Road. To address these potential issues it is recommended that the western part of the site is kept free from built development with any new housing to be focused primarily on the eastern part of the site and to a lesser extent the central part of the site (allowing for the provision of a suitable buffer to the listed buildings on Banbury Road). Having regard to this advice the number of homes proposed for the site has been reduced from 250 to around 180 dwellings. This is lower than the 220 homes identified in the Council's landscape and heritage evidence but will allow for 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. The proposed site allocation is shown in Figure 9.15e below.</u></p> <p>9.5.41v The site adjoins the Glyme and Dorn Conservation Target Area (CTA) and is close to the Woodstock Water Meadows for which there is a Management Plan and Action Plan. As such the site offers excellent potential for biodiversity enhancement and informal recreation. Importantly a residential scheme in this location would also provide the opportunity to deliver improved vehicular access to the Owen Mumford employment site allowing for a more direct connection between Green Lane and Banbury Road than currently exists.</p> <p>9.5.41w In light of the lack of physical and policy constraints to development the site is allocated for the provision of around 250 <u>180</u> homes.</p>	
FMM233	<p><u>Policy EW1e – Land north Banbury Road, Woodstock (250 180 homes)</u></p> <p>Land to the north of Banbury Road, Woodstock to accommodate around 250 180 dwellings as a well-integrated and logical extension of the existing built form of the town.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in</p>	To take account of the Council's additional evidence, in particular the need to ensure that the proposed development reduces any potentially harmful impact on the Woodstock Conservation Area, the Blenheim WHS and the listed buildings on Banbury Road.

accordance with Policy H3 – Affordable Housing.

b) provision of satisfactory vehicular access from Banbury Road ~~and Green Lane~~ 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.

de) appropriate provision of and contributions towards supporting infrastructure;

ed) ensuring that development is consistent with Policy EW1 in respect of the protection, promotion and conservation of ~~does not have a~~ substantial harmful impact on the setting 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.

gfe) biodiversity enhancements including arrangements for future maintenance. Development will be required to make a positive contribution towards the adjoining Conservation Target Area (CTA).

hegi) 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.

ihf) 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.

ig) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.

kjh) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.

ki) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.

Burford – Charlbury Sub-Area

FMM234	<p style="text-align: center;">Land north of Woodstock Road, Stonesfield (50 homes)</p> <p>9.6.34b This is a greenfield site on the eastern edge of Stonesfield immediately to the north of the Woodstock Road. It abuts existing residential development to the west, sports pitches, tennis courts and a detached property/farm buildings to the north with open countryside to the east. To the south is a linear strip of development with a residential scheme currently under construction to the south (Charity Farm). The site is currently in agricultural (arable) use but has been put forward for residential development through the Council’s Strategic Housing and Employment Land Availability Assessment (SHELAA).</p> <p>9.6.34c The site is relatively flat although slopes gently upwards to the north. Vehicular access can be achieved directly from the Woodstock Road. Pedestrian and cycle connections could be provided at numerous points including to provide access to the sports pitches to the north. <u>Appropriate landscape mitigation measures, including a landscape buffer (incorporating semi-natural greenspace and woodland planting), will be required on the eastern edge of the site.</u></p> <p>9.6.34d Whilst a development of the scale proposed (50 homes) on an edge of settlement site such as this would clearly have a degree of impact, the site is not affected by any major physical or policy constraints other than the fact that it lies within the Cotswolds Area of Outstanding Natural Beauty (AONB). In this respect, national policy (the NPPF) states that ‘great weight should be given to conserving 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 landscape and scenic beauty’. It goes on to state that planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.</p> <p>9.6.34e Consideration of such applications should include an assessment of:</p>	To take account of the Council’s additional evidence, in particular the need to ensure the provision of an appropriate landscape buffer in the eastern part of the site incorporating semi-natural greenspace and woodland planting.
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	<ul style="list-style-type: none"> • the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; • the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way; and • any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. <p>9.6.34f In terms of the need for the development, the provision of 50 new homes on this site would make a significant contribution towards meeting identified housing needs in West Oxfordshire. There would also be some benefit to the local economy during the construction phase.</p> <p>9.6.34g In terms of the scope for developing elsewhere, the Burford – Charlbury sub-area is washed over by a significant proportion of AONB designation. This in itself means that to meet future housing requirements, some development within the AONB will be necessary. Stonesfield falls entirely within the AONB and as such any development within or on the edge of the village will need to be judged against the national policy considerations outlined above.</p> <p>9.6.34h In terms of any detrimental effect, it is considered that the site is suitable for development and can be brought forward without undue harm subject to proper consideration of any sensitivities including in particular landscape impact. <u>The Council's evidence suggests that in landscape terms the site is of medium landscape sensitivity and medium-high visual sensitivity and that subject to appropriate mitigation is capable of accommodating around 50 dwellings without undue harm.</u> The site is not prone to flooding, lies outside the Conservation Area and is not subject to any specific environmental constraints. <u>The Council's evidence suggests that whilst development of the site would slightly alter the current rural setting of the Conservation Area and alter approaches to the Conservation Area from the east, these would not represent significant changes.</u> In terms of recreational opportunities the development also provides an opportunity to increase the extent of the open space that currently exist to the north of the site, thereby providing a significant benefit to new and existing residents. <u>Appropriate landscape mitigation measures, including a large area of</u></p>	
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	<p>semi-natural greenspace (with woodland planting) landscape buffer, will be required on between the eastern edge boundary of the site and any development in order to provide a more defined, well screened boundary edge for the settlement. The proposed site allocation is shown in Figure 9.17a below.</p> <p>9.6.34i In light of the lack of physical and policy constraints to development the site is allocated for the provision of around 50 homes together with an expansion of the existing open space to the north of the site.</p>	
FMM235	<p>Policy BC1a – Land north of Woodstock Road, Stonesfield (50 homes)</p> <p>Land to the north of Woodstock Road, Stonesfield to accommodate around 50 dwellings as a well-integrated and logical extension of the existing built form of the town.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing</p> <p>b) provision of satisfactory vehicular access and appropriate pedestrian and cycle connections; 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.</p> <p>c) <u>landscape dominated design with a</u> density, layout and form of development that integrates effectively with the adjoining residential area to the west and achieves a positive improvement to the main eastern approach into Stonesfield.</p> <p>d) appropriate provision of and contributions towards supporting infrastructure;</p> <p>e) expansion and incorporation of the existing public open space to the north of the</p>	<p>To take account of the Council's additional evidence, in particular the need to ensure the provision of an appropriate landscape buffer in the eastern part of the site incorporating semi-natural greenspace and woodland planting.</p>

