

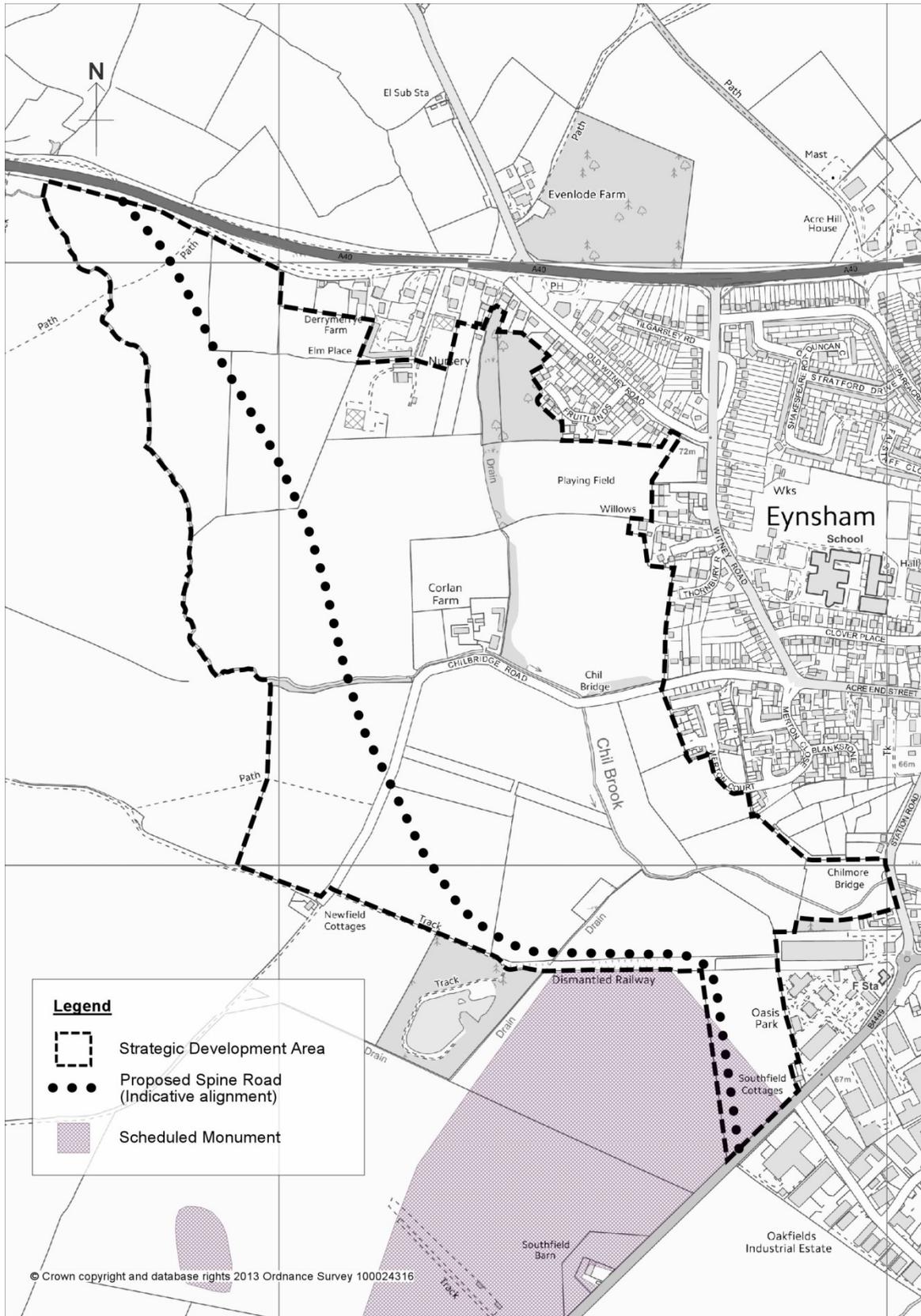
## West Eynsham Strategic Development Area (SDA) – 1,000 homes (Eynsham Parish)

