





























**KEY**

	Site Boundary
<b>SOFT LANDSCAPE</b>	
Existing features	
	TREES To be retained and protected where possible
	HEDGEROW To be retained and protected where possible
	ARABLE FELD/PASTURE To be retained
Proposed elements	
	FEATURE TREE
	WOODLAND / PARKLAND TREE
	STREET OR AVENUE TREE
	PRIVATE / LOCAL TREE
	ORNAMENTAL AMENITY SHRUB PLANTING
	NATIVE WETLAND SHRUBS
	ORNAMENTAL HEDGE
	NATIVE SPECIES HEDGE
	WOODLAND PLANTING
	MOWN AMENITY GRASS
	PRIVATE LAWN
	REAR GARDEN AREAS
	GENERAL MEADOW AREA
	WET TOLERANT GRASS AREA
	SPRING FLOWERING BULB PLANTING
	INFORMAL MOWN GRASS PATH for recreation.
<b>HARD LANDSCAPE</b>	
	ROAD SURFACING - Tarmac
	PERMEABLE PAVING - Comprising of block paving, gravel, and a concrete separator layer and open graded aggregate
	ROAD SURFACING Concrete blocks, 'Grey' / buff
	CROSSOVER SURFACING Conservation salt paving, Silvergrey
	CAR PARKING SURFACING Tarmac
	FOOTPATH SURFACING Tarmac
	FOOTPATH Hoggin
	PEDESTRIAN PAVING Concrete slab paving, Buff



# WOODSTOCK ROAD STONESFIELD



On 23rd May 2017 Cala Management Ltd and Mr Robinson & Ms Evins (the Applicants) submitted a planning application to West Oxfordshire District Council in connection with Land east of Stonesfield, Woodstock Road, Stonesfield (LPA Ref.17/01670/FUL). The description of development, was as follows:-

*“Residential development consisting of 68 dwellings, public open space and new vehicular access on to Woodstock Road”.*

**It was a Full Planning Application and therefore includes full details of the site layout, appearance, access, scale and landscaping of the development.**

The planning application was refused by the Council on 1st May 2018. The Applicants have decided to appeal to the Secretary of State against that decision and the appeal will be heard at a public Inquiry, which will open on 2nd April 2019.

At the time of submission, the site was proposed to be allocated for housing in the then, emerging West Oxfordshire Local Plan 2031. The background documents that had informed the draft site allocation indicated that provision should be made for additional landscaping on the eastern edge of the development. This was to mitigate any potential impacts on the landscape character of the Cotswold Area of Outstanding Natural Beauty (AONB).

The Applicants submitted a plan to the Council and explained that they controlled other land to the east of the application site which could be used to deliver the additional landscaping (the land outlined in blue on the adjacent plan). The Council had also been provided with the Landscape Strategy Plan shown overleaf which was submitted on 29th January 2018. It provided further detail on how that land could be landscaped to provide for the type and amount of buffer that the Council was looking for.

One of the Council's Reasons for Refusal relates to the impact of the development on the AONB and the adequacy of the proposed landscaping. This will no doubt be debated at the inquiry. For the avoidance of any doubt, it should be noted that part of the Appellant's case will be that they control sufficient land to the east of the appeal site to provide for a suitable landscaped buffer. This would be secured by a planning condition or a Planning Legal Agreement.



APPEAL SITE  
OTHER LAND IN THE CONTROL OF THE APPELLANT



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