	<p>site.</p> <p>f) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>g) 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.</p> <p>h) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p><u>i) the provision of appropriate landscaping measures to mitigate the potential landscape and visual impact of development, including appropriate building heights and materials, the retention and strengthening of existing hedgerows and an extensive landscape buffer (incorporating semi-natural greenspace and woodland planting) on the eastern edge of the site.</u></p>	
FMM236	<p style="text-align: center;">Land east of Burford (85 70 homes)</p> <p>9.6.34j This is a greenfield site on the eastern edge of Burford. It is currently in agricultural (arable) use. Notably the site is surrounded on three sides by existing residential development including Orchard Rise to the north, Frethern Close/Wysdom Way to the south and Barns Lane to the west. The site sits in a fairly elevated position being on the 125m/130m AOD contour and sloping gently down towards the north east corner and the Witney Road.</p> <p>9.6.34k The site is not within a designated area of flood risk and is not affected by any public rights of way or known heritage assets. It is also in close proximity to the centre of Burford with a range of services and facilities within comfortable walking distance. The popularity of Burford and the relative absence of housing delivery in recent years is likely to lead to strong demand for housing in this location. Key considerations for this site are the landscape and visual impact of</p>	To take account of the Council's additional evidence, in particular the need to minimise any harmful impact on the Burford Conservation Area and key views including to the Burford Church Spire and the backdrop of hills to the north of the site.

development, vehicular access arrangements and the fact that the site is located within the Cotswolds AONB and Conservation Area.

9.6.34l In terms of landscape and visual impact, the Council's evidence suggests that the site is of medium-high landscape sensitivity and high visual sensitivity and that subject to appropriate mitigation, is capable of accommodating around 70 dwellings without undue harm. Particularly important considerations include the density of development and the need to provide significant areas of green space within the site as well as the need to ensure generous views of Burford Church spire from within the site and to maintain the backdrop of hills to the north more generally. whilst the site comprises relatively high ground, it is relatively well-screened from wider views. Whilst views of the site can be achieved from the north-east when travelling along the A361 these are relatively fleeting and it is considered that development of the site if handled carefully would read as part of the existing settlement edge rather than an incongruous and harmful extension. Any application would need to be supported by a detailed landscape and visual impact assessment and a landscape-led approach to the development would need to be achieved. In heritage terms the Council's evidence highlights the contribution that the site makes to the character and appearance of the Burford Conservation Area and also the importance of views to the Grade I listed Burford Church spire. Appropriate measures will therefore be required to address these issues.

