

OXFORDSHIRE COTSWOLDS  
GARDEN VILLAGE  
*Area Action Plan*

November 2018

*Issues Paper  
Consultation  
Report*

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# Introduction to this Consultation Report

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## Background

The Area Action Plan (AAP) for the Oxfordshire Cotswolds Garden Village (OCGV) will set out how the new development will be taken forward, what it will look like and how it will function. As part of the development of the AAP, local communities were consulted on an Issues Paper (IP) that aimed to:

- Briefly explain the background to the proposal and how we have arrived at this point;
- Set the proposals in context by providing some background information on the Eynsham area;
- Provide an overview of the proposed garden village site – where it is, what area it covers and what’s already there;
- Highlight the physical and policy constraints affecting the site;
- Outline the potential opportunities offered by the garden village including new homes, jobs, transport schemes, open space, schools and other supporting infrastructure; and
- Seek initial views on the development of a draft ‘vision’ for the garden village site.

The consultation aimed to gather the views of local residents and stakeholders and ran from 22 June 2018 until 3 August 2018. Responses were submitted by post or by email, as well as at the three public exhibitions that were held at the end of June and beginning of July. Responses received by post or email were in the form of letters, completed questionnaires relating to individual themes in the issues paper, responses to the specific consultation questions that were posed in the issues paper, or a combination of these.

With regards to the public exhibitions, Council officers were present to answer questions and discuss the OCGV AAP issues paper and the development more generally, at the following locations:

**EYNSHAM:** Thursday 28 June 2-8pm St. Leonard’s Church Hall

**LONG HANBOROUGH:** Friday 6 July 2-8pm Hanborough Pavilion & Village Hall

**EYNSHAM:** Monday 9 July 2-8pm St. Leonard’s Church Hall

The exhibitions aimed to gather feedback on a range of topics, concerns, and opportunities. Panels that set out the potential ‘opportunities’ offered by the OCGV were each accompanied by a blank sheet of paper with theme headings so that visitors could leave comments and questions as explained in the following sections of this report. The panels were also supplemented by a number of maps and an update on the current A40 improvements planned by the Oxfordshire County Council.

The issues paper consultation was advertised around the start of the consultation period with further updates on Twitter, Facebook and other websites to publicise the exhibitions. The following methods were used:

- Emails to each contact on our consultation database (roughly 2,851 people);
- A news item was placed on the West Oxfordshire District Council’s website (home page feature);
- Notices on the Council’s Facebook and Twitter feeds;
- Articles on the Witney Gazette and Oxford Mail websites;
- Direct letters to Eynsham Parish Council as well as neighbouring Parish Councils.

Additionally, the consultation (including exhibitions) was also publicised on the Eynsham Parish Council’s website and with posters around the village. Hardcopies of issues paper were sent to the

Eynsham Parish Council and were also available at all of the deposit locations in the District: each public library, the WODC Elmfield Offices, Witney Town Centre Shop, Witney Town Council, Chipping Norton Town Council, Carterton Town Council and Burford Visitor Information Centre.

## **Report Structure**

The report follows the same broad structure as the issues paper set out by theme as follows: Background Context; A Profile of Eynsham; Site Constraints; Delivery of New Homes; Business, Commerce, Jobs & Skills; Transport & Movement; The Natural Environment; Design & Sustainability; Heritage & Culture; Health & Well-being; and Long-term Stewardship.

For each theme, the main points raised through the consultation are summarised at the start of the section. Feedback is then set out under the question headings drawn from the issues paper. Though the majority of the comments that we received as part of this consultation did not directly answer the 32 questions set out in the issues paper, the responses have been analysed and grouped together in the most appropriate question headings for the purposes of this report. The comments drawn out here aim to present the full range of responses received.

The responses received as part of the public exhibitions are summarised in the section 'Exhibition Feedback'. Many issues, themes and suggestions repeat those identified in the representations above.

A summary of minutes from the West Oxfordshire District Council's Economic and Social Overview & Scrutiny Committee meeting that took place on 28 June 2018 and which considered the Oxfordshire Cotswolds AAP issues paper is also included in annex I at the end of this report.

A schedule of the comments (excluding the sticky notes gathered from the public exhibitions) received during this consultation can be found online at:

<https://www.westoxon.gov.uk/media/1882490/List-of-respondents.pdf>.

Last, it is important to note that the views, issues, and suggestions presented in this summary report are those distilled from the feedback that was received with regards to the Oxfordshire Cotswolds Garden Village AAP issues paper. This report does not contain West Oxfordshire District Council's responses to the consultation feedback.

# Background Context

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## Section Summary

- The garden village principles set out by the government were well-supported; however, concerns that the proposed garden village was at risk of breaching, or had already breached, some of these principles was also raised;
- Concern also expressed that the site selection process was based on flawed and/or incomplete supporting data;
- More active community engagement is needed to ensure land value capture as well as the achievement of other garden village principles;
- Greater consideration needed in respect of the cumulative impacts of development in the county, including those that will arise as a result of the Oxford-Cambridge Expressway, on transportation networks.

## Consultation Question 1: Garden Village Principles

### 1a) Do you support/agree with the TCPA definition and key principles listed above?

- The majority of responses were in support/agreement with the garden village principles.
- The principles should be taken as minimum requirements;
- The principles should be made binding for developers;
- Housing density should be at least 30 dwellings per hectare in order to maintain the green belt and open spaces and to keep the garden village separate;
- Additional clarity regarding the relationship between the AAP, Local Plan/Development Plan and Compulsory Purchase Act 2004 is needed;
- Several respondents agreed with the principles but did not agree with how they were to be achieved or even if they are achievable (see comments for q.1b below);
- Gladman Developments Ltd are concerned that the listed principles are relevant to cities, not villages;
- The naming of the 'Oxfordshire Cotswolds Garden Village' was questioned as the site is not located within the Cotswolds;
- The principles could also include 'self-sufficiency' with regards to healthcare, education, shops etc;
- The application of these principles will be a huge factor in differentiating a Garden Village community from a large, impersonal, car-dependent housing estate;
- A key overriding principle – that the principles themselves are an indivisible and interlocking framework for their delivery – is missing.

### 1b) How relevant do you think these are to the Oxfordshire Cotswolds Garden Village?

- The majority of responses agreed that the principles were all relevant or even essential to the Oxfordshire Cotswolds Garden Village.
- The garden village should be an exemplar with regard to sustainability, green infrastructure, design, and net biodiversity gain.
- Concerns were raised regarding the achievability of some of the principles, namely:
  - Land value capture for the benefit of the community given private interests/land-owner driven proposals;
  - Integrated and convenient access to jobs, services and family networks due to the site's relationship to Oxford's unmet housing need;

- Vibrant sociable neighbourhoods as there are concerns that the development will become a dormitory suburb of Oxford since it aims to meet Oxford's unmet housing needs.
- Jobs within easy commuting distance since the garden village aims to meet Oxford's unmet housing need and thus new residents will work in Oxford;
- Integrated and accessible transport systems since the site is not currently connected to an existing sustainable transportation network and also given the lack of adequate improvement proposals for the A40;
- Affordable housing for local people as property prices are very high in the area;
- Separate settlement with its own identity as the proposal includes shared/reciprocal facilities with Eynsham village;
- Strong vision, leadership and community engagement as the community and Parish were not consulted despite local expertise on a number of issues within Eynsham;
- Enhancements to the natural environment and net biodiversity gains as the village will be developed on highly diverse farmland/greenfield land.

**Ic) Should any of these key principles be given particular priority in taking the Oxfordshire Cotswolds Garden Village forward?**

- Several key principles were identified, though many remain sceptical about how they will be achieved, if they can be achieved at all.
- Although many respondents expressed concern over the achievability of the principles (as identified in Q.1b above), the following priority principles were identified:
  - Protection and enhancement of the natural environment, net biodiversity gains and exemplar sustainability standards. Consideration should be given to zero-carbon and energy-positive technology to ensure climate resilience;
  - Land value capture to ensure community ownership and long-term stewardship;
  - Self-sufficient and self-supporting community services and facilities delivered at the outset;
  - Integrated, innovative and accessible transport systems through significant and strategic long-term and regional improvements to networks, especially the A40;
  - Protection of heritage and landscape assets.

**Id) Are there any other key principles not mentioned that should inform the development of the Oxfordshire Cotswolds Garden Village?**

- The new settlement must be distinct and separate from Eynsham while balancing this with easy and safe walking and cycling links between the two communities to discourage car use and prevent it from becoming a dormitory suburb of Oxford;
- More emphasis on improved bus services along the A40 is needed;
- More effort should be made to emphasise the contribution made by the historic environment to the character of the new development;
- A new principle should be to conserve, enhance and reinforce the historic environment and historic landscape area in line with NPPF paragraph 39 regarding non-designated heritage assets;
- A new principle should be to have a net neutral effect on private car-based road transport in the local region (i.e. should work towards not having upward pressure on the number of car journeys made);
- Land take should be minimised through higher density settlement patterns, maintaining as much green space as possible.

## **Consultation Question 2: Background Context**

### **2a) Do you have any comments you wish to make on the background context for the garden village proposal including how and why the site was identified?**

- Concerns expressed that the site selection process was not robust as up-to-date ecological information that covers the entirety site was not used;
- The Expression of Interest to consider the OCGV as a nationally designated garden village was misleading and that if all constraints were properly considered, the site would not have been chosen by the MHCLG for funding;
- Concerns that Eynsham residents were not consulted with regards to the site selection, nor were Eynsham Parish Council;
- The garden village cannot be considered as a separate and distinct community from Eynsham due to their proximity to one another;
- The relationship and supporting evidence used to justify the development of the garden village in relationship to Oxford's unmet housing need is also unclear. This has also led to confusion with regards to the vision/identity of the proposed garden village and its relationship with Eynsham;
- Not enough attention has been devoted to understanding the combined impacts on infrastructure from other surrounding developments;
- The deliverability of the site, including delivery mechanisms and final housing numbers, need to be specified;
- Detail on the 2014 decision not to develop the site should be acknowledged;
- Barnard Gate should be reconsidered as the site for this development;
- DCLG funding for the garden village should be used to fund research into a number of matters raised by this consultation to significantly improve outcomes;
- The potential impacts of surrounding developments near-by, district-wide, and in relation to the Oxford-Cambridge Expressway need to be cumulatively considered as part of the site selection process.

### **2b) Have we captured the key messages from the draft Eynsham Neighbourhood Plan regarding the garden village?**

- Responses generally noted that the AAP had included the key messages from the Eynsham Neighbourhood Plan; however the following were identified as issues that merit further emphasis:
  - The 'once-in-a-lifetime' opportunity presented by this development to implement radical transportation solutions: track-based public transport, realignment of the A40 and downgrading the existing road to a local road and bus lane that is easily crossed by pedestrians and cyclists without bridges or lights;
  - Community involvement in developing the AAP to ensure maximum benefit for the existing village while minimising detrimental impacts. This should include a close working relationship with the Eynsham Parish Council so that the two villages are mutually beneficial to one another;
  - Key messages and strategies should become enforceable conditions within the AAP;
  - WODC, OCC, and Grosvenor should fund and appoint a Community Architect/Landscape Architect to allow the community to have meaningful input.



# A Profile of Eynsham

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## Section Summary

- The issues paper has incorporated many aspects of the draft Eynsham Neighbourhood Plan;
- More emphasis should be placed on Eynsham's special qualities, especially its walkability and social infrastructure;
- The relationship between the garden village and Eynsham needs to be more explicitly stated;
- The impacts of the garden village on Eynsham need much more consideration, including more detail regarding how and what 'provisions will be put in place' to compensate for these impacts;
- More detail and a wider-focus is needed to describe public transportation in and around Eynsham.

## Consultation Question 3: Eynsham Profile

### 3a) Do you agree that the profile of the Eynsham area outlined above is accurate?

- Generally, responses expressed agreement but also note that:
  - It fails to identify or reference the planned growth to the village south of the A40 at West Eynsham or the Park & Ride. The AAP must address this changing context and the implications of this planned growth on Eynsham;
  - Some of the data is out of date;
  - Concern that levels of air pollution can be very high in the village from traffic congestion and have been downplayed. Studies need to be undertaken soon;
- Additional detail regarding local bus services is needed, especially related to the Swinford Toll Bridge, Cutteslowe Roundabout, services to Headington hospitals and East Oxford. The affordability of public transport should also be addressed;
- Specific detail is needed on how the garden village will be a standalone settlement and how it will impact Eynsham's various services, facilities and access to green space/countryside following a full assessment;
- Additional reference to the historic landscape character is needed;
- No settlement in West Oxfordshire has had such a disproportionately large proposed increase in population. This is obviously inequitable and needs to be addressed. Without major remedial measures, Eynsham will suffer considerable loss of amenity;

### 3b) Are there any particularly important characteristics relevant to the local area that we have not mentioned?

- It is critical that the AAP, the proposed Infrastructure Delivery Plan (IDP) and West Eynsham Development Framework SPD are consistent in their approach to development and the delivery of key infrastructure at Eynsham. Given the Eynsham IDP is expected to underpin the preparation of the AAP and SPD to provide an aligned approach to infrastructure it is concerning that work on the IDP appears to be significantly behind that for the OCGV AAP and West Eynsham SPD;
- It is important to emphasize that Eynsham is an autonomous, large, rural village with a character that has evolved over many years;
- Walkability in Eynsham is very important and should be replicated in the new garden village;
- Eynsham's 'special qualities' include its highly walkable nucleic design with a good selection of local independent shops, quality of medical facilities, with easy access to the countryside and greenspace;

- Historically, the village has experienced gradual and organic growth;
- The village is home to an older population who depend on the village's easily accessible facilities and services, as well as young families, some of which are among the third generation living in the same village;
- Eynsham has a thriving community with approximately 50 local organisations, many of which are developed and led by local people. Many of these local groups reflect the village's rural heritage, foster residents' environmental awareness, facilitate farming/gardening, and encourage sustainable lifestyles;
- More detailed demographic information is needed (i.e. number of children, young adults, older people; figures around ethnicity and dis/ability), with the implication that the new garden village should be inclusive on multiple fronts.

**3c) Are there other ways in which the AAP can take account of the issues highlighted?**

- The IDP should be advanced now and without delay;
- The development should be considered as part of a single village rather than as separate from Eynsham;
- The housing in the West Eynsham expansion proposal could then be incorporated into the garden village to save the land west of Eynsham from development;
- Early delivery of schools and medical facilities is essential;
- Make provision for the re-routing of the A40;
- Generous greenways need to be designed from Eynsham through the garden village. The Millennium Wood should be protected and extended;
- In view of the high proportion of elderly people in the village, there needs to be provision for 'sheltered' flats and Care Homes;
- A genuinely collaborative approach to masterplanning is required.

