

The Planning Context in Woodstock – an overview

Sites allocated in Local Plans (or included in draft Local Plans)

SITE 1

LAND SOUTH-EAST OF WOODSTOCK – NOT FORMALLY ALLOCATED IN A LOCAL PLAN

- An allocated site in the *draft Cherwell Local Plan Part 1 2011-2031 Partial review: Meeting Oxford's Need*. This Plan is currently being examined.
- Development is opposed by Woodstock Town Council
- Policy PR10
- 410 homes
- Planning expectations:
 - appropriate financial contributions directly related to the development in order to secure necessary improvements to, and mitigation for, the highway network and to deliver necessary improvements to infrastructure and services for public transport.
 - provide and enhance green infrastructure
 - 50% affordable housing (e.g. social rented, affordable rented, shared ownership)
 - land and financial contributions for a new primary school (on site unless provision is made elsewhere)
 - opportunity for community self-build or self-finish
 - community facility, formal sports facilities, play areas, allotments, community woodland + nature conservation area
 - pedestrian and cycle access to the surrounding countryside
 - connected and integrated extension to Woodstock
 - Net biodiversity gains

SITE 2

EAST OF WOODSTOCK – ALLOCATED IN ADOPTED WEST OXFORDSHIRE DISTRICT COUNCIL LOCAL PLAN 2031

- Policy EW3
- 300 homes
- Construction underway. The development is expected to take up to 6 years to complete.
- Planning expectations:
 - 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 to protect the rural setting of the provision of satisfactory vehicular

access and supporting transport infrastructure, including mitigating the impact of traffic associated with the development

- provision of appropriate public transport serving the site
- appropriate provision of and contribution towards supporting infrastructure
- biodiversity enhancements
- demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new building
- 50% affordable housing (e.g. social rented, affordable rented, shared ownership)
- 5% of units for self/ custom build

SITE 3

LAND NORTH OF HILL RISE – ALLOCATED IN ADOPTED WEST OXFORDSHIRE DISTRICT COUNCIL LOCAL PLAN 2031

- Policy EW4
- 120 homes
- Submission of planning application anticipated late 2019. Construction start on site 2021/24. The development is expected to take 3 years to complete.
- Planning expectations:
 - 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 seminatural green space, with built development kept away from the eastern and northern parts of the site including where it adjoins the A44
 - provision of satisfactory vehicular accesses and appropriate pedestrian and cycle connections including appropriate accommodation of the existing public right of way
 - 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
 - appropriate provision of and contributions towards supporting infrastructure;
 - replacement/enhancement of the existing children's play area and public open space adjacent to Rosamund Drive
 - demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new building
 - 50% affordable housing (e.g. social rented, affordable rented, shared ownership)
 - 5% of units for self/ custom build

SITE 4

LAND NORTH OF BANBURY ROAD – ALLOCATED IN ADOPTED WEST OXFORDSHIRE DISTRICT COUNCIL LOCAL PLAN

- Policy EW5
- 180 homes
- Submission of planning application expected late 2019. Construction start on site 2020/22. The development is expected to take 4 years to complete.
- Planning expectations:

- provision of satisfactory vehicular access from Banbury Road and appropriate pedestrian and cycle connections including incorporation of the existing public right of way across the site
- 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.
- appropriate provision of and contributions towards supporting infrastructure
- 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 seminatural 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.
- biodiversity enhancements including arrangements for future maintenance. Development will be required to make a positive contribution towards the adjoining Conservation Target Area
- demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new building
- 50% affordable housing (e.g. social rented, affordable rented, shared ownership)
- 5% of units for self/ custom build

Potential facilitation sites

IMPORTANT NOTE: these sites are **not** allocated in Local Plans but are within the Blenheim Estates control. These sites are suitable for development or inclusion in the Woodstock Community and Infrastructure Development Plan, should community priorities require it.

SITE 5

Football Club site – owned by Blenheim and leased to football club

SITE 6

Owned by Blenheim and let to Thames Valley Police