9.6.34m In terms of access there are a number of options. It is envisaged that the primary vehicular access would be taken from the north east corner onto ~~the~~ Witney ~~Road~~ Street. Whilst there are gradient issues to address the extent of the land ownership involved ~~should~~ enables an acceptable vehicular access to be achieved. If addressed imaginatively and flanked with a small number of high quality dwellings, this also presents the opportunity to provide a gateway entrance to Burford from the east. Secondary vehicular accesses may also be achieved from Frethern Close/Wysdom Way to the south and Barns Lane to the west (although the narrow nature of this route would mean a very limited number of dwellings could be served from here).

9.6.34n With regard to the fact the site is within the AONB, as outlined previously,

	<p>national policy considerations must be taken into account. In this regard, the proposed development would help to meet identified housing needs and in particular would help to address the relative lack of new housing supply in Burford in recent years. It would also have a beneficial effect in terms of the local economy during the construction phase.</p> <p>9.6.34o In terms of the scope for developing elsewhere or meeting the need in another way, the majority of Burford (except land south of the A40) is washed over by the Cotswolds AONB designation. Any development within or on the edge of the town will therefore fall within the AONB and the scope for avoiding it does not exist other than south of the A40 where the Council's assessment of land availability has been unable to find any suitable sites.</p> <p>9.6.34p Finally it is considered that development of this site would not have a detrimental effect on the environment, landscape or any recreational opportunities. The site is not subject to any significant environmental constraints and is not used for recreational purposes indeed any development would provide the opportunity for an enhancement e.g. the provision of publicly accessible open space. As outlined previously, whilst landscape impact is a key consideration, it is not considered to be an insurmountable issue subject to more detailed site analysis and a landscape-led approach to any development of the site and appropriate mitigation as set out in Policy BC1b below. The proposed site allocation is shown in Figure 9.17b below.</p> <p>9.6.34q For the reasons outlined above, the site is considered to represent a sustainable development opportunity for Burford and is therefore allocated for the provision of around 85 70 new homes.</p>	
FMM237	<p>Policy BC1b – Land east of Burford (85 70 homes)</p> <p>Land to the east of Burford to accommodate around 85 70 dwellings as a well-integrated and logical extension of the existing built form of the town.</p> <p>Proposals for development should be consistent with the following:</p>	<p>To take account of the Council's additional evidence, in particular the need to minimise any harmful impact on the Burford Conservation Area and key views including to the Burford Church Spire and the backdrop of hills to</p>

	<p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</p> <p>b) provision of satisfactory vehicular access and appropriate pedestrian and cycle connections. 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. Any vehicular access provided from the <u>Witney Street Road</u> will be required to contribute positively to the eastern approach into Burford providing a ‘gateway’ entrance to the town.</p> <p>c) a landscape-led approach to development to ensure that new housing does not have an unacceptable landscape and visual impact and reads as part of the existing settlement in long distance views.</p> <p>d) <u>landscape dominated design with a</u> density, layout and form of development that integrates effectively with the adjoining residential areas to the north, west and south of the site.</p> <p>e) appropriate provision of and contributions towards supporting infrastructure;</p> <p>f) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>g) 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.</p> <p>h) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p>	<p>the north of the site.</p>
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	<p><u>i) design-led approach to ensure that any development of this site conserves or enhances the special interest, character and appearance of the Conservation Area including the retention of key views and the provision of significant areas of green space within the site.</u></p> <p><u>j) the provision of appropriate measures to mitigate the potential landscape and visual impact of development, including appropriate building heights and materials, use of appropriate landscape buffers, retention and management of existing hedgerows, the provision of large areas of semi-natural green space and the protection of key views including of the Burford Church spire and the general backdrop of hills to the north of the site.</u></p>	
FMM238	<p style="text-align: center;">Land north of Jeffersons Piece, Charlbury (40 homes)</p> <p>9.6.34r This is a greenfield site of around 1.7 ha on the northern edge of Charlbury. It sits on relatively high ground (135m AOD) sloping down to the north towards a small valley. It abuts an area of existing residential development at Jeffersons Piece with open countryside to the north and two detached properties to the north east. To the east of the site are several large residential curtilages. The site is currently in use as a paddock with access achievable via a private road (Hundley Way) although this may not be suitable for a significant increase in vehicle movements. There is however the potential to achieve vehicular access into Jeffersons Piece subject to the redevelopment/relocation of an existing set of single storey garages.</p> <p>9.6.34s Whilst access is an important consideration the site is not considered to have any significant physical constraints. It is not within an area of designated flood risk, is not affected by any public rights of way and is well-screened from wider views despite the relatively elevated location. <u>The Council's evidence suggests that the site is of medium-high landscape sensitivity and visual sensitivity and that subject to appropriate mitigation, is capable of accommodating 35-40 dwellings without undue harm.</u> Furthermore, the site has been promoted for development and of the various options considered at Charlbury this site is considered to be</p>	To take account of the Council's additional evidence, in particular the need to minimise landscape and visual impact and take account of the unlisted historic buildings to the north of the site.