# The Garden Village Site & Site Constraints

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## Section Summary

- The proposed site is considered by some to be in the wrong location and/or is too large;
- There is significant concern over the potential adverse impacts upon, and constraints presented by, existing uses;
- There is concern regarding the potential impact on archaeology and the rural character of the site;
- Land ownership constraints require more emphasis;
- There is concern regarding noise and residential amenity as a consequence of increased traffic in the area;
- There is concern that flood risk is a constraint to development and that development will increase risk of flooding;
- Concern over the extent that some constraints can be mitigated.

## Consultation Question 4: Site Boundary

### 4a) Do you consider that the site boundary shown below is appropriate and logical in following a combination of roads, water courses and public rights of way?

- The development will have potential impacts on ecologically sensitive sites within and nearby the site boundary;
- The site area is arbitrary;
- Insufficient information has informed the site boundary. Wider constraints and implications need to be better understood;
- Proposed boundaries to the north and west situate the development too close to Church Hanborough and Freeland;
- The issues paper does not provide enough detail in order to inform key questions, including the site boundary and constraints;
- The West Eynsham SDA and Garden Village must be considered together as a whole.

### 4b) Are there any particular parts of the site boundary that you think should be extended or reduced? If so why?

- The northern boundary needs to be informed by relevant surveys such as ecological studies and Landscape & Visual Assessments;
- Less emphasis should be placed on the Science Park and Park & Ride as an integral parts of the garden village;
- The southern site boundary should be extended to include the A40 in order to secure a comprehensive highways approach;
- The Garden Village site should be moved further north from the A40 and be a separate entity from Eynsham;
- Development should not be placed any further north of David Einig's aggregate recycling facility, or, the facility should be excluded from the site.

### 4c) Are there any other issues you wish to raise about the site boundary at this stage?

- The garden village is located in the wrong area and instead should be at:
  - Barnard Gate;
  - Land between Oxford and Cambridge;

- Land south of Hanborough Station;
- Nearer to or within Oxford;
- On brownfield sites;
- West Eynsham;
- Where there is more significant employment growth;
- Generally further from Eynsham and the A40.
- A higher housing density should be considered to reduce the site size.

### **Consultation Question 5: Site description**

#### **5a) Do you agree with the garden village site description as set out in the issues paper?**

- Some of the existing uses have been undervalued;
- This section needs to be updated when informed by more detailed technical reports and surveys;
- Parts of the description need to be checked and/or completed.

#### **5b) Are there any particularly important features or characteristics of the site or surrounding area that we have not mentioned?**

- Sensitive organic farming practices and Higher Level Stewardship Schemes (HLS) that City Farm has been subject to for several years have not been acknowledged;
- The description of City Farm does not acknowledge:
  - The number of business units within City Farm itself;
  - The potential loss of unique biodiversity associated with the City Farm;
  - Residential units and the potential impact on the amenity of existing residents;
  - Proximity to Local Wildlife Sites (South Freeland Meadows and others);
  - Identified as a site of European Importance for arable plants with international significance – need for adequate buffers;
- There is a Definitive Map Modification Order (DMMO) that should be taken into consideration;
- A review of the green belt is potentially needed if the eastern access point is to be accommodated by the release of such land;
- More detailed reference needs to be made to the Tilgarsley deserted Medieval Village.

### **Consultation Question 6: Site constraints**

#### **6a) Do you agree with the site constraints we have highlighted in the issues paper?**

- Constraints need to be covered in more depth and more detail, including specific mitigation measures;
- Greater consideration of the wider growth and infrastructure investment context is needed;
- The significance of the Listed Buildings at City Farm and its surrounding fields need further recognition;
- A detailed archaeological investigation is needed, particularly of Tilgarsley deserted Medieval Village;
- The quality of agricultural land within the site needs further discussion;
- The site's biodiversity has been down-played and development will result in potentially more harm than recognised in the AAP - the ability to achieve net gains in biodiversity and better management of the green corridor is not possible;
- The connection between landscape and biodiversity is not recognised;

- The different levels of risk presented by each of the constraints should be stated;
- Existing commercial uses along the southern boundary are likely to be a significant issue.

**6b) Are there any particular issues we haven't mentioned that you think should be taken into account?**

- Recent landscape changes are insufficiently acknowledged;
- The indirect impacts on designated sites, priority habitats and species need to be taken into account e.g. through lighting, disturbance, recreational pressure, littering etc;
- A hierarchy for mitigation of impacts is needed. Any mitigation measures must be transparent and open to public scrutiny before the AAP is finalised;
- There is no mention of the ancient trackways or the wider historical context of the site;
- Greater recognition of Millenium Wood and Vincents Wood is needed;
- Constraints on site are likely to reduce the land take used for housing, decreasing housing numbers set out in the Issues Paper;
- Noise associated with traffic from the A40 and surrounding country lanes (vehicles avoiding A40 congestion) needs greater consideration. Road noise impacts may be exacerbated if the stretch of the A40 adjacent to the site becomes a dual carriageway;
- Noise during construction has not been addressed;
- Air quality needs greater consideration. An air quality assessment is needed, and mitigation measures (especially around the David Einig site) and along the A40 put in place.
- Other constraints associated with the David Einig facility identified were:
  - Damage to ground condition caused by HGVs;
  - Occasional light pollution at night;
  - Localised noise constraint – known noise issues, complaints of which have not been registered;
  - Safeguarded waste use of this site and potential non-compliance with policy W11 of the adopted Oxfordshire Minerals and Waste Plan (2017);
- Land ownership remains a constraint;
- Cuckoo Lane and Lower Road are both known to flood in heavy rain;
- The land around the Garden Village site is within a surface water safeguard zone.
- Waste water treatment capacity needs investigation;
- Figure 6 has been misinterpreted with some of the land incorrectly classified;
- The CIRIA Sustainable Drainage Systems (SuDS) Manual should be considered.

# Delivery of New Homes

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## Section Summary

- Affordable housing must be affordable for local people, young people, families and key workers;
- Smaller 1/2/3-bedroom houses and flats are preferred. 4 and 5-bedroom homes are not needed;
- Purpose-built housing for elderly and/or disabled people is needed, including extra care and sheltered homes with flexible support, as well as bungalows for those downsizing. Housing for the elderly and/or disabled should be close to the village centre;
- Developers must be made to adhere to specific standards and delivery targets to ensure housing truly meets local need;
- The use of small- and medium-sized house builders is supported to help increase delivery speed and to add variety.

## Consultation Question 7: Number of new homes

### 7a) Do you agree that 2,200 new homes is a reasonable 'working assumption' for taking the AAP forward at this stage?

The majority of responses disagreed with the proposed figure of 2,200 as a 'working assumption'. These objections were because:

- The number is arbitrary and unsupported by relevant baseline studies, has not been tested in masterplanning, or fully takes all of the site constraints into account;
- If this number of homes is delivered, it will not be according to garden village principles;
- Housing provision should be distributed more equally among West Oxfordshire's 80 parishes as Eynsham has been disproportionately impacted;
- This number reflects Oxford's unmet need which West Oxfordshire should not be providing homes for;
- Housing numbers should be reviewed as the political and economic contexts change as a result of Brexit;
- The delivery of new homes should not be put ahead of the quality of life of existing residents;
- The figure of Oxford's unmet housing need has considerably decreased in recent findings. The need for the OCGV should therefore be revisited;
- When all constraints, including buffer zones and mitigation areas to address constraints, are considered, the land remaining for housing is not large enough to support 2,200 homes;
- It is too much too fast and will turn Eynsham into a 'sprawling, anonymous, high-density housing estate';
- A single development in West Eynsham is sufficient to meet housing needs. There is no need for the garden village when these two developments are considered together;
- It will result in 4,000 more cars on the A40 which will not be able to cope with this added demand.

If, however, 2,200 homes were delivered, other responses note that care must be taken so that:

- Adequate buffers are used to protect surrounding villages from encroachment and garden village principles are still achieved;

- Higher densities than the 30 dwellings per hectare proposed are used;
- Less land is allotted for business uses;
- The development is considered within an Eynsham masterplan as part of the village.

**7b) If not, can you suggest what number of homes you do think is appropriate for a site of this size and why?**

- The number of homes proposed in the draft Eynsham Neighbourhood Plan is the widely accepted and appropriate number of homes – 750;
- A maximum of 1,000 houses could be appropriate but only if services are improved;
- This cannot be properly estimated given the information provided in the issues paper.

**Consultation Question 8: Dwelling size**

**8a) Do you agree that the AAP should provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive?**

- To ensure that the garden village principles are met and that the housing meets local needs, the range must be narrower. More weight should be given to smaller units and affordable homes for people with local connections as identified in the draft ENP;
- The ultimate mix of sizes and dwelling types will need to promote a balanced community that meet local needs. Therefore, it will need to be the outcome of further collaborative design sessions with the local community to start informing the masterplan that will accompany the Outline Planning Application;
- A need for stronger targets is needed. Pushing further towards 'prescriptive' is preferable in order to meet the higher standards of the garden village principles. WODC should commit some of the funds provided by DCLG for further research into house-type needs and set strong targets.

**8b) Do you think we should be looking to focus on any particular size of property in particular? If so, why?**

- Houses should not be larger than 3-bedroom to ensure it is affordable to younger people and to address Eynsham's shortage of smaller dwellings;
- Many families have two children, and would be looking for three or four bedrooms, with the extra room being used for visiting relatives. Many families rely on grandparents to help out with childcare;
- The focus should be on affordable terraced houses and flats, at least 60% social rented, and starter houses for young people who would otherwise have to continue living with parents;
- The garden village should seek to achieve maximum impact on meeting housing need with the minimum footprint possible;
- There is little need for 4-5 bedroom houses in the area.

**Consultation Question 9: Dwelling types**

**9a) Do you agree that the AAP should be flexible in seeking a good, overall balanced mix of dwelling types rather than setting a specific requirement for certain dwelling types?**

- No. Being 'flexible', i.e. passive, and determining type late in the planning consent stage will allow developers to dictate this for their own benefit and not for the benefit of the community. The AAP should make specific requirements binding;
- The AAP should have an indicative range of dwelling sizes, but this must be supported by site-specific evidence aligned to the range of housing types considered appropriate for the garden village proposals;

- Money gained through the expression of interest to Government should be used to support the delivery of housing for community needs;
- As the draft ENP suggests, the AAP should aim to include more social housing, private rented with longer secure tenancies, shared ownership, and self-build, communal buildings with shared facilities. Sheltered housing with flexible support and bungalows for downsizing should be incorporated;
- Housing mix should include: freehold, lease and shared equity; market and affordable; whole life dwelling design; hierarchy of elderly provision from retirement dwellings through sheltered housing to residential care; opportunities for co-housing and self-build; a range of sizes from studio flats, single-person dwellings, 1/2/3-bedroom houses, etc.; gardens of various sizes and allotments.

**9b) Do you have any other views on the type of new homes that should be built at the garden village?**

- The settlement pattern and architecture of the OCGV should mirror Eynsham's;
- Flats should be kept low rise and to a minimum in a rural setting;
- All types have their place in a mixed and sustainable development. The draft ENP notes the acceptability of terraces; the requirement for houses to have garages/gardens and overall density should not result in excessive numbers of detached houses;
- The dominant style of housing should be low cost and primarily for rental. This would best attract younger potential residents and fit with economic growth and present need.

**Consultation Question 10: Affordable housing**

**10a) Do you agree that (subject to viability considerations) the Council should aim to secure 50% of the new homes at the garden village as 'affordable'?**

- WODC has maintained and enforced a Local Plan requirement of 50% affordable housing. This has been accepted by large developers and proved viable over the life of the 2011 local plan. The garden village should not be treated any differently than any other development in the Local Plan;
- It is very important that the AAP secures 50% of new homes as genuinely affordable. The Council should aim to achieve land value capture in accordance with garden village principles and use this to fund infrastructure provision and also subsidise affordable housing;
- Further discussion between WODC and Oxford City Council is needed to agree an appropriate policy outcome for affordable housing;
- The AAP must ensure developers cannot reduce the delivery of affordable housing due to viability considerations;
- If this is not feasible, money gained through the expression of interest should be used to ensure delivery;
- There is a need for community-led not developer-led housing and different tenures integrated throughout the settlement;
- Any housing in the area should consider those on a waiting list for affordable housing, young families who want open-market starter homes, junior skilled staff required by high-tech businesses, health and education institutions, and older people looking for somewhere smaller and better adapted to their needs;
- This should be a minimum, not a mere aim. The Council will need to address the whole issue of land value capture using the new powers under the New Town Act and also to establish the delivery mechanism to build the houses themselves through a wholly owned company.



**10b) Do you have a view on the type of affordable homes that should be provided? Should there be a particular focus or should there be a more balanced mix of different affordable housing types?**

- Intermediate housing, such as shared ownership, eventually takes the property out of the affordable housing sector, therefore reducing this to below 50%. Preference should be given to rental housing, and intermediate housing, if at all, should be limited to a small percentage such as 5% or less;
- More of the affordable housing should be social rented;
- Focus should be on affordable terraced housing and flats;
- High priority should go to affordable rented and shared ownership dwellings. The 2:1 ratio is a good one;
- There should be a greater emphasis on houses for sale rather than for rent. There may appear to be a greater demand for rental properties simply because many people are unable to afford to buy. If more affordable housing becomes an option, then more people may choose this in order to have a stable home. Limit the amount of rental property, unless this can be made secure, with longer tenancy agreements;
- 20% discounted market sales should also be capped at £250,000. If such buyers can afford higher priced properties they should not qualify for the 20% discount;
- There should be an emphasis on helping essential local workers who are often low paid and in need of homes close to work;
- Selecting the right people to do the research is important – perhaps the garden village enabling funds can be used to provide independent impartial advice.

**10c) Are there any other comments you wish to make in relation to affordable housing provision?**

- Studies show that shared ownership properties, when bought out by the tenants, have a greater tendency to wind up in the hands of buy-to-let landlords, therefore making the housing problem worse;
- Preferably the age restriction for starter homes should be removed. In our changing society many people find themselves starting on the housing ladder later in life;
- Affordable housing should be geographically mixed in with the market housing to avoid stigma;
- WODC should seek the views of different social landlords/housing associations as there is a marked difference between the levels of imagination and innovation between providers. The choice of partners for social and intermediate housing should be a major decision and not left to the housebuilder as is typically the case;
- More emphasis should be placed on the quality of affordable housing;
- Affordability should be protected in perpetuity through contractual measures. Freehold purchasers of subsidised dwellings should not be able to subsequently sell at full market value.

## **Consultation Question 11: Meeting specific housing needs**

### **11a) Do you support the requirement to provide 5% of housing for the purposes of custom/self-build housing?**

- The percentage of custom/self-build housing should be increased to the level of viability and not be limited to 5%;
- The garden village could be more successful if it focussed on the delivery of a refined set of mutually compatible housing needs, rather than smaller components from a wide range of needs;
- Yes, at least 5% for group and individual plots;
- Delivery of very low-cost housing through the work of a Community Land Trust should be considered.

