



**WEST OXFORDSHIRE  
DISTRICT COUNCIL**

Submission draft Salt Cross Garden Village Area Action Plan (AAP)

**REGULATION 22 CONSULTATION SUMMARY REPORT**

**THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012**

**January 2021**

## TABLE OF CONTENTS

1. Introduction .....	3
2. Summary of engagement steps towards the pre-submission draft Salt Cross Area Action Plan (AAP) .....	4
<b>2.1. Issues and Options (June 2018)</b> .....	4
<b>2.2. Community Forum</b> .....	4
<b>2.3. Design Charrette</b> .....	6
<b>2.4. Salt Cross Area Action Plan Preferred Options Consultation (August 2019)</b> .....	10
<b>2.5. Salt Cross Area Action Plan Pre-Submission Draft Area Action Plan (August 2020)</b> .....	10
3. The Main Issues Raised During the Regulation 18 Consultation Stage and How These Have Been Addressed in the Pre-submission Draft Salt Cross Garden Village Area Action Plan .....	12
4. The Main Issues Raised in Response to the Regulation 19 Pre-submission draft Area Action Plan (AAP) .....	28
5. Conclusion .....	58
Appendix A – List of Members of the Garden Village Community Forum .....	60
Appendix B – Garden Village Design Charrette Output Note .....	61
Appendix C – Framework Masterplan Options from Design Charrette May 2019 .....	68
Appendix D – Respondents to Area Action Plan Preferred Options Paper Consultation (16/08/19 – 11/10/19) .....	72
Appendix E – Respondents to Pre-submission draft Area Action Plan Regulation 19 Consultation (28 August – 23 October 2020) .....	74

## 1. Introduction

- 1.1. The Salt Cross garden village site lies to the north of the A40 near Eynsham approximately half way between Witney and Oxford. It is allocated in the West Oxfordshire Local Plan 2031<sup>1</sup> as a strategic location for growth to include around 2,200 homes, a 'campus style' science park and other supporting services and facilities including a new park and ride.
- 1.2. In tandem with the Local Plan process, West Oxfordshire was chosen by Government in January 2017 to accommodate one of several Garden Villages across the UK under its 'Locally-Led Garden Villages, Towns and Cities Programme'<sup>2</sup>. One of the criteria used in selecting preferred locations was a strong local commitment to delivery and community engagement. This also forms a key aspect of the more recent Garden Communities Prospectus published by MHCLG in 2018<sup>3</sup> which places a strong emphasis on local vision and engagement.
- 1.3. This statement has