	<p>the most suitable.</p> <p>9.6.34t In terms of policy constraints, the site is within the Cotswold AONB and is also within the Charlbury Conservation Area. These are important considerations but not preclude the possibility of development. In terms of the AONB, as major development a scheme of 40 new homes in this location would need to satisfy the tests set out in national policy. In this regard the development would make a useful contribution towards meeting identified housing needs in a sustainable location with access by rail. There would also be some modest economic benefits as a result of the construction of the new housing.</p> <p>9.6.34u As is the case with Burford and Stonesfield, Charlbury is washed over by the AONB so there is no scope to provide alternative sites within or on the edge of the village outside the AONB. This site has been deemed to be the most suitable of the various options considered at Charlbury through the Council's housing land availability assessment. The development of this site will have no detrimental impact on the environment, landscape or recreational opportunities. The site has no significant environmental constraints and is well-screened from wider views. The most discernible impact would be from those walking along the adjacent public right of way but beyond that any development would read as part of the existing settlement.</p> <p>9.6.34v With regard to the Conservation Area, a careful design-led approach will be required to ensure that any development of this site preserves or enhances the character of the area. Given the presence of the existing relatively modern development to the south this should be entirely achievable indeed the potential redevelopment/removal of the existing single-storey garages is likely to have a positive impact. <u>The Council's evidence identifies that despite being within the Conservation Area, the site is not associated with the important historic core of Charlbury and makes no contribution to its significance and as such, development of the site would have a minimal impact on the significance, character or appearance of the conservation area. There are however two unlisted historic buildings just north of the site, the setting of which would need to be taken into account in any development.</u> The proposed site allocation is</p>	
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	<p>shown in Figure 9.17c below.</p> <p>9.6.34w For the reasons outlined above, the site is considered to represent a sustainable development opportunity for Charlbury and is therefore allocated for the provision of around 40 new homes.</p>	
FMM239	<p>Policy BC1c – Land north of Jeffersons Piece, Charlbury (40 homes)</p> <p>Land north of Jeffersons Piece, Charlbury to accommodate around 40 dwellings as a well-integrated and logical extension of the existing built form of the village.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</p> <p>b) provision of satisfactory vehicular access and appropriate pedestrian and cycle connections. <u>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.</u></p> <p>c) <u>landscape dominated design with a</u> density, layout and form of development that integrates effectively with the adjoining residential area to the south of the site <u>including consideration of appropriate building heights and materials.</u></p> <p>d) design-led approach to ensure that any development of this site preserves conserves and or enhances the <u>special interest</u>, character <u>and appearance</u> of the Conservation Area <u>and has appropriate regard to the setting of the two non-designated historic buildings to the north of the site.</u></p> <p>e) retention of existing mature <u>hedgerows and</u> vegetation along site boundaries <u>together with the provision of appropriate landscape buffers along the northern</u></p>	<p>To take account of the Council’s additional evidence, in particular the need to minimise landscape and visual impact and take account of the unlisted historic buildings to the north of the site.</p>