### **11b) Do you support the requirement to provide 25% of new homes as accessible and adaptable properties which could also include 5% wheelchair adaptable homes?**

- Yes, as a minimum as there are now continuous planning applications for existing Eynsham properties to be adapted for disabilities;
- There should be a mix of residential accommodation for older people and disability groups as there is an above average need for this in West Oxfordshire;
- The inclusion of 25%/5% accessible and adaptable/wheelchair adaptable homes is sensible;
- 25% of homes built to the Homes for Life standard would be ideal (research to support the figure with evidence would be appropriate).

### **11c) Do you think we should be looking to provide specialist accommodation for the elderly and/or those with a disability as part of the overall housing mix at the garden village?**

- Oxfordshire has an older population than the country as a whole and WODC has a higher percentage than Oxfordshire. WODC also has the fewest elderly care facilities in the county. Therefore, the Eynsham area needs purpose-built elderly, disabled, extra care and sheltered homes with flexible support as well as bungalows for those downsizing;
- Housing for the elderly and/or disabled should be close to the village centre;
- The amount of provision should be determined by research;
- A care home should be included.

### **11d) How can the type of new homes provided best meet the needs of young people and households with children?**

- Homes need to be genuinely affordable - an 'affordable' rent of 80% market value is not affordable to many in reality;
- Smaller terraced homes with no front gardens but generous rear gardens would be good starter homes for younger families;
- There should be restrictions on who can purchase the housing in the garden village, with priority given to those who are buying their first and only house that they would then occupy. Priority should also be given to locals with existing ties to the area;
- The spaces surrounding the houses are just as important. Homes should have larger gardens and be near playgrounds and within walking/cycling distance of schools to ensure that neighbourhoods are inclusive, vibrant, child-friendly and intergenerational places.

**10e) Would you support in principle the idea of providing new student accommodation within the garden village?**

- Strongly oppose the inclusion of student accommodation. A large part of Oxford's unmet need is linked to the expansion of the Universities beyond the limitations of space available in the city. Both academic and student accommodation have taken all the potential housing land within the city;
- As stated in the ENP, Eynsham businesses identified a need for the type of accommodation as described for students and young people embarking on careers, in order to aid recruitment and apprenticeships. It could be accommodated as part of a campus-style low-rise business park. Hi-rise flats or business premises would be very incongruous in this rural setting. Partial innovative use of below ground design would be energy-efficient and do away with the need to build high;
- The site is not within reasonable distance of any existing universities to represent a viable location for additional student accommodation. The Council's evidence base also does not indicate need for this type of provision in this location;
- There has certainly been some support for the University taking the opportunity to provide affordable accommodation for postgraduate and research staff, either rental or leasehold. One college does have a considerable landholding on the garden village site and might consider this as beneficial to the work of the university which must struggle to find accommodation which academics can afford in the City. The same would apply to those moving on from university to employment.

**10f) Should there be a particular emphasis on meeting the needs of essential local workers (i.e. those who provide frontline services in areas including health, education and community safety)? How can this best be achieved?**

- Yes. Any assessment for affordable housing eligibility should give preference to essential local workers;
- Discounted houses for sale and rent should be available for key workers;
- This should be addressed through the affordability/mix/size of dwellings;
- The use of 'intermediate' housing could help here.

**10g) Do you think the garden village is a good opportunity to address the needs of the travelling community? How could this best be achieved through the AAP?**

- Specific sites to comply with statutory requirements could be incorporated in the Garden Village plan;
- Provision of a traveller site is needed but it will require careful siting and design;
- This should be close to, or a continuation of, the existing site;
- Travellers who have persistently occupied sites around Eynsham for many years could be found a permanent homes, if only to avoid the desperate scramble to secure sites against them when there is a threat for them to be moved on;
- There is a definite need for permanent sites as advised by the government. There is no reason why travellers who are essential workers should not be able to buy/rent affordable homes in the garden village.

**Consultation Question 12: Residential space standards**

**12a) Do you support the idea of introducing 'minimum space standards' for new dwellings at the garden village?**

- Yes. The current government guidelines are voluntary and unenforceable and large builders currently build houses inferior to these specifications. Minimum space standards should be incorporated in the AAP so they are a material consideration in planning applications;

- It is essential to set minimum space standards. A lot of speculative developments in recent times have very poor space standards and the government minimum is not very generous either;
- Good-sized homes with spacious rooms and gardens make a huge difference to well-being and quality of life, especially for children.

**I2b) If such standards were to be introduced through the AAP, should these be the Government's nationally described space standard or something set more locally?**

- Reliance on the Government minimum standards would be more resistant to challenge;
- The national standards should be the minimum;
- Whichever is larger;
- A good starting point as long as there is adequate storage- including bicycle and buggy storage and space to dry clothes outside. Some developer housing is much too small.

**I2c) Alternatively do you think this issue should be left to the developer to determine through any subsequent planning application/s for the garden village site?**

- Definitely not. This would be a passive approach too open to challenge and would show a lack of political will to build houses to a high standard;
- Do not leave it up to developers. The minimum standards should be raised moderately;
- These are described as 'minimum' standards so they should be applied universally; if developers want to provide more, they can do so;
- No. This has to be a design principle for the whole area and not determined on a site by site basis.

**Consultation Question 13: Housing delivery**

**I3a) Do you agree with the principle of the AAP encouraging a large number of different developers including small and medium-sized builders to potentially increase competition, innovation and speed of housing delivery?**

- The development should be carried out by a number of different companies, not only or always by the cheapest. As the development is carried out over a number of phases, each new stage could use a different contractor;
- Several developers have expressed concerns regarding the ambitious delivery rates proposed for the garden village and the ability of the site to deliver 220 units consistently from 2021 regardless of whether the AAP encourages housing delivery from a variety of different developers or not;
- Yes. The more local builders, and the more self-build, the more diversified and unique the Garden Village will become;
- Having a range of small and medium house builders as well as the larger developers is a good idea. It would produce a more natural, eclectic mix of homes for people to choose from;
- Social housing providers, small local builders and community/non-commercial builders should also be included;
- This depends on the builder's ability to work to the green and design standards set in the masterplan;
- A larger and more diverse range of builders should help the speed of build. Research shows the 55 dwelling per site per year average usually achieved is way below what can be achieved (by a factor of up to 3) when builders actually want to do it;

- No. You need diversity but not uncontrolled random development. From experience of building this scale of development there are also practical limits. The level of diversity that is needed and practical will come out of the design/masterplanning process that needs to be undertaken.

**I3b) Do you support the concept of ‘off-site’ construction to help increase the speed and efficiency of new housing delivery at the garden village?**

- Modern construction methods have many advantages, including:
  - They can be distinctive if designed in a modest style that blends with the more traditional in other parts of the GV. The scale must be kept domestic;
  - Modular methods can be innovative and more energy-efficient. Much higher standards of energy efficiency can be achieved if measures are cheaply incorporated at the design stage where retrofitting would be expensive;
  - There is far less use of land-won cement and aggregates avoiding the need for mineral extraction that threatens so much of the local countryside.
- The AAP is not the appropriate document within which to consider the potential for off-site construction as this may place an unnecessary burden on any future developer of the proposals;
- Possibly as part of the mix;
- It all depends on quality.

**I3c) Are there any other measures we could seek to introduce through the AAP to help increase the rate of housing delivery?**

- With a number of separate builders on site, WODC could take an active part, either itself, or through an agent, to co-ordinate delivery timetables, utility supply, and the handling of construction traffic and materials delivery;
- The Council needs to include social housing providers and community cooperatives or non-commercial builders in the mix;
- Building quickly is important to enable the infrastructure to be built in good time. The build rate should therefore be maximised.

# Business, Commerce, Jobs & Skills

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## Section Summary

- Further justification for a new science park is needed since the existing business park in Eynsham is underutilised;
- A dispersed approach to providing employment land with more integration with residential uses was indicated as preferable by some;
- The advantages of a campus style business park were also noted, for example the ability to foster innovation and creativity;
- A business park would generate more traffic where there is already insufficient transport infrastructure;
- The creation of a science park will increase housing demand rather than meet it;
- A suitable balance of economic uses should be sought;
- Encouraging home-working is generally welcomed but the necessary infrastructure to support this needs to be factored in from an early stage.

## Consultation Question 14: New business land and other commercial opportunities

### **I 4a) Do you support the idea of creating a new, high quality ‘campus style’ science park as part of the proposed garden village?**

- No because this will potentially generate more traffic especially if employees commute from further afield;
- Not if it simply focuses on high-tech knowledge based business;
- A balance of homes and job opportunities is a necessity;
- The dispersal or concentration of employment should be guided by the need for sustainable movement. Existing commuting patterns need to be considered;
- Ahead of an employment study, it is difficult to draw conclusions on the extent, nature and location of new employment;
- Highways England welcome the proposed development including a mix of uses in order to ensure that it is sustainable and that demand for the SRN (strategic road network) is minimised. Request that as the plans develop Highways England remain engaged to ascertain the indicative quantum of all uses to ensure that the appropriate level of transport infrastructure is identified and suitable mitigation is planned (where relevant);
- This does not fit in with the principle of a “wide range of local jobs” and using land for the benefit of the community.

### **I 4b) Alternatively, would you support a more ‘dispersed’ approach whereby a number of smaller parcels of business land would be provided across the garden village site, closely integrated with new homes and other supporting uses?**

- Businesses compatible with residential and retail should be integrated into the Garden Village as is the current pattern in Eynsham;
- It will be better to have businesses spread out across the site rather than one exclusive campus;
- Small scale businesses could be carefully integrated with new homes. Housing should include small apartments for young workers;

**I4c) Are there other ways we should be looking to create new business investment opportunities through the garden village proposals?**

- It makes sense for Oxford-based businesses to move west so that more employees can afford to live closer to their place of work;
- A strategy for attracting business is needed to ensure occupancy;
- Uses that take up large amounts of space such as distribution warehouses and edge-of-town large retail should be avoided;
- Green investment, e.g. off grid renewable energy should be accommodated;
- Live/work spaces fit with the garden village principles;
- Providing on-site employment may be in conflict with meeting Oxford's unmet housing needs;
- The planning of the new settlement is being treated as a set of discrete decisions about individual components and business is being seen as a binary choice.
- More investment in Eynsham's existing business park should be encouraged so that a smaller area of land would be needed on the garden village site.

**Consultation Question I5: Job creation, skills and training**

**I5a) Do you support the idea of developing a Community Employment Plan (CEP) to ensure local people are able to gain additional skills and employment as a result of the garden village (both during construction and in the longer-term)?**

- This would provide a valuable education resource;
- Developers should work with local schools on this initiative;
- Any initiative that enables young people to gain the skills that lead to genuine employment is supported;
- This could help address skills shortages in the area;
- Creation of high-skill jobs in the locality is supported as these usually provide opportunities for creating supporting jobs for all skill levels.
- This is an opportunity to capitalise on local experience.

**I5b) Do you agree that there should be a strong emphasis on home-working at the garden village including superfast/ultrafast broadband and the use of flexible live-work space? Are there other ways the AAP can promote more home-working?**

- Most home-based businesses will be start-ups. Placing too much emphasis on such businesses could create lack of stability given a high failure rate;
- Flexible accommodation, a business support hub for meetings, printing etc. would be needed;
- Home-working and live-work premises are valuable in minimising commuting and encouraging business start-ups;
- Consideration should be made for how to 'hard-wire' the core infrastructure of the new settlement as well as the standards of IT that should be built into the whole area.
- A community space for home workers to meet would be good for local networking and promotion of local services.
- Particular businesses that could be encouraged include: bike repair/sports shop, charity shops, and a horse-riding school.

# Transportation & Movement

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## Section Summary

- The A40 does not have the ability to support any new development as it is already beyond capacity;
- No development should take place until funding is secured for highway improvements that are demonstrably effective;
- The Swinford Toll Bridge and Wolvercote junction are key bottlenecks that need intervention;
- Lower Road needs significant improvement, including safe pedestrian and cycling infrastructure;
- Improving public transportation linkages, transfers and services is an essential part of reducing car dependency and congestion on the road network;
- Integrated mix-modal transportation options need to be accessible, affordable, reliable, safe, and better aligned with people's travel needs.

## Consultation Question I6: Reducing the need to travel

### I6a) Are there other ways in which the AAP could help reduce the overall need to travel?

- The overall need to travel will be governed by the fact that these houses are intended to fill Oxford's unmet housing need. It is therefore likely that most of the householders will have jobs in Oxford to which they need to travel;
- The OxIS (Oxfordshire Infrastructure Strategy) is not ambitious enough;
- A few key targets should be set or even the most obvious good ideas won't get turned into reality'.

## Consultation Question I7: Reducing dependency on the private car

### I7a) Should the AAP include within it a specific car parking strategy addressing issues such as parking management, restrictions and standards?

- Major interventions and incentives are needed to do this;
- This should be a core principle of the Garden Village which should uphold higher standards than other developments;
- An integrated transport strategy for Eynsham as a whole is needed to reduce car dependency and promote a modal shift. Safe and convenient connections to the Park & Ride and across the A40 are essential.

### I7b) Do you think that the garden village should be based on more robust car (and cycle) parking standards than standard residential development to help promote a stronger degree of 'modal shift' away from the use of the private car?

- Yes, but incentives are needed;
- It will be a case of multiple small steps with clear targets. Implementation of 'Home Zones' could help minimise the space taken by parked cars by placing them under buildings. Local car and cycle hire all have their place;
- Visitor parking is also needed, and off-street parking for residents.



**17c) Do you support the idea of establishing a ‘car-club’ at the garden village to allow people who do not want to own a car (or a second car) to access one whenever they need to?**

- There is ample support, but also recognition that this is only part of an overall solution/strategy that needs to be developed.

**17d) Are there any other measures which could be introduced through the AAP to help to reduce dependency on the private car?**

- Electric charging points in all new dwellings and free electricity charging points for electric cars and bikes for local resident (powered by local renewable energy grid);
- This can only be achieved if a comprehensive strategy is implemented and delivered to make public and sustainable transportation modes attractive, safe, comfortable and convenient. This includes major improvements to rail infrastructure, cycling infrastructure, community bus schemes, electric vehicle infrastructure, and the ability to make easy and efficient changes between modes;
- Limit the number of cars per house to one;
- Prioritise cheap public transport routes to employment areas and safe cycling infrastructure to Hanborough Station, Botley, and along the A40;
- A school bus service that picks up locally (American model);
- A robust dis-incentive to owning and using cars;
- An action group is needed to ensure delivery.

**Consultation Question 18: Active travel**

**18a) Do you agree that the garden village should be based on the concept of well-connected, ‘walkable’ neighbourhoods?**

- Healthy living should be fostered by the garden village’s overall design, including higher density and clustering of facilities to facilitate more walking and cycling, and, conversely, to discourage car travel. The road network should be designed accordingly. Car access to Eynsham must be discouraged in all ways;
- A hire bike scheme could be implemented to facilitate local cross-village movement;
- This should be applied to all of Eynsham (including future developments to the west).

