



WEST OXFORDSHIRE  
DISTRICT COUNCIL

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## Eynsham Neighbourhood Development Plan Regulation 16 Consultation Response form:

Eynsham Parish Council has prepared a Neighbourhood Development Plan and would like your comments. In order for your representation to be taken into account at the Neighbourhood Plan examination and to keep you informed of the future progress of the Neighbourhood Plan, your contact details are needed. The consultation opens on **Tuesday 1<sup>st</sup> August 2017**, and closes at 5pm on **Tuesday 19<sup>th</sup> September 2017**.

All comments will be publicly available and identifiable by name and organisation (where applicable). Please note that any other personal information provided will be processed by West Oxfordshire District Council in line with the Data Protection Act 1998.

Please fill in your details in the boxes below:

Full Name:

Organisation represented (if applicable): Walsingham Planning, on behalf of Vanderbilt Strategic

Address (including postcode):

Telephone number:

Email address:

Please state which part of the Neighbourhood Development Plan (for example which section, objective or policy) your representation refers to.

Policy ENP2 – Design / Policy ENP3 – Community Facilities

Policy ENP6 – Education / Policy ENP13 – Trees

Policy ENP14 – Sustainable Growth / Policy ENP17 – Development of a Western Extension to the Village

Please use the space below to make comments on this part of the Plan.

Refer to separate sheets.

**Please use a separate form for each representation.**

Please state whether you would like to be notified of the Council's decision on the Neighbourhood Development Plan Proposal:

Yes

No

This form can be emailed to [astrid.harvey@westoxon.gov.uk](mailto:astrid.harvey@westoxon.gov.uk) or posted **FAO Astrid Harvey, Community Development, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX281PB**, by 5pm on Tuesday 19<sup>th</sup> September 2017.





## **Eynsham Neighbourhood Plan 2017-2031**

### **Regulation 16 (Part 5) Neighbourhood Planning (General) (Amendment) Regulations 2012 Consultation**

#### **1. Introduction**

- 1.1 These representations on the draft Eynsham Neighbourhood Plan – July 2017 (ENP) have been prepared by Walsingham Planning on behalf of Vanderbilt Strategic.
- 1.2 Vanderbilt Strategic control land known as Corlan Farm, located to the north of Chilbridge Lane, Eynsham. Totalling approximately 3 hectares in area, the site lies within the West Eynsham Strategic Development Area (SDA) in the emerging West Oxfordshire Local Plan. A site location plan is attached to these representations.
- 1.3 These representations do not seek to comment on all aspects of the draft Neighbourhood Plan, they are principally concerned with the approach and policies affecting development to the west of Eynsham, which is specifically identified in Policy ENP 17 of the ENP.

#### **2. General Comments**

- 2.1 Vanderbilt Strategic are supportive of the general approach towards new development set out in the ENP, and in particular the acceptance in principle of a significant extension to the West of Eynsham in order to meet the housing needs of both the District and Oxford City.
- 2.2 As a general note, the ENP document is somewhat wordy and repetitive in places, and could benefit from some editing and refinement to make it easier to read. For example, the number of cross-references and notes within the text make the Plan difficult to digest at times.

#### **3. Policy ENP2 - Design**

- 3.1 This policy, which seeks to ensure new development is well related to and in keeping with its immediate setting and the character of the wider village and its landscape context, is supported by Vanderbilt Strategic. In particular, Part G which requires a masterplan to be agreed with the LPA for developments where a site has been allocated through the Local Plan for more than 100 homes, is supported.

#### **4. Policy ENP3 – Community Facilities**

- 4.1 While supporting the need for new community facilities including infrastructure and utilities to be delivered by new development, Policy ENP3 is considered to be too 'broad-brush' and lacking in detail with regard to the preferred location for the community facilities identified.

- 4.2 For larger developments Part H requires that land is made available to ensure that sports facilities, allotments, play areas and a burial ground can be provided, and paragraph 3.2 suggests that both land and financial contributions will be required to provide the same. Vanderbilt Strategic considered that it may not be necessary to provide both land and financial contributions for these community facilities, it may be appropriate in certain circumstances to only provide one or the other and the Policy should reflect this.

## 5. ENP6 - Education

- 5.1 Vanderbilt Strategic support the provision of new education facilities in line with Policy ENP6. The preparation of a comprehensive masterplan for the West Eynsham SDA will include provision for a new primary school in consultation with key stakeholders, including Oxfordshire County Council and the Eynsham Partnership Academy, taking into account existing educational capacity and anticipated demand for school places and facilities.

## 6 ENP13 – Trees

- 6.1 Vanderbilt Strategic object to Policy ENP13, which requires protection and maintenance of all existing trees within the Parish. In the absence of detailed surveys, the Policy is too prescriptive and fails to take into account, for example, trees of a poor health or amenity value, whose removal may lead to a more efficient use of development land.
- 6.2 Moreover, the requirement in paragraph 13.4 for the use of Tree Preservation Orders to be placed on all trees within sites that are allocated for development is not appropriate in the absence of appropriate and detailed arboricultural surveys, nor is it within the remit of a Neighbourhood Plan to demand this statutory protection of trees. This paragraph should therefore be deleted.

## 7 ENP14 – Sustainable Growth

- 7.1 Vanderbilt Strategic support the principles of Policy ENP14 which seeks the sustainable growth of Eynsham while at the same time protecting the character and existing community.
- 7.2 The requirement for a masterplan to be approved by the LPA for larger allocated sites, including the West Eynsham SDA, is supported, however the requirements set out in Part D of the Policy that larger allocated sites should have an associated 'planning brief (SPD)' before consideration is made of an individual proposal, is not considered necessary. This is not a requirement in the draft West Oxfordshire Local Plan for the West Eynsham SDA, and the necessary controls in relation to development and the provision of infrastructure will be achieved via a comprehensive masterplan itself that has been prepared in a collaborative manner involving all parties with a control in the land. The requirement for a planning brief to be approved will simply delay the implementation of new development that is acceptable in all other respects.
- 7.3 The supporting text to Policy ENP14 requires some amendment / clarification. Paragraph 14.6 refers to larger sites allocated for development under the WODC Local Plan being regarded as '*one site for the purposes of the ENP, and subject to a unified masterplan even though subsequent construction may be undertaken by different house builders.*' The wording implies that a single unified masterplan is required for both the West Eynsham proposed development and the North Eynsham Garden Village. It is assumed that this is a drafting error that can be corrected, but if not then Vanderbilt Strategic object to the

paragraph as it is considered to be both unnecessary and potentially will frustrate the delivery of new housing within Eynsham.

- 7.4 Further clarification is also required emanating from paragraph 14.9 with regard to the number of houses anticipated for the West Eynsham expansion. Paragraph 14.9 suggests a future expansion of 600 houses being readily deliverable, but 237 dwellings already have planning permission. It is not clear why the note to paragraph 14.9 excludes the former Nursey site from the 600 dwelling allocation, but includes the Thornbury Road consent.

## **8 ENP17 – Development of a Western Extension to the Village**

- 8.1 Vanderbilt Strategic strongly support the principle of a western extension to Eynsham in line with the proposed Strategic Development Area set out in the West Oxfordshire District Local Plan.
- 8.2 The need for a masterplan to be approved by the LPA in consultation with the Parish Council is welcomed, but the Policy should make it clear that the masterplan should be produced on a comprehensive and collaborative basis involving all parties with a control in the development area together with the Parish Council. It is only through a collaborative approach that requires landowners to bear development costs on a proportionate basis and avoids land being ransomed, that a fully comprehensive development can be brought forward at an early stage and with all the necessary supporting infrastructure in place. Policy ENP17 should be amended to ensure that the masterplan is produced on a collaborative basis.
- 8.3 Vanderbilt Strategic are concerned that Policy ENP17 does not define the precise extent of the Policy area with reference to a plan. Map 4 sets out a linear park concept, but does not seek to define a development area, the subject of the Policy. Vanderbilt Strategic consider that the extent of the western extension should be clearly identified in the ENP.

19 September 2017

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

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FIG 9.15b