	<p>edges of the site in order to ensure effective screening from the adjoining public right of way and in longer-distance views.</p> <p>f) appropriate provision of and contributions towards supporting infrastructure;</p> <p>g) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>h) 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.</p> <p>i) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p>	
FMM240	<p style="text-align: center;">Land south of Milton Road, Shipton under Wychwood (44 homes)</p> <p>9.6.34x This is a greenfield site of around 3.3 ha on the western edge of Shipton under Wychwood. It is a characteristic L-shape and comprises pasture. The site is generally level although slopes down to the west in the central portion. Notably the site wraps around Wychwood Primary School which adjoins the site to the north. To the east of the site is a small but well-occupied business centre including light industrial uses, a nursery school and offices. To the south and west is open countryside.</p> <p>9.6.34y The site has no significant physical constraints to development. It is not within an area of designated flood risk, vehicular access can be achieved direct from the Milton Road and the site is suitable for development in terms of topography. As a Greenfield site in an edge of settlement location development of this site will inevitably have a degree of landscape and visual impact but the site is relatively low-lying with few views from public vantage points and only glimpsed views from the Milton Road through existing vegetation. The Council's evidence identifies that the site is of medium landscape sensitivity and low-medium visual</p>	To take account of the Council's additional evidence, in particular the need to minimise landscape and visual impact and take account of the unlisted historic buildings to the north of the site.

[sensitivity and that subject to appropriate mitigation, is capable of accommodating 40 - 45 dwellings without undue harm.](#)

9.6.34z In terms of policy constraints the site is located within the Conservation Area and also within the Cotswolds AONB. The development of the site would make a useful contribution towards meeting identified housing needs and also provides the opportunity to create additional car parking for the adjacent school thereby creating a public benefit as well as some economic gains during the construction phase.

9.6.35a As is the case with Burford, Stonesfield and Charlbury, Shipton under Wychwood is washed over by the AONB so there is no scope to provide alternative sites within or on the edge of the village outside the AONB. This site has been deemed to be suitable in principle for residential development through the Council's housing land availability assessment and is also the subject of a current planning application.

9.6.35b The development of this site will have no detrimental impact on the environment, landscape or recreational opportunities. The site has no significant environmental constraints and is well-screened from wider views. Where views are achievable, the development would read as part of the existing settlement in the context of surrounding modern buildings. [Appropriate landscape mitigation measures, including a landscape buffer, will be required on the western and southern edge of the site.](#)

9.6.35c With regard to the Conservation Area, a careful design-led approach will be required to ensure that any development of this site preserves or enhances the character of the area although it is notable that parts of Milton Road are characterised by some modern elements. [The Council's evidence identifies that whilst development of the site would not affect the character or appearance of the historic built core of Shipton under Wychwood, it would affect the rural character and appearance of the conservation area particularly to the west and also has the potential to affect the setting of the Shipton Court Registered Historic Park and Garden \(Grade II Listed\) to the south. Appropriate mitigation will therefore be required as set out in Policy BC1d.](#) The proposed site

	<p>allocation is shown in Figure 9.17d below.</p> <p>9.6.35d For the reasons outlined above, the site is considered to represent a sustainable development opportunity for Shipton under Wychwood and is therefore allocated for the provision of around 44 new homes.</p>	
FMM241	<p><u>Policy BC1d – Land south of Milton Road, Shipton under Wychwood (44 homes)</u></p> <p>Land south of Milton Road, Shipton under Wychwood to accommodate around 44 dwellings as a well-integrated and logical extension of the existing built form of the village.</p> <p>Proposals for development should be consistent with the following:</p> <p>a) provision of a mix of house types and tenures including affordable housing in accordance with Policy H3 – Affordable Housing.</p> <p>b) provision of satisfactory vehicular access and appropriate pedestrian and cycle connections; 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.</p> <p>c) appropriate provision of and contributions towards supporting infrastructure including consideration of the potential scope to provide additional parking for the adjoining primary school.</p> <p>d) regard to be had to the compatibility of the adjoining employment use.</p> <p>e) <u>landscape dominated design with a density, layout and form of development that optimises the use of the irregular site boundary whilst taking account of landscape and heritage considerations.</u></p>	<p>To take account of the Council’s additional evidence, in particular the need to minimise any harm to the Conservation Area and setting of the Shipton Court Registered Historic Park and Garden.</p>

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| | <p>f) design-led approach to ensure that any development of this site preserves conserves and or enhances the special interest, character and appearance of the Conservation Area and conserves the setting of the Shipton Court Registered Historic Park and Garden to the south.</p> <p>g) retention of existing mature vegetation along site boundaries to ensure effective screening from longer-distance views and the provision of a landscape buffer on the western and southern edge of the site.</p> <p>h) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p> <p>i) 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.</p> <p>j) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p> <p><u>k) the provision of appropriate measures to mitigate the potential landscape and visual impact of development, including appropriate building heights and materials, use of appropriate landscape buffers along the western and southern parts of the site, the provision of semi-natural green space and the retention and management of existing hedgerows.</u></p> | |
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