**18b) In considering the opportunities to improve or extend existing public rights of way in and around the site, are there any specific routes that should be given priority (e.g. connections to surrounding villages, into Eynsham, along the A40)?**

- Priority connections with the garden village include: Eynsham, Hanborough Station, the new Park & Ride, the countryside, transport hubs, surrounding villages, and along the A40;
- The right-of-way network should be upgraded and developed to accommodate a range of users (i.e. cyclists, horse riders and pedestrians, including those with mobility support needs);
- The re-routing of existing paths should be considered to better meet today's needs rather than retaining those that were appropriate in a very different age.

**18c) Do you have any specific ideas for new routes that should be provided to promote active travel? Do you support the idea of a new pedestrian/cycle link to Hanborough Station along Lower Road?**

- Strong support expressed for improvements along Lower Road between Long Hanborough and the Garden Village, with further connection to Swinford toll bridge and the proposed B4044 Community path to Botley;

- Suggestions for Lower Road include: physically separated cycle/pedestrian path, wider road, resurfaced road, reduced speed limits;
- There is strong support for the above improvements regardless of the garden village development;
- Third party land may be needed to deliver the pedestrian and cycle link to Hanborough Station;
- Consideration for a future connection to the Oxford Canal Towpath should be made.

**I8d) In terms of connections across the A40 are there particular points that should be prioritised for new or improved crossing points? Do you have a view on the type of crossing that should be provided (e.g. bridge, underpass, surface-level)?**

- Mixed opinions expressed on whether the crossing should be above or below grade;
- There is no support for surface-level crossings unless the A40 is re-routed or sunk below grade;
- The primary concerns are related to school-aged children crossing the A40;
- Landscaped 'green' bridges could link the OCGV and existing village through parklike paths, and bring much-needed green space into Eynsham;
- A40 crossings should be limited (i.e. one bridge for pedestrians and cyclists);
- Any connection over/under the A40 must be up to British Horse Society standards.

**I8e) Are there any other factors we have not mentioned that the AAP should focus on to promote more 'active travel'?**

- The cycleway to Barnard gate should be improved to include a grass track for horse riders;
- Roundabouts must meet Oxfordshire County Council's Walking Design Standards and Cycling Design Standards;
- Cycling and walking should be considered separately;
- Development within the OCGV should make appropriate contributions towards the implementation of the B4044 community path;
- Active transport is more attractive with lower speeds for motorised traffic. 20mph in residential areas is essential;
- Cycleways and footpaths need to be wide enough not only for mobility scooters, but also for kiddie trailers for transporting several children with one bike;
- Active travel routes should be surrounded by natural countryside to promote exercise, improve health and wellbeing, and inter-generational interaction with other walkers and cyclists.

**Consultation Question I9: Public transport (bus and rail)**

**I9a) Do you have any thoughts on the proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub' supported by a range of complementary uses such as 'click and collect'?**

- The Park & Ride is in the wrong location and should be closer to Witney;
- The P&R will have limited effect because separated bus lanes are discontinuous and do not run in both directions;
- Limited bus services will reduce effectiveness;
- It will not address those who travel beyond Oxford and/or whose journeys originate further west.

**I9b) What new bus services if any do you think should be facilitated by the AAP/garden village?**

- Direct/express routes to: Headington/hospitals, east Oxford, Oxford City Centre, Hanborough Station;
- Local 'shuttle' routes between garden village and: West Eynsham, Eynsham village centre, Hanborough Station;
- Increased service capacity and frequency of existing routes;
- Subsidies for new routes and community transport schemes should be given.

**19c) How can the AAP help to improve the attractiveness of existing bus services?**

- Subsidised fares;
- Improved reliability of services;
- Improved waiting areas (larger bus shelters that include seating);
- A loyalty program for Eynsham/Garden Village residents to incentivise uptake;
- Avoid placing stops on the A40 (i.e. locate on smaller roads instead).

**19d) Apart from the potential provision of a new pedestrian/cycle link to Hanborough Station along Lower Road, are there any other ways in which greater use of Hanborough Station could be encouraged?**

- Dual the rail track to allow a 20 minute frequency to Oxford and Paddington. Without this, Oxford will still be regarded as the primary station for residents from OCGV;
- A subsidised bus service to Hanborough Station;
- Free and extensive parking at the station;
- Locate homes and jobs on the northern part of the garden village site to reduce the walking and cycling distance to station;
- Improve station facilities.

**19e) Are there any other factors we have not mentioned that the AAP should focus on to promote increased use of public transport?**

- Accessible transport considerations for elderly, disabled, parents with young children etc.
- Light rail between Witney and Oxford.

**Consultation Question 20: Making more use of technology**

**20a) Do you agree that the AAP should explore the use of new technology to assist with 'smart travel'?**

- There was general support for this.

**20b) Do you have any specific suggestions as to how new technologies could be usefully employed?**

- Timing aids can be used to manage traffic and improve flow through junctions;
- Electric vehicle charging points should be connected to a local renewable energy grid;
- Ample electric vehicle charging points should be included in the development;
- 'A dial-a-ride' scheme could be implemented.
- A web/smartphone based app for real time bus and car club information.

**Consultation Question 21: Sustainable deliveries and travel planning**

**21a) In terms of reducing the need to travel, do you agree that the AAP should emphasise the use of sustainable deliveries (e.g. use of parcel drop-boxes, delivery and servicing plans (DSPs) etc.)?**

- General support but few responses.

**21b) Do you support the use of robust travel planning including the potential use of construction logistics plans (CLPs)?**

- General support but few responses.

**Consultation Question 22: Highway improvements**

**22a) Do you support in principle the provision two new roundabouts on the A40? What, if any concerns would you have about this?**

- General opposition as this will further impede traffic flow;
- A thorough transport analysis of the options needs to be prepared. It is premature to commit to any solution until this is done.

**22b) Should each roundabout facilitate access to both the garden village and the West Eynsham SDA?**

- There was general support for this;
- Further transport studies are needed to support this decision.

**22c) Do you agree with the draft Eynsham Neighbourhood Plan that consideration should be given to the rationalisation of existing junctions (for example the junction of Cuckoo Lane onto the A40)?**

- There was general support for this;
- The junction at Cassington should be reviewed;
- The existing roundabout and the new roundabout to the west of Eynsham should be consolidated to serve all settlements. The junctions in-between should be made one-way slips only, with imaginative merging to overcome priorities and divert right-turning traffic.

**22d) Do you agree with the draft Eynsham Neighbourhood Plan that improvements should be made to the existing roundabout at the junction of Lower Road and the A40?**

- There was general support for this;

**22e) Do you support 'in principle' the provision of a connecting 'spine' road running through the garden village from Cuckoo Lane to Lower Road?**

- There is support for this only after robust network, traffic, environmental and sustainable travel modelling of options for existing and future residents and workers is done and shows a need;
- This is supported if it is a 20 mph traffic-calmed, local access, tree-lined road with pedestrian crossing priority;
- Concerns that it will cut the site completely in two, thereby interrupting public rights of way, cycle paths and connectivity between habitats networks.

**Other responses**

- The impacts of developments in and around Eynsham, as well as the growth along the A40, need to be addressed in a more comprehensive and meaningful way;
- Witney is the only Growth Town without a rail or segregated busway connection to Oxford. This should be addressed as a priority in the AAP.
- The dualling of the A40 between Witney and Oxford is a minimum requirement; however, even if this is achieved, there will still be significant bottlenecks at key junctions.

- The A40 does not have the ability to support large developments as it is already beyond capacity;
- Major infrastructure changes/improvements should be made before housing is developed;
- Development should be restricted until:
  - Funding for the proposed highway improvements are 100% ring-fenced and separately held to guarantee delivery;
  - A District-wide transportation network is improved;
- Radical and imaginative changes to the A40 are needed: track-based solutions, ‘cut-and-covering’ the A40 in Eynsham to transform it into a local road that gives more sustainable forms of transportation priority, re-routing the A40 north of City Farm;
- A40 Highway improvements should focus on creating ways for traffic to flow freely past Oxford, including connections to the A34, M40, and A44;
- Land around the old railway line should be safeguarded from development for future transportation infrastructure.
- Additional cycling infrastructure improvements are also identified in several responses and include:
  - Improvements to Cassington Road
  - Cycle lane over Swinford Toll Bridge;
  - Relocating the east-west cycle path along the A40 to the other side of hedges, through meadow, and/or along the old railway track;
  - Improved connections to Long Hanborough and Bladon;
  - Connection to the proposed B4044 Community Path.
- Instead of dedicated bus lanes on either side of the A40, the two cycle lanes could be combined on one side of the A40, preferably to the south to minimise the effects of night-time glare, making a new road lane available at minimal cost. A ‘smart’ road system that uses moveable central barrier could form a tidal priority bus lane in the centre, and along with the Park & Ride, amplify incentives for drivers to use public transportation. The central barrier would be unobtrusive and safe and the road system potentially funded as a test-bed project.
- The speed limit along the A40 should be reduced if both to the north and the south of the A40 are developed in Eynsham;
- Slip roads and bridges could be improved along the A40 to facilitate access to main roads from smaller settlements without impeding the flow of traffic (modelled on the A46 Leicester to Newark);
- The re-opening of the Hanborough Road exit from Eynsham onto the A40 should be considered.

# The Natural Environment

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## Section Summary

- City Farm needs more emphasis in the AAP. Recognition of the site's complexity and interconnectivity to a wide range of plant species, animal species and habitats is needed;
- Strict standards and policies should be included in the AAP to preserve as much of the existing landscape as possible;
- A detailed Green Infrastructure Strategy should be developed in accordance with both national and local standards;
- Guiding principles and specific pieces of green infrastructure should be implemented extensively throughout the site and form the basis of the development.

## Consultation Question 23: Biodiversity

### 23a) Should the AAP provide specific guidance on biodiversity?

- Yes, unanimously.
- Planners must work closely with the HLS farmer at City Farm and the team of ecologists who have been studying the effects of the HLS scheme over the last 10 years;
- Every effort must be made to protect as much of the wildlife – insects and endangered farmland birds that thrive here – as possible through connecting wildlife corridors, new wetlands as part of SuDS and encouragement of wild plants;
- This will be essential in order to meet the commitments in the Expression of Interest;
- The AAP must establish strong targets established early on. The highest standards should be made mandatory.

### 23b) If so, what level of guidance should be included – strategic considerations or design opportunities, applying national and local guidance to the garden village?

- National policy and guidance should be the starting point but other best practice guidance (national and local) should also be drawn upon to develop guidance that addresses ecological interests, constraints and opportunities for biodiversity at a local level (i.e. on site but also in the wider local area);
- The assistance of Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust and/or the Royal Society for the Protection of Birds should be sought to devise a conservation plan for the site;
- Due to the complexity of plant life within the site, it is important that targets are set at an early stage so that the design can be completed accordingly. Even the strict application of existing national standards would be beneficial. The targets must also include validation of the design by recognised and independent experts (such as Wildlife Trust or EN), and post-build verification that the design has been properly implemented by the same agency.

### 23c) Do you think the AAP should require a measurable net gain in biodiversity, making use of a national, local or site-specific metric?

- Net gain in biodiversity should be measured using a national metric (ex. Defra) or a recognised and tested local metric (ex. Warwickshire metric or TVERC metric). Indirect impacts (e.g. recreational pressure) will also need to be adequately taken into account;

- Ecological impact of the development needs to be assessed for the site as a whole early on in the project to ensure that an overall net gain in biodiversity is achieved;
- There must be an independent assessment of the existing biodiversity as part of the target setting;
- This should be built into the Design Code of the AAP;
- This is not possible.

**23d) Are there any other issues regarding biodiversity which should be addressed through the AAP?**

- It is likely that a net gain in biodiversity will not be achievable on-site. Should off-site compensation be required this should be given consideration early in the process in order to maximise benefit for biodiversity. A key aim should be the enhancement and creation of more resilient ecological networks not only on the site itself but the wider area. In this context considerations should be given to the aims and objectives of nearby Conservation Target Areas (CTA) and/or local nature conservation projects that deliver long-term benefits. Any compensatory habitat (if required) will need to come with appropriate funding to ensure the management of the habitat in the long-term.
- Sufficient alternative and attractive open space should be provided for informal recreation (e.g. dog walking) to direct recreational pressures away from areas that are more ecologically sensitive;
- Consideration should be given to the effect on the biodiversity outside the AAP site and how it would be affected by not only this development but the West Eynsham SDP as well;
- Open vistas, grasslands and meadows are also important and should have more prominence in the AAP;
- Given that the soil in the garden village is chemical-free and probably the best in West Oxfordshire, restrictions should be put in place. WODC should not be allowed to use chemicals on footpaths, pavements, green and public spaces. Natural landscaping and designed green infrastructure should also be kept chemical-free. In addition, these growing spaces should be managed to encourage a wider range of biodiversity of plant and animal life, but not introduce vegetation that would destroy the rare arable plants already there. Beehives should be encouraged for cross-pollination purposes, as well as habitats for wild animals, hedgehogs, birds, insects and reptiles like the existing, rare great crested newts that live on the site.

**Consultation Question 24: Green Infrastructure**

**24a) Do you agree that the AAP should include guidance on green infrastructure and, if so, what should be the form of this guidance – broad strategy and principles only, with the detail coming as part of the outline planning application, or more detailed masterplan at this stage and the use of standards?**

- A strong preference for a detailed masterplan delivered as early as possible was expressed, together with specific standards that become material considerations;
- The level of detail within the plan should be enough to allow the plan to be independently evaluated. If the detailed plans significantly deviate from the masterplan, the proposed design should be subject to the same independent validation as the masterplan itself. In this way the intent of the masterplan will not be lost;
- Until in-depth surveys are done on the northern part of the site and protections set out, detailed planning should be held back;

- The AAP should include broad guidance and principles to allow for a degree of flexibility, and for the outline planning application to then bring forward a site specific response.

**24b) Do you think the AAP should stipulate a requirement to achieve a recognised benchmark, such as Building with Nature?**

- Yes, unanimously.
- 'Building for Nature' would be worth testing at this site with a view to deliver a 'green' and ecologically-rich development that truly reflects the garden village principles;
- At a minimum, the required benchmark should be the most current as published by the Government;
- Benchmarks that are especially concerned with health and wellbeing, retaining natural landscapes and vegetation, active travel and recreation, and designing new green infrastructure are welcomed;
- National standards should be used to ensure clarity around the quantity, accessibility, quality and service standards for accessible greenspaces;
- A minimum standard for greenspace provision should be considered (ex. TCPA recommend 50% of land is allocated as green infrastructure). A 'Natural Capital' approach was also suggested to maximise wider ecosystem service benefits that take multi-functional green infrastructure into account.
- The confirmation of a suitable standard will be a key part of the AAP.

**24c) Are there any other issues which you think are important regarding green infrastructure and should be addressed through the AAP?**

- Relevant green infrastructure links and open spaces should be delivered at the beginning of the project to provide residents with the necessary green infrastructure from the outset. Working with existing and future residents when planning and managing open spaces will help to create a sense of ownership and to build community;
- The masterplan should respect the existing topography and settlement pattern to preserve the character of the countryside as much as possible;
- Nature and natural landscapes are important for the development of children and young people. Benefits further include improved health and well-being, developing a respect and understanding of nature and facilitating long-term environmental awareness;
- A green burial site should be created next to Millennium Wood and the tree canopy of the wood should be extended to create a 'green' corridor;
- Connectivity is essential, which means more than just corridors – there should be meaningful connections between areas. We strongly support tree-lined streets tree/hedge-lined paths and cycle routes, using forest scale trees rather than small ornamentals, with native trees extending into countryside to improve connectivity and integration, as well as flower-rich meadows and edge habitats;
- The AAP needs to contain an outline strategy for the balance of built area/greenspace – both communal and (limited) private space. The AAP should retain large areas of diverse, natural landscape as well as create new green infrastructure using the existing natural features. This could be achieved by having a high density of housing as in Eynsham, leaving more open natural spaces.
- Green infrastructure and recreation areas are important for the community. Provision should be made for outdoor seating and picnic tables so that people can enjoy the outdoors together. Covered picnic tables under permanent pavilions or gazebos would provide areas for parties, small events, meetings and social gatherings. The addition of barbecue facilities at picnic areas would encourage use of outdoor



spaces. Water fountains and toilets are important for the quality of all the outdoor spaces;

- The addition of a dog park should be considered;
- The Millennium Wood should be extended;
- This should be supported by a Trust to manage and maintain green infrastructure and to link this to the health and wellbeing objectives.
- Specific forms/types of green infrastructure were also identified as the minimum requirements for the garden village site. These include:
  - Community gardens, orchards, allotments, and farm;
  - A central village green;
  - Extensive sports pitches and facilities, as well as parks and play areas of various types to cater for all age groups;
  - A significant green buffer to further separate Eynsham from the garden village;
  - 'Bus stop gardens' (ex. Lambeth, Landor Road);
  - Street trees, especially in areas with poor air quality to maximise benefits;
  - 'Soft' infrastructures such as forest school spaces, wild play areas, and outdoor education opportunities. These could also be tied into the local primary and secondary schools in terms of projects and curriculum links;
  - Extensive natural SuDs;
  - Wildlife corridors, including hedgehog corridors;
  - Bird boxes/nesting holes for Swifts, House Martins, Swallows, Sparrows and Starlings;
  - Bat boxes;
  - Wildflower verges;
  - Green roofs and green walls;
  - Pollinator friendly shrubs.
- The Ministry of Defence (Defence Infrastructure Organisation) have specific safeguarding requirements and have requested further consultation due to the site's proximity to RAF Brize Norton. Further consultation is requested where wetland habitats, refuse/landfill sites, renewable energy/technology, green roofs and green walls, and SuDS Assessment schemes are implemented as these may impact aircrew safety due to glare and increasing populations of flocking birds within their remit.

# Design & Sustainability

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## Section Summary

- The highest sustainability standards should be used and enforced;
- Design should include innovative contemporary design as well as traditional local designs;
- Variety is important and pastiche should be avoided;
- There is strong support for renewable energy on-site, especially solar, with local expertise and experience to further facilitate delivery and long-term stewardship.

## Consultation Question 25: Design

**25a) Do you agree that the AAP should require a site-wide ‘design code’ as part of any planning application and/or key ‘design principles’ within the AAP itself to help guide the future design of buildings, spaces and places within the garden village?**

All responses agreed with the above requirement. Additional requirements also specified that:

- The design guide should be a material consideration and enforceable in planning applications;
- The design code should stipulate the highest standards in construction and performance but leave adequate flexibility for innovation, distinctive design and technology;
- Zero-carbon construction should have a ‘cradle to grave’ approach, from construction and the lifetime of the build;
- Consideration should be given to local, low-energy or renewable materials;
- A Steering Group, Design Review Panel or workshop with local residents should be established early in the process to formulate the design code and agree a vision;
- Garden village principles should be adhered to, to create beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, including opportunities to grow food;
- Diverse and responsive building types/designs that meet user needs with regards to genuine sustainability should be included;
- A balance of distinctive, innovative and/or contemporary architecture with some traditional Cotswold house types should be used.

**25b) If the AAP were to include a set of key design principles, are there any particularly important design issues you think it should focus on?**

- Innovative sustainable design with local materials;
- Sufficient space for meaningful green infrastructure (i.e. sufficiently wide green corridors);
- Quality of design and sustainable design approaches;
- A comprehensive development approach that requires an outline application for the whole site to ensure that all requirements will be met before the site can be broken up into smaller development parcels;
- Well-designed internal road networks and connectivity to key locations/facilities;
- Concentration on one type of dwelling will make the design boring - Cotswold stone housing should comprise at least 50% of the types;
- An emphasis on innovative design that is rural and vernacular in character and modest in scale. Reference should be made to nearby traditional styles and materials but not ‘slavish pastiche’. Eynsham styles – terraced, off street with rear gardens, semi-detached, higher density in the centre, should be echoed.

**25c) Do you think the AAP should stipulate a requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12)?**

Strong support for the implementation of building standards was recorded. Additional comments included:

- Building for Life (BfL12) principles should be used, applying all 12 principles and achieving 'Outstanding' accreditation;
- Passivhaus standards should be used;
- Places should be designed and built to the highest standard for energy efficiency, not just the current building standard, to significantly reduce energy use for winter heating and summer cooling;
- The garden village should be an exemplar for low impact development. Current design and building efficiency should make a Zero Carbon community achievable;
- Due to the high value of housing in this area, such measures would be a relatively low part of the cost and would benefit occupants and the country's commitment to the Climate Act. The (withdrawn) Code for Sustainable Homes Level 6 (the highest standard) is a useful point of reference.

**25d) Are there any other issues which you think are important regarding design and should therefore be addressed through the AAP?**

- Policies must make the health and wellbeing of the community a priority, facilitated by a walkable design and the provision of active travel options;
- The design should be ambitious, dense, and distinctive;
- Innovative design could make better use of valuable land without increasing heights, such as incorporating basement accommodation on split level sites using skylights, sun pipes, etc.; bedrooms and bathrooms on lower floor and living rooms on the ground level;
- Flexibility and the creation of 'reserve sites' at the heart of the community would allow space to respond to unforeseen demands for community-related facilities and community needs as they evolve;
- Retrofitting sustainable design features is more expensive than implemented in new builds. Homes in the garden village should be built to comply with the Climate Change Act in the revised NPPF.

**Consultation Question 26: Sustainable design and construction, renewable and decentralised energy**

**26a) Do you support the initial proposed measures to achieve sustainable design and construction (i.e. application of optional building regulations on water efficiency and access)? Are there other measures we should be seeking to include in the AAP?**

There is strong support for the above proposed measures. Additional specific measures include:

- A solar farm should replace the proposed Park & Ride;
- All buildings should include solar technology that is integrated into the building structure (i.e. not panels);
- Green credentials for sustainable materials, energy efficient designs and water-efficient systems should be included;
- A community energy project using solar technology, heat pumps, and/or a medium wind generator could be implemented;
- The most up to date Government regulations should be included in the AAP to make them material considerations in planning applications;

- To ensure that the garden village remains sustainable over longer periods of time, education should be provided for residents to ensure optimal use of sustainable technologies in homes and neighbourhoods. Such a program should ensure that this information is available to new residents after a house is sold on or to new tenants after taking up a new contract;
- The voluntary adoption of higher energy performance standards should be sought as part of the AAP. Every opportunity needs to be examined to see if the obvious long-term benefit of improved energy efficiency can be offset against minimal increases in build cost. There may even be scope for using the financing package that will be needed for the project which will probably involve one or more long-term return investors to build well now and get the savings back over a longer period with lower running costs. At the very least the lowest cost but most difficult to retrofit features should be included. Insulation, leak-tightness and ducting for mechanical heat-recovery ventilation can be built into the fabric with little extra cost but are very difficult to add later.

**26b) Do you agree that any application for the garden village site should be supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy?**

- Responses unanimously supported the above;
- A vision and site-wide strategy is needed, not just a statement;
- The garden village is an ideal opportunity to introduce decentralised energy generation and could become an exemplar because of the scale of development and status as a greenfield site. Solar, wind and geothermal technologies can be applied along with combined district heat/power/cooling systems;
- Financial investment with a view to long-term, sustained returns may be an essential element;
- The viability of a combined heat and power (CHP) plant at the edge of the village should be investigated;
- The statement must be enforceable;
- The garden village could become a net exporter of renewable energy.

**26c) Do you support the idea of utilising solar energy at the garden village?**

- Responses unanimously supported the above;
- This should be incorporated whenever possible and should be made a condition of planning consent;
- Solar power should be properly integrated if it is to be used. 2<sup>nd</sup> generation solar systems should not be unsightly add-ons to roofs;
- A local energy grid could sell surplus energy;
- The fitting of solar panels should be the subject of a target for the masterplan, as will be the orientation of roofs for maximum PV generation and passive solar gain. The P&R constitutes a very large 'battery' into which electricity can be stored during the day and that technology exists for effectively storing surplus electricity as domestic hot water.

**26d) Do you have any other early thoughts as to how the garden village could incorporate renewable or decentralised energy?**

- In some sections of the Garden Village, the local community could be served by a central heating plant;
- Eynsham was host to the Low Carbon Hub's first community-owned PV installations as part of the Peoples' Power Station, and this concept of clean energy for community benefit should be extended in any new development. There is the opportunity to work with local experts to deliver renewable or decentralised energy

systems with on-site storage and a local grid. If these measures were fundamental to the concept, in conjunction with attractive, green transport infrastructure, there would be an opportunity to make it a showcase for carbon-neutral development.

- Consultation with the Oxford Low carbon Hub, Eynsham Green TEA and Siemens should be done to achieve this.

# Heritage & Culture

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## Section Summary

- The City Farm heritage assets, Tilgarsley deserted Medieval Village including their surrounding fields, and the Salt Way should be protected by green buffers;
- A local collection/museum to preserve archaeological finds and to facilitate education about local history should be established;
- Heritage assets on the site should be used as a central means to develop a sense of place for the garden village.

## Consultation Question 27: Heritage & Culture

### 27a) Do you agree that the garden village should draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets?

The majority of responses were in agreement with the above statement. Further comments detailed the primary assets that should be protected, conserved and/or enhanced. These include:

- The Deserted medieval Village of Tilgarsley which provides insights into the mid-14<sup>th</sup> century and the plague;
- The ancient Salt Way which was used as early as the Roman period;
- Heritage assets at City Farm;
- Potential Bronze Age land uses;
- Church of St Peter and Paul;
- Public footpaths, 'desire lines' and existing topography.

### 27b) What do you think should be the main heritage/cultural priorities in taking the development forward?

- Detailed archaeological work done across the site including such methods as magnetometry, resistivity, ground penetrating radar, Lidar, aerial photos of crop marks in dry weather, trial trenches and full excavation, for example at the Tilgarsley site;
- Opportunities should be seized to present and interpret the results of excavation. An archaeological trail with information boards and reconstructions such as the Eynsham Abbey Fishponds trail would be an excellent opportunity;
- The agricultural setting of the Listed Buildings at City Farm must be preserved with a 400m/500m buffer of farmland;
- Land needs to be provided by the development or money provided for off-site provision of an Eynsham area Museum. S106/CIL funding should also be set aside to help with construction costs;
- Given the long cultural heritage of the site, there should be a continuing professional archaeological presence on site and development should be fully researched and adapted, if necessary, during this stage;
- Consideration for paragraph 139 of the NPPF should be given, i.e. non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets;
- Impacts on the Spire of the Grade I Listed Church of St Peter and Paul (including views towards it) should be minimised through appropriate buffers;

- Conservation and enhancement of non-designated heritage assets on the site could be used to help integrate the new development into the landscape and to give it a sense of place.
- A detailed characterisation of the site should be prepared based on the Oxfordshire Historic Landscape Character Assessment, which can then, together with the appropriate strategy to mitigate impacts on the historic environment, underpin the development of the site;
- It is essential that the development of the Garden Village is based on a full understanding of the historic features of the site, including designated and non-designated heritage assets, archaeology and historic landscape character;
- The conservation and enhancement of non-designated heritage assets on the site are important to help integrate the new development into the landscape, to give it a sense of place, and conserve heritage assets for their intrinsic value;
- Historic England considers that the Vision for the Garden Village should include a reference to the creation of a sense of place, based on the heritage of the area, and the conservation, enhancement, increased appreciation and understanding of, and access to, heritage assets.
- Support for intergenerational community learning/activities and spaces around these site histories - both to foster a more positive sense of community and to tie new residents into the place (i.e. foster belonging);
- Active engagement with site histories integrated into the local primary and secondary schools in terms of projects and curriculum links.

# Health & Well-Being

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## Section Summary

- There is strong support for community allotments, gardens and orchards;
- Existing Eynsham clubs, societies and groups have ample experience and expertise to share with new garden village residents to encourage the local production of food, sustainable lifestyles, and the formation of a vibrant community;
- The early delivery of schools and medical facilities before the first occupation of new housing in the garden village is critical to offset adverse impacts to Eynsham's existing facilities which are already at capacity;
- The new village should have a wide range of community infrastructure to support its self-sufficiency and also complement existing facilities in Eynsham;
- Mixed views expressed on the provision of a satellite Bartholomew School site for sixth form pupils in the garden village;
- Provision of flexible, accessible and inclusive community spaces will be essential for community development and cohesion.

## Consultation Question 28: Food production and consumption

### 28a) Do you agree that the garden village should make provision for people to grow their own food such as allotments and community gardens?

- There was strong overall support for the provision for local people to grow their own food;
- Adequate allotments should be provided for the prospective residents and house plot sizes should be provided to allow individual householders to grow as much food as possible;
- Yes, but it does not make sense to provide allotments north of the A40 for current Eynsham residents. If space can be found in Eynsham, a new community garden for the existing village should be located there;
- 'Bus stop gardening' could also be used;
- These are all excellent ideas, and respond to the original Garden City idea of 'a fruit tree in every garden'. These nudges to healthy living are important;
- The ENP recommended approximately one allotment per 20 houses based on the current number in Eynsham (one per 24) always being just over-subscribed. The quality of allotments is very important too – water on site, fencing to keep out the deer and security, either physical or by overlooking of the sites, are important.

### 28b) Do you support the concept of 'edible streets' with fruit, vegetables, herbs and spices grown in public spaces and available for all?

- Yes, public landscaping should be done with fruit or nut trees and ornamental tubs or beds in the public realm should give preference to edible plants, herbs and spices;
- Eynsham has knowledge and expertise to share with new residents to encourage love for local, healthy and seasonal food. Several programs such as Edible Eynsham already exist and are good examples;
- Providing security by having allotments near houses would suggest that dispersing the allotments throughout the garden village would be better than locating them on the fringes of the development. This would also contribute to an open feel but it will need to be balanced with the need for a walkable village;
- A public herb garden works well as long as there are people willing to do maintenance;



- Fruiting trees should be planted as part of the initial design.

**28c) Can you think of any other ways in which the garden village could actively encourage the production of food locally?**

- A shop area at the allotment where people can sell food they have grown could encourage this;
- Part of the commercial area could be given over to a permanent farmers' market where not only local commercial farm producers could sell their products but also local residents could disperse the excess they have produced themselves;
- The garden village could dedicate some of the organic farmland as a community farm, small orchards, forest gardening and permaculture living architecture (green roofs/walls);
- Given that the high quality soil in the garden village is chemical-free, restrictions should be put in place to keep the allotments, community gardens and private gardens herbicide- and insecticide-free. This should be built into the contracts and regulations for all housing and business premise developments.
- Care of these spaces should involve community members who wish to contribute. Such co-operatives engender well-being and a sense of belonging to a vibrant community that cares. They can also stimulate collaboration in setting up organic food markets and cafés cooking with the local produce. These could be set up in the multi-purpose social and community hubs run by the community and/or near the schools instead of fast food take-away stalls;
- The ENP tries to provide for smallholdings permitted in the countryside outside the built-up area. This would require attention to the legal agreement to ensure they remain in production in perpetuity or they will quickly resort to expensive country homes with horse paddocks. Given the appropriate legal framework, smallholdings offer best prospect of local food production especially for relatively wealthy people who do not have the time for an allotment themselves.

**28d) Do you think the AAP should be seeking to influence food choices and opportunities within the garden village (e.g. avoiding hot food takeaways close to schools)?**

- Takeaways should be situated in more convenient places for adults requiring short term parking;
- No - there is very limited evidence of any link between the proximity of hot food takeaways to schools and the incidence of adverse health outcomes;
- Eynsham has good examples of this already in operation, such as GreenTEA's Edible Eynsham and planting of local Wastie apples, autumn Apple Festival, community owned Peace Oak Orchard and shared vegetable plots, etc. Groups in Eynsham include the allotment association, a garden club, Oxford organic gardening group, a village show, open gardens;
- Fast food outlets should be prohibited near schools and youth facilities.

**Consultation Question 29: Education, healthcare and community infrastructure**

**29a) Do you have any initial thoughts on the potential provision of two new primary schools (each up to 2 forms of entry) within the garden village site? Do you think this would be preferable to a single, larger primary school site?**

- Two small primary schools are preferable as more parents would probably use active travel routes to take and pick up their children and contribute positively to health and well-being. One larger school would make it more likely that parents or grandparents drive their children to school;
- Support for a single school as a more cohesive and efficient use of resources, especially if the garden village were truly 'walkable';

- The primary school is probably the most significant social gathering point in any community, certainly for the parents but also for grandparents and carers. It could therefore be argued that there is substantial community development benefit from having a single, centrally located, primary school;
- Two would be preferable - at primary age, a large school is confusing and unsettling;
- The answers to all five questions are 'It all depends'. Worked up options are needed in the context of a holistic approach to the planning of the Eynsham area;
- Having one primary school in Eynsham ensures a sense of belonging. Building a second primary school will ruin that;
- The provision of two new primary schools should be a minimum, not a maximum;
- Funding to improve the current Primary School must not be diverted to deliver new schools in the garden village.

**29b) In terms of secondary provision, would you support the provision of a second site for Bartholomew School within the garden village to free up additional capacity at the main school site in Eynsham? If not, why not?**

- Further clarification and consultation are needed with regards to the provision of a sixth form school. Capacity, location and relationship to Bartholomew School need to be stated;
- Concerns expressed over the Council's ability to deliver a 'new iconic footbridge' over the A40 due to landownership issues. In addition, there is as yet no evidential basis from OCC or the school that this represents an appropriate way forward;
- Yes, this is essential. Bartholomew will be at full capacity with the new students from the developments that have already started to the west of Eynsham. However, it is unlikely that a second Bartholomew site in the garden village could be entirely self-sufficient. It is not ideal to separate the Sixth form from the rest of the school but this may be a viable option. Close discussions with the Eynsham Partnership Academy will be needed;
- Safe access to the secondary school is crucial;
- Some children may miss out on their places at Bartholomew School if catchment areas change as a result of the garden village;
- The provision of a satellite sixth form school site for Bartholomew in acceptable principle. By sixth form, students are expected to have the maturity to cope with being on a different site;
- The ENP suggests that a second site, perhaps for a sixth-form campus, would make sense, particularly if built on the Eynsham side of the village;
- No, the extra commuting across the A40 is too dangerous.

**29c) Do you have any other suggestions as to how additional pupil places at primary and secondary school levels could be provided?**

- Eynsham Primary School is in great need of redesign and refurbishment. There is wasted space in the current design. If the school is improved and added to, it could accommodate more children;
- Additional funding for the new primary schools should be provided through Free School funding. Eynsham Partnership Academy is the local expert provider and should be closely consulted about setting up new free Schools on the GV site;
- Bartholomew School may have to restrict its intake area to Eynsham and the GV.

**29d) Would you support in principle the provision of a new healthcare facility within the garden village? If not, why not?**

- Eynsham residents do not wish to lose their Health Centre but this is near or exceeding capacity and a new facility will be needed, not only for the Garden Village but also for West Eynsham. WODC will need to work with the OCCG to make sure Eynsham and Garden Village residents will have adequate and accessible primary health care provision;
- The delivery of a new facility must not lead to the closure of the current one as this would seriously disadvantage the older population of Eynsham, for whom the current practice is easy to access;
- Staffing for any new medical must be addressed through affordable housing. Building new GP surgeries is pointless if they can't be properly staffed;
- Yes, this is essential. This should be provided by the existing and trusted Eynsham Medical Centre;
- A new medical practice on the garden village site will be needed at a very early stage, which should be a GP practice built to serve just the garden village. Witney hospital already provides other supporting services such as X-ray, minor injuries, physiotherapy. A new large healthcare centre providing these facilities for the wider area would lead to pressures by the health providers to rationalise and cut GP surgeries nearby, putting Eynsham and Hanborough surgeries at risk of closure. This could be devastating for Eynsham residents without use of a car such as the very young, disabled and elderly who currently live within easy reach of the surgery;
- More cottage hospitals should be included, including recovery wards, built where outpatient appointments for JR consultants can be based;
- The prospect of losing the convenience of Eynsham's current health centre will be strongly resisted unless there are compensating benefits from a new health centre. It may be possible to convince Eynsham residents that an alternative health centre is beneficial for them if:
  - It is easy to get to without using a car; and
  - It offers a better service (i.e. shorter waiting times for appointments); and
  - It offers services that can only be accessed presently at Oxford hospitals, eliminating the need for trips to Headington for minor scans and treatment.
- Oxfordshire Clinical Commissioning Group notes that primary care in the local area is at capacity, and any housing growth must contribute to infrastructure development. A development of this scale would imply a developer contribution of at least £1,900,800 to primary care infrastructure, or equivalent in-kind contributions. This is based on OCCG's current policy of requesting £360 per person at an estimated occupancy of 2.4 people per dwelling;
- Longer term, the development offers other possibilities that might enhance the amenities of the locality. Eynsham Medical Centre, for instance, which has recently appointed an in-house medical pharmacist and two paramedics, might diversify further as a treatment centre;

**29e) What other forms of community / social infrastructure should the garden village be looking to provide or contribute towards?**

- The new development must have its own sports fields. Eynsham football pitches are already oversubscribed. The new village should support teams in all sports as far as possible and these should be played in their own community to help build community spirit;
- Facilities should be cheap (or free) for children and young people to use.
- Delivery of health-promoting infrastructure should be early on;
- A new public park;
- Early years facilities;

- Library;
- A multi-faith place of worship where those of different faiths could come together and all feel welcome;
- An Eynsham area Museum (see 27b above);
- Flexible community space for social and cultural events, art exhibitions, meetings of new groups and societies for the GV;
- A swimming pool
- Tennis/squash/badminton courts;
- Complimentary facilities rather than just duplicating what Eynsham already has;
- Children's playground with a parent and baby area;
- A bowling green.
- Cemetery or crematorium;
- A village centre (including shops, pub, optician, bank, dentist; and post-office);
- Play/recreational areas for children, adults, and older people;
- Outdoor and indoor gym;
- Running track and/or safe jogging routes;
- Nursery;
- Family Centre;
- Facilities specifically for young people.
- Mixed-use, multifunctional spaces that allow different kinds of play. Adults play too!
- Development of a Children and Young People's Strategy and/or SPD;
- Public art to foster community development;
- Baby/toddler groups are important for new parents to meet each other.

### **Consultation Question 30: Social interaction and early delivery of health infrastructure**

#### **30a) Do you agree that the AAP should be encouraging the provision of shared buildings, spaces and facilities to promote social interaction between different age groups and engender community spirit?**

- There was unanimous support from the questionnaire responses for the provision of shared buildings, spaces and facilities to promote social interaction between different groups and engender community spirit.
- Yes, if they complement/enhance existing provision;
- Inclusion of parks with interesting features that encourage social interaction, such as outdoor table tennis, games/puzzles etched into the ground and ample comfortable park benches close to each other so people can talk. Community notice boards would be important, where people can advertise locally. Spaces for local classes and clubs that people can join to meet like-minded is also important, as well as baby/toddler groups for new parents to meet each other;
- Including spaces for home workers to meet and interact would also be beneficial. This can also be good for local networking, and businesses will be more likely to use each other's services and promote them to others;
- Provision for early years education could be sited near to residential and extra-care homes for the elderly as communication and joint activity has been shown to be beneficial for both age groups;
- The early delivery of schools is also important as research shows that this not only ensures that a key local service is in place, but the school acts as an important community 'hub' for social inclusion and cohesion
- Adopting 'best practice' design based on experience from other 'new communities' will be important and the AAP will be the essential foundation for this. Encouraging

people to meet and interact socially as part of everyday life is an essential element in the design and the main rationale for wanting a walkable village in the ENP;

- A supervised 'workshop' for teenagers with provision for retired 'helpers' to benefit both age groups.

**30b) Do you think it is a good idea to appoint a community development worker or similar in the early stages of the garden village to assist with social integration and activity?**

- Yes, in other developments, community development workers have been shown to improve the integration of new residents, particularly the first occupiers on building sites;
- Place-making underpinned by engagement and community development strategies will foster inclusion, particularly of marginalised groups like children and young people. This strategy could be developed from the initial consultation phase, through the build, into post-build;
- Yes, and it would be best to find someone willing to live in the new community rather than be there 9 to 5;
- This is invaluable, especially if their role is not just community development for the new village, but also integration with the existing community.

**30c) Do you agree that the AAP should place a strong emphasis on safe and accessible environments (buildings, spaces, routes) to encourage social interaction and reduce the opportunities for crime and the fear of crime?**

- Designing out crime is already standard planning procedure;
- It is very important for the whole garden village to feel safe at night, with well-lit streets, overlooked by residential areas;
- Absolutely. The ENP has some suggestions in this regard;
- Yes, particularly routes for walking, cycling and mobility vehicles which should be suitable for use in the evening and should link up with complimentary routes into Eynsham to make the sharing of facilities practical with the use of a car. There are plenty of guides such as the Manual for Streets which have a long history of good-practice to call on and good layout of homes, streets, open spaces and paths from the outset in the AAP masterplan is essential.
- Potential increase in crime: Eynsham is a quaint Village with little crime. A new police station with additional police is needed as the small police force and the PCO cannot presently serve an additional 3,200 homes;
- 'Social problems': Large estates, with initially very little infrastructure, are likely to be beset with social problems - please do not add this village to them.

**30d) Do you agree that the AAP should emphasise the need for early delivery of health promoting infrastructure to instil healthier habits from the outset?**

- Infrastructure should be in place as the earliest stage of development;
- Yes, once habits are established, newcomers tend to absorb them as cultural norms;
- The necessary community facilities, services and infrastructure should be built before the first dwelling is occupied. This would enhance community formation and cohesion, and reduce the adverse impact on Eynsham's roads and parking, primary school, health centre and shops, among others;
- A Health Impact Assessment (HIA) needs to be included in policy and consideration should be given to using the findings as the basis for further public consultation on master plan designs;
- Inclusive planning and planning for inclusivity will be important for health and well-being outcomes.

- Early tree planting as part of phasing is noted by the Woodland Trust as trees and green spaces are key components of 'health-promoting infrastructure', and since the value woods and trees add to development increases over time, there are also clear fiscal reasons for early planting;
- A key element of the AAP will be in setting and enforcing targets for levels of infrastructure that are required before homes can be occupied. This will be underpinned by the relationship that the garden village and Eynsham will have with one another;
- To ensure that adequate infrastructure is in place at an early stage, financing needs to be "pump primed" from public funds (either local or national). Any agreements with developers must ensure that they contribute to infrastructure costs retrospectively; however this may prove complicated given that a mix of small- and medium-size building companies is encouraged, as well as the possibility of self-build.

# Long-term Stewardship

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## Section Summary

- Securing the long-term management and stewardship structure from the outset is important. This should be transparent, clear and legible;
- Land value capture for the benefit of both the garden village community and Eynsham is a priority;
- There is a need for a combination of approaches for funding, delivering and managing the garden village in the long term. The role of the Eynsham Parish Council or a new Parish Council to achieve this needs clarification;
- The involvement of local groups in decision making is important;
- There is support for a community land trust model to ensure housing remains affordable.

## Consultation Question 3 I: Long-term Stewardship

### 3 I a) Do you have any initial thoughts on the most appropriate long-term management / stewardship arrangements for the garden village? Are there any particularly important factors that should be taken into account in determining the approach taken?

- More explicit detail regarding the relationship between Eynsham and the garden village is also needed, in terms of physical infrastructure, facilities, and location, but also in terms of identity, governance, and social infrastructure;
- The garden village should be under the auspices of a community trust, planned from an early stage;
- A self-funding competent organisation with adequately paid staff is needed to manage it properly;
- A community interest company could be one option with affordable housing set up under this umbrella. Alternatively, an independent local housing association or registered social landlord rather than use of an existing association could be used;
- A steering group is needed to influence and oversee the development of the garden village throughout the various phases of its planning and delivery;
- Project costs should be predominantly funded by the private sector (the promotor and others);
- The issues set out in this section of the Issues Paper need to be explored further and more jointly;
- Non-profit organisations would be best for the management of housing provision;
- The local Parish Council, either existing or new, would be the best managers/stewards, particularly for the long-term management and maintenance of community facilities and open spaces;
- The garden village will benefit from a Joint Strategy Board (or similar) made up of key stakeholders<sup>1</sup>;
- Until new residents are established in the garden village, Eynsham residents should be represented in the management of the site;
- The garden village should remain in Eynsham Parish. Thus, resources need to be made available to support current facilities such as the expansion of the primary school. This needs to be addressed before any development goes ahead as it will have a major impact on Eynsham village;

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<sup>1</sup> It was suggested that this includes West Oxfordshire District Council (as Chair) and members, Oxfordshire County Council technical officers, Parish Council representatives, the Local Enterprise Partnership and business development, representatives and project management from the promoters and landowners

- Strong local leadership is needed, in this case by WODC, to ensure successful implementation of the garden village. Any proposed modifications made by developers on commercial grounds need to be suitably supervised.
- Any enhanced land value accruing to the land owners is socially created and should be socially used to invest in better facilities for the garden village and Eynsham. This would help resolve transport, community and environmental problems;
- The following paper should be taken into account:  
<https://www.peterbrett.com/thoughts-views/our-blog/the-challenges-of-post-decision-monitoring-in-eias/>
- The issue of long term stewardship is particularly relevant to ensure the biodiversity net gains designed into the development are achieved. This includes the long-term maintenance of green infrastructure to ensure it continues to function as intended to provide the ecosystem services it was designed for. This should be secured by providing guidance through the AAP and requiring planning applications to demonstrate this;
- An Energy Service Company might be a useful addition, if the garden village becomes a 'net exporter of energy';
- A sustained programme needs to be in place for environmental projects.

**31b) Do you support in principle the idea of the AAP setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place, with the detail deferred to a separately commissioned stewardship strategy?**

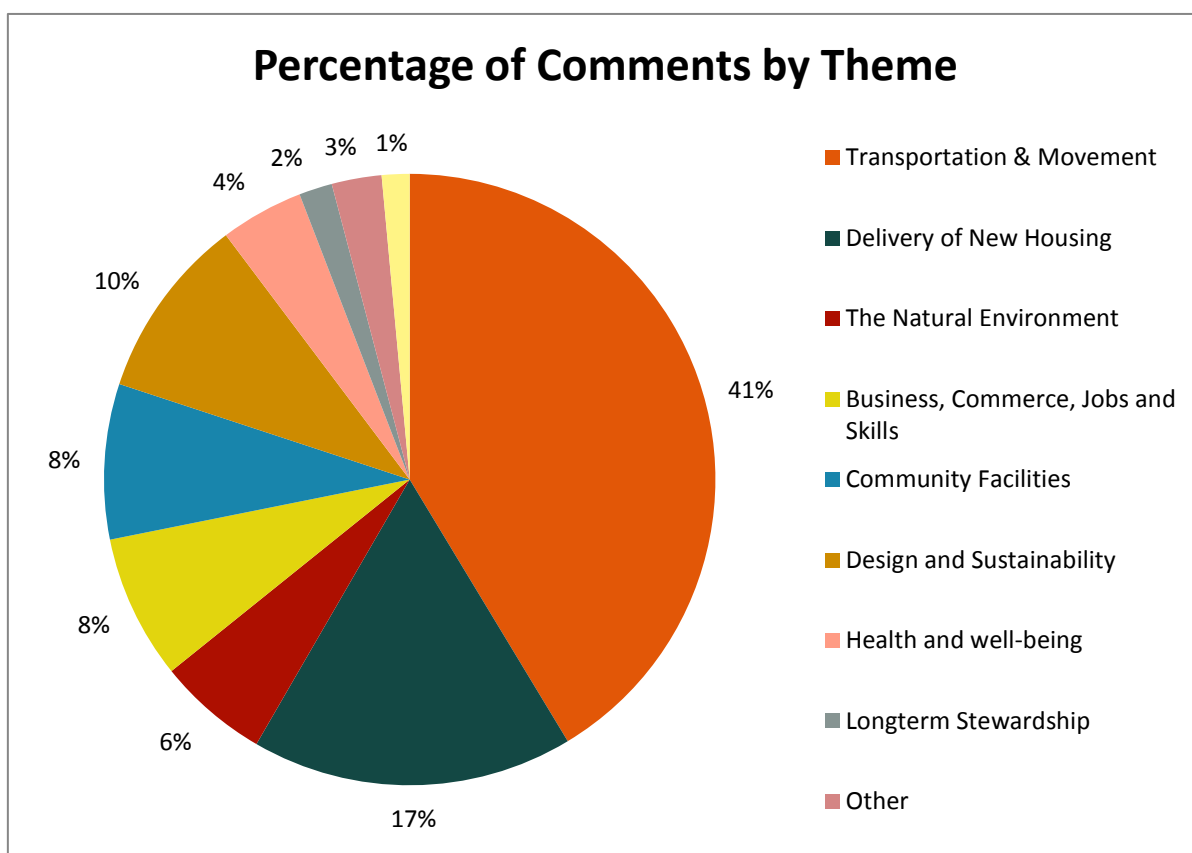
- Further emphasis on the importance of setting up a long-term management structure from an early stage through the AAP and the role of the community and parish council is needed.  
There needs to be a strategy to engage children and young people and ensure that they are included in the design of the garden village in order to foster long-term stewardship;



# Exhibition Feedback

## Overview

The most commonly addressed topic across all three exhibitions was, by far, transportation and movement. Comments focused around the A40 in particular, noting its current challenges and foreseeable issues should the garden village be completed and no 'solution' to the road is found. The road is interpreted as problematic as several responses make suggestions for how it can be improved. Additional modes of transportation are also addressed, notably links to the Long Hanborough rail station, pedestrian routes and cycling infrastructure. Other topics that feature prominently in the exhibition notes include the affordability of new homes, as well as community services and facilities, especially schools and GP surgeries. An overview of the themes raised on sticky notes is summarised in the graph below:



Summaries from comments related to each of the 8 'opportunities' panels are found in the sections below. A section called 'Community Facilities' is also included after several comments related to this topic were made. The majority of comments received on sticky notes were centred on site constraints, outnumbering suggestions and opportunities. The following sections identify key concerns alongside the constructive contributions that were received.

## Garden Village Principles, Background & Profile of Eynsham

Comments regarding the garden village principles, background context and Eynsham profile were relatively limited compared to other topics. In general, several exhibition attendees remarked that they were in agreement with the government's definition of a garden village, but did not feel that the proposed Oxfordshire Cotswolds Garden Village meets this definition. Several comments contended that it would not be possible to keep the new and old village separate given their proximity. As a

result, it has also been suggested that the A40 is re-routed to the north; the existing road turned into an urban main street; and the two villages are integrated as 'Old Eynsham' and 'New Eynsham'.

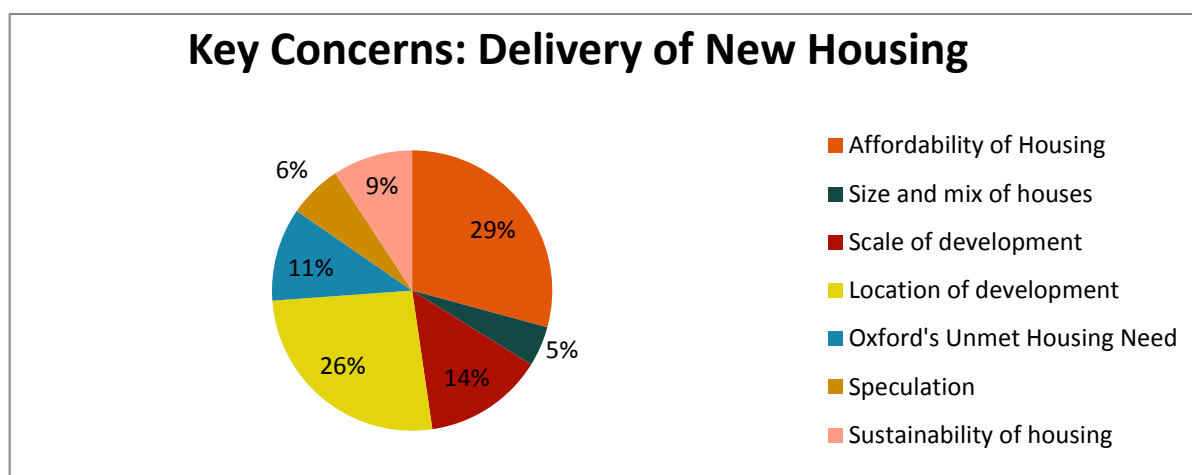
Moreover, the site selection process was also challenged. On a series of sticky notes, one exhibition attendee notes that the spatial option report produced by LUC did not assess the entire site – only the southern part was assessed, which has fewer constraints. Other comments also raised concerns about the principle of development on greenfield land.

### Delivery of New Homes

The affordability of the proposed new housing was of particular concern. Several comments further specify that affordable housing for local need and young people is important to include as part of the plans. In order to ensure this, some suggestions were made, including:

- A community owned land trust that offers co-housing, shared ownership, and social housing options;
- An emphasis on smaller 1-2 bedroom units;
- Mixes of affordable housing types, including rental options;
- 50% social housing rather than 50% affordable housing;
- Restricting building companies to a maximum of 20 dwellings at a time;
- Providing accommodation for care leavers on apprenticeship schemes;
- Presenting a clear breakdown of dwellings by size, type, and tenure type to local people.

Additionally, one comment also suggested that affordable housing was mixed throughout the housing areas and not 'crammed up against the A40'. A significant number of comments also argued that the CGV was not located in an appropriate location, suggesting that it is located at Barnard Gate, closer to Oxford, closer to the M40, or in/near Carterton.

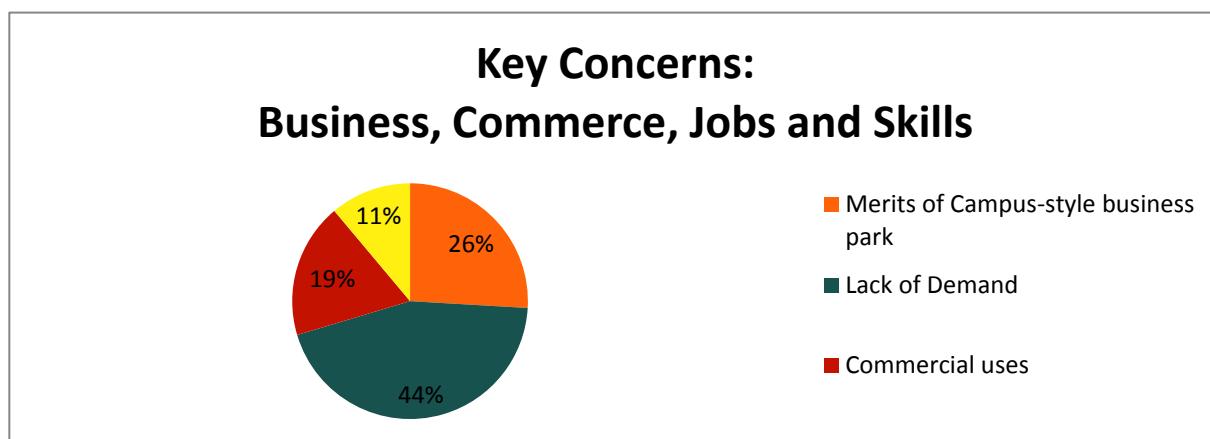


### Business, commerce, jobs and skills

With regards to business, commerce, jobs and skills, the bulk of comments questioned whether or not there was sufficient demand to support the development of business and commercial areas. Alternatively, a few comments also support the development of business and commercial uses in principle. Comments from the exhibition are summarised in the figure below and are grouped into broadly defined key concerns.

As indicated in the chart below, the development of a proposed campus-style business park has also raised concern, largely related to the forecasted demand for such a development and the merits of this type of business area design. There was also some disagreement about whether or not people will actually work in the industrial and commercial areas that are built on the CGV site rather than

out-commuting, especially to Oxford. The hypothesis that people will work from home was also questioned.



### Transportation and Movement

The range of concerns regarding transportation was wide, as illustrated below; however three broad issues are identified: traffic congestion (19%), the need for better cycling infrastructure (13%), and the need for better public transportation (12%).

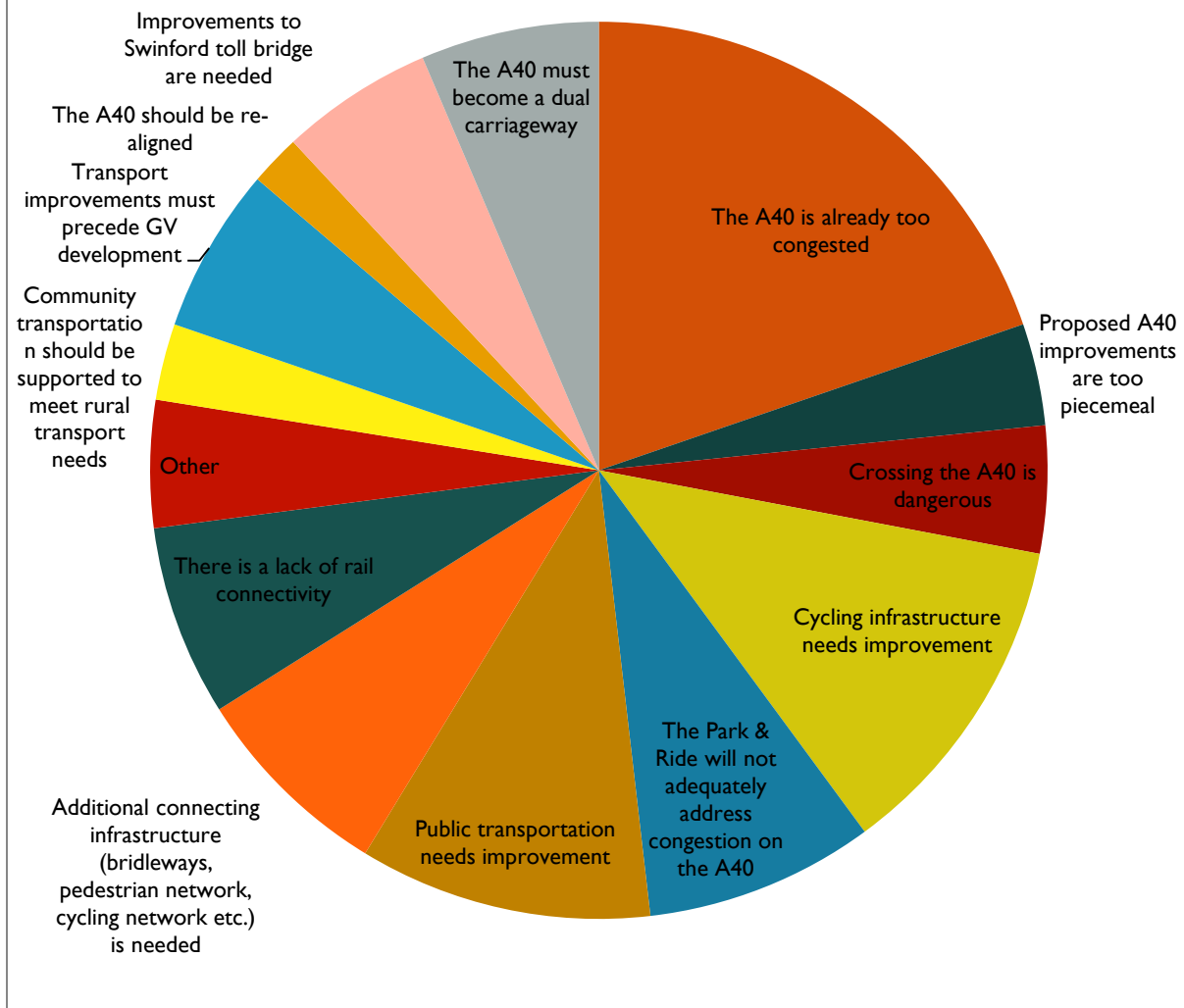
With regards to the transportation network, several responses contribute suggestions to improve congestion along the A40 as well as infrastructure networks for active forms of travel:

- Develop a comprehensive cycle network, including a track over the Swinford toll bridge and routes to/from Long Hanborough and Hanborough Station via Lower Road, as well as to/from Eynsham;
- Introduce new bus routes to/from the John Radcliffe Hospital and Oxford Parkway Station;
- Improve Cassington Road by making it one-way for cars and two-ways for cyclists;
- Develop partnerships with existing community transport providers to ensure connectivity within the new garden village and between the garden village and existing villages;
- Deliver safe crossing points across the A40 for cyclists, pedestrians and riders.

These suggestions emphasise to the utmost importance of providing co-ordinated and comprehensive transportation links within the new village and between existing settlements to minimise additional pressures or even reduce congestion on the A40; however, for many respondents, the proposed and confirmed improvements to the A40 highlighted in Oxfordshire County Council's 'Connecting Oxfordshire' update are too piecemeal and not ambitious enough.

Nonetheless, it was also noted that the development of the garden village also provides an opportunity to improve infrastructure in the area by securing funds from developers, creating alternative routes around the Eynsham area, and providing new and better-connected options for mass and active forms of transportation. The garden village also presents a unique opportunity to create a community with sustainable design principles and policies in place to encourage a cultural shift towards truly sustainable living. This is discussed in the Design and Sustainability section.

## Key Concerns: Transportation & Movement



## The Natural Environment

Comments received regarding 'the natural environment' express concern for the potential loss of habitats and biodiversity as a direct result of the CGV development, especially around City Farm. The garden village's impacts on local air quality was also raised as the development will likely increase congestion on the A40. However, these concerns are also met with some suggestions that consider specific design elements in relationship to the important and unique setting of the garden village. This is discussed in the sub-sections below.

### Partnerships & Collaboration

First, one representation identifies the need for collaborative work between planners, ecologists, developers and conservation groups to ensure that environmentally sensitive features are not only identified but also appropriately protected throughout the development process. A robust biodiversity policy that not only protects and enhances the natural environment as proposed in the AAP issues paper will be crucial for the safeguarding of vulnerable species and habitats.

### Biodiversity

Recommendations to help protect the area's biodiversity that should be delivered as part of the garden village included: wildlife corridors including hedgehog corridors; street trees; bird

boxes/nesting holes for Swifts, House Martins, Swallows, Sparrows and Starlings; bat boxes; wildflower verges; green roofs; green walls; pollinator friendly shrubs; and trees planted in back gardens. Natural features should also extend the woodland along the north of the A40 to provide separation and to buffer noise/pollution. 'Greening' areas around the proposed Park & Ride as well as parking lots should also be done to soften the infrastructure.

### **Green Infrastructure**

It was also noted that in order for the garden village to meet key principles, it must be well designed with green infrastructure as an integral part of the development. Extensive and improved connections with the local countryside, as well as pedestrian- and cyclist-oriented design should underpin the settlement pattern and design. Public rights of way should be woven throughout the development. Additional recommendations for green infrastructure include: community gardens, community orchards, community allotments, a village green, extensive sports pitches and facilities, as well as parks and play areas of various types, to cater for all age groups.

### **Energy & Flood Risk Mitigation**

There should be extensive use of solar panels throughout the development, extensive energy saving features on all buildings, extensive water saving features on all buildings and the use of natural SuDs throughout along with other flood prevention and flood mitigation measures.

### **Design and Sustainability**

Of the topics presented in the issues paper and at the exhibitions, comments related to design and sustainability received some of the most tangible suggestions. Some opportunities identified in this area included:

- The potential to become an exemplar of zero-carbon construction, have net clean energy generation, and create a local grid network to power the new garden village and existing Eynsham village;
- Equipping all houses with rainwater and roof water storage tanks to encourage grey water recycling;
- Using central shared green space in the centre of the new village as allotments;
- Introducing modern, eco-friendly construction;
- Showcasing exciting British architecture focused on visionary cutting edge design and technology;
- Including a network of electric vehicle charging points throughout;
- Encouraging eco-houses that are energy efficient and low impact;
- Using porous paving surfaces and other materials/designs to mitigate flood risk;
- Including green corridors and a buffer along the A40 to ensure easy and safe access to green spaces and to improve air quality.

### **Heritage and Culture**

Of all of the panels presented at the exhibition, 'Heritage and Culture' consistently received the fewest comments. In general, comments suggested that there were no opportunities. Nonetheless, and though responses were limited, a few suggestions were identified.

The preservation of Tilgarsley Medieval Village and City Farm present an opportunity to develop education resources for the local history of the site. Additionally, though they might not always be considered as valuable parts of 'heritage and culture', village pubs are mentioned in two comments. As important community spaces, pubs form part of the social fabric of many existing towns, and their decline in Long Hanborough is lamented. The presence of 2,200 new homes may thus form the critical mass needed to sustain such businesses while contributing to a vibrant mix of uses in the new village in appropriate and accessible locations.

## Health and well-being

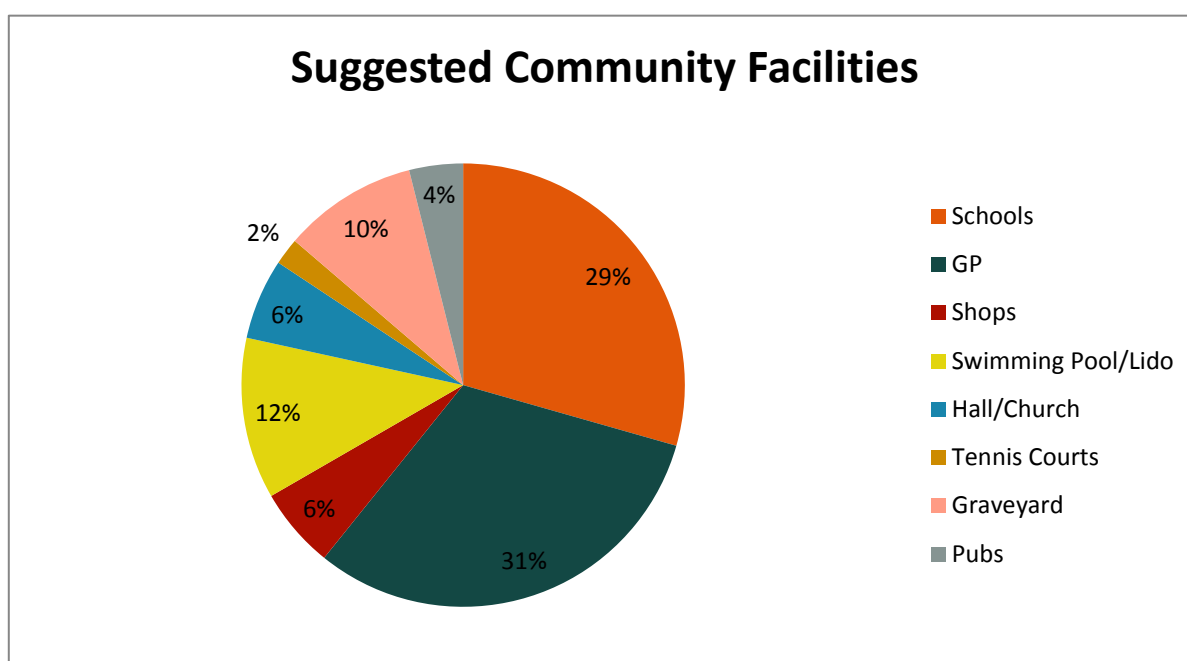
### Healthcare

Though Eynsham has its own medical centre, it is already struggling with capacity – therefore, several opportunities to improve the accessibility of health care can potentially be met by the GV development. Importantly, several respondents note that the inclusion of new medical facilities should not threaten the continued operation of existing services in Eynsham village and Hanborough. Health infrastructure should be required and in place before the development/occupation of homes.

### Community Facilities

‘Community Facilities’ was a new panel that was introduced during the first exhibition and which continued to be popular at the subsequent events. This was introduced because there were several facilities that the community identified as important to include in the AAP but did not fall easily/obviously into other panel themes. Though GP surgeries and medical centres were often listed under ‘Health and Wellbeing’, they appeared more frequently under this new heading alongside other community facilities such as pools/lidos, cemeteries, schools, libraries etc.

The community facilities that were identified are shown in the graph below:



Additionally, several comments also emphasise the needs for community facilities to be separate from those that already exist in Eynsham. That is, many people felt that residents of the GV should have their own facilities, delivered early on, so that they would not have to depend on facilities in Eynsham. Many of the suggested facilities were proposed because Eynsham residents felt these were lacking in the existing village – a lido for example. Complimentary facilities should therefore be delivered to help meet the needs of existing Eynsham residents.

### Schools

As with medical facilities, school provision was also frequently noted. Comments regarding schools suggested that they should meet local need, not Oxford’s, and that a new primary and secondary school are needed before the houses are built and/or occupied. For some, it was felt that new residents of the garden village should not have access to the existing schools in their respective villages as these were already over capacity.

## **Long-term Stewardship**

In general, comments indicated that further clarification of what 'long-term stewardship' means was needed, as well as how something like this might be funded. The role of the draft Eynsham Neighbourhood Plan was also a common topic in conversation as the relationship between the AAP and the draft Neighbourhood Plan was unclear, as was how the Eynsham Parish Council would be included in future policy development or potential stewardship schemes.

# Annex I

## West Oxfordshire District Council - Economic and Social Overview & Scrutiny Committee

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The AAP issues paper was considered and discussed at the Economic and Social Overview & Scrutiny Committee on 28 June 2018. At the meeting, several pertinent questions were asked, and key issues identified.

With regards to transportation, the provision of an integrated transportation system both within and to serve the new development was raised as an essential key principle. It was also noted that the strategy used to reduce dependency on the private car would need careful consideration as this is the dominant form of transportation in the District. It was also suggested that developer contributions could be used to fund the dual tracking of the Cotswold Line, possibly through CIL. It was noted that such a strategy was being considered, not as a 'solution' to the A40 but as part of a wider strategic transportation policy as set out in the Local Transport Plan.

Additional questions regarding existing site constraints and uses within the garden village site were also raised. It was noted that the sand and gravel deposits on the site would not require removal/extraction. The presence of existing uses with valid planning permissions, including an aggregate recycling facility, was also highlighted. It was noted that existing buildings would be retained and incorporated.

Several points were raised with regard to housing, particularly affordable housing. Given the high property prices in the area, it was acknowledged that what counts as affordable housing is still often out of reach of local people. To address this, the garden village will aim to provide a range of affordable housing types to increase access. It was also emphasised that quality of affordable housing should be included as a project requirement. The matter of 25% accessible and adaptable properties was also addressed. It was noted, however, that there are many disabilities that do not require the use of a wheelchair and other possible adaptations should be considered to address a wider range of needs (ex. young dementia sufferers in Chalbury). Properties could therefore be constructed without standard kitchen fittings, for example, for easy adaptation according to residents' needs. Moreover, the need to provide more bungalow type homes for an ageing population was also raised.

Providing housing for students was also questioned. It was noted that this could be provided with a higher density of dwellings in the right location, enabling more green space to be preserved while maintain housing numbers. Such provision would not contravene the garden village ethos.

Alternatively, the need to make provisions for travelling communities was also raised. It was noted that the wording of the consultation question that addressed this issue (11g) encouraged rejection and sustained prejudice. It was noted that it would be important to consult with the travelling community about site provision in future.

The housing numbers were also discussed. The figure to deliver 2,200 was interrogated and it was then suggested that this should be the upper limit.

Last, housing delivery was also discussed in relation to developer contributions. Concerns were raised that if small- and medium-sized builders were encouraged to deliver houses, it would be more difficult to secure developer contributions. Though this might be the case, it was also noted that this could also lead to greater competition, innovation and speed of delivery. It was suggested that in



order to address this concern, it could be addressed by a single agreement with Grosvenor that prescribed the way that parcels were disposed of.

In a related discussion, it was noted that a garden village could only be realised if the green spaces on the site could be protected from development. It was suggested that a higher density of dwellings, at 30 dph, could potentially achieve this, as mentioned above.

More specificity regarding the type of community infrastructure that would be provided in the garden village was requested. The provision of nurseries, family centres, youth-oriented facilities, and inter-generational buildings including leisure facilities, were all highlighted as needs. It was noted that local allotments were well-maintained and fostered community spirit. It was suggested that the 'bus stop gardening' model be considered.

A preference for 2 primary schools was noted. With regards to secondary school provision, it was noted that schools with separate sixth forms had proved to be problematic. Thus local academies should be consulted. It was also noted that the success of healthcare facilities would be dependent on how they are provided. Chipping Norton and the Wychwoods were used as examples.

With regard to biodiversity, it was suggested that a measurable net gain in biodiversity should be assessed using a local metric rather than a national one. Attention was drawn to the work carried out by local groups such as the Berkshire, Buckinghamshire & Oxfordshire Wildlife Trust. It was also suggested that consideration should be given to the minimisation of water use.

More emphasis on local heritage and culture was requested. It was also suggested that the incorporation of the arts should be done in future. Relatedly, public art was also identified as a vehicle for community development. A Community Development Worker could be employed from the design stage until the development reaches a critical mass to further foster social interaction. The issue of introducing a new Parish Council for the garden village was also raised, but it was noted that it was too early to make that decision.

Finally, the relevance of the draft Eynsham Neighbourhood Plan was also questioned and it was noted that the best ideas were included despite the Plan not being approved to go to referendum. Nonetheless, the need for a genuine dialogue with residents was also emphasised as the current consultation's ability to do this was questioned. Moving forwards, it was noted that though the project offered a great opportunity to do something exciting, developing a vision for the garden village would be very difficult to 'get right' and that the Council could not do this on its own. The need for a shared approach was highlighted.