- 9.5.40s Land to the west of Eynsham is allocated for the delivery of 1,000 homes. A proportion of these new homes (550) will contribute towards the unmet housing need of Oxford City, with the remaining balance (450) contributing towards West Oxfordshire's own identified housing needs. The site is well-related to the main services and facilities of Eynsham including in particular Bartholomew Secondary School, Eynsham Village Hall and the Eynsham Medical Centre. It has no major physical or policy constraints to development although flood risk is an important consideration due to the presence of the Chil Brook which runs across parts of the site. The majority of the site is actively being promoted for development.
- 9.5.40t The former Eynsham Nursery and Garden Centre to the west of Eynsham has already secured planning permission for residential development of 77 new homes. There is also a current planning application pending determination. A resolution to grant outline planning permission has also been secured for a further 160 homes on land immediately west of Willows Edge/Thornbury Road. Both sites fall within the SDA boundary, demonstrating clear developer interest.
- 9.5.40u The suitability of the site for strategic development has been assessed in broad terms as part of countywide joint working carried out to determine the apportionment of unmet need from Oxford City. The site was considered against a number of alternative site options in West Oxfordshire and shown to be the most appropriate option (together with land to the north of Eynsham, the site of the Garden Village expression of interest) for providing additional housing to meet the housing needs of Oxford City. The suitability of the site has also been tested through the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and as part of the Local Plan Sustainability Appraisal (SA) process alongside other reasonable alternatives.
- 9.5.40v The potential for a western expansion of Eynsham has also been considered as part of the extensive work and consultation on the emerging Neighbourhood Plan for Eynsham. The proposed allocation is shown below.
- 9.5.40w The site is in multiple land ownerships and the majority has been promoted for development through the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA). Having regard to the size of the site, the constraints that exist in terms of flood risk and the requirement for other on-site uses including a new primary school, local centre and green infrastructure it is reasonable to expect delivery of around 1,000 new homes in this area.
- 9.5.40x A key consideration for this site is traffic impact not only in terms of the traffic impact of the proposed development but also the potential to deliver strategic transport improvements that would be of wider benefit to other residents and employees. In particular, a major urban extension such as this presents the opportunity to provide a new western link-spine road for Eynsham serving the new development and also providing a strategic road connection from the A40 to the B4449 to the south, thereby providing additional journey choice and subject to appropriate design and traffic management/signage, potentially also helping to remove unnecessary through-traffic in Eynsham including traffic currently using Witney Road and Acre End Street/High Street.

FMM 79 -  
Paragraphs  
9.5.40x and  
9.5.40y

- 9.5.40y The provision of this link-spine road will be sought as an integral part of comprehensive development to the west of Eynsham. ~~Appropriate~~ A key consideration will also need to be given to is the relationship between proposed access arrangements onto the A40 from this site, as well as the park and ride and from the proposed Garden Village to the north and wider improvements to the A40 more generally. There is a need for an integrated approach to ensure the most appropriate and effective solution is achieved. Another key consideration for the spine road is the potential impact on the scheduled monument that adjoins the southern boundary of the SDA. Development will therefore be required to take full account of this designated heritage asset in accordance with national policy.
- 9.5.40z A further key consideration for the site is the provision of effective pedestrian and cycle links to encourage sustainable travel into Eynsham and beyond including the ~~West~~ Oxfordshire Cotswolds Garden Village to the north of the A40. Any development in this area will need to be supported by a detailed Transport Assessment (TA) and Travel Plan.
- 9.5.41a As a major urban extension into open countryside, landscape impact is a key consideration but compared to other alternative site options, this area is not overtly sensitive and if planned and designed properly, the impact of development is capable of being effectively mitigated. A detailed landscape and visual impact assessment would be required in support of any future application to determine the most appropriate form and layout of development which would ultimately influence final housing numbers.
- 9.5.41b In terms of deliverability, whilst the site is in multiple ownerships, the majority is being actively promoted for development and can therefore be considered to be available. In terms of viability, the Council's evidence suggests that a scheme of 1,000 homes in this area would be viable taking account of the likely infrastructure costs including those associated with the western link-spine road and a new on-site primary school.

Figure 9.15b – West Eynsham Strategic Development Area (SDA) (UPDATED)



**Policy EW1b – West Eynsham Strategic Development Area (1,000 homes)**

Land to the west of Eynsham to accommodate a sustainable integrated community that forms a positive addition to Eynsham, including:

a) about 1,000 homes with a balanced and appropriate mix of house types and tenures to meet identified needs including affordable housing.

b) comprehensive development to be led by an agreed masterplan.

c) provision of a new western **link-spine** road funded by and provided as an integral part of the development and taking the opportunity to link effectively with the existing road network on the western edge of the village.

d) the provision of a new primary school on-site (1.5FE including nursery) on a 2.22 ha site to enable future expansion together with financial contributions towards secondary school capacity as appropriate.

~~e) the provision of other supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development in particular the impact on the existing village, and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas, including a particular emphasis on improving linkages into Eynsham, to the West Oxfordshire Garden Village and into the surrounding countryside.~~

~~e) the provision of other supporting transport infrastructure, including mitigating the impact of traffic associated with the development; appropriate consideration of the proposed park and ride, wider A40 improvements and the Oxfordshire Cotswolds Garden Village SLG; the provision of appropriate financial contributions towards LTP4 transport schemes such as the A40 Strategy; 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, including the Proposed Park and Ride, Eynsham Village, the Oxfordshire Cotswolds Garden Village, Hanborough Station and into the surrounding countryside.~~

f) development to be phased in accordance with the timing of provision of **essential** supporting infrastructure and facilities.

g) the provision of appropriate landscaping measures to mitigate the potential impact of development and associated infrastructure.

h) biodiversity enhancements including arrangements for future maintenance.

~~i) provision of appropriate green infrastructure including allotments; masterplanning that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to~~

**create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).**

j) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and be deposited in a public archive. Particular consideration will need to be given to the scheduled monument adjacent to the B4449 **including when determining the most appropriate alignment/access arrangements for the western spine road. All feasible route options and junction arrangements must be explored to ensure that any unavoidable harm or loss is minimised, as far as possible mitigated and justified in accordance with Policy EHI3.**

k) 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.

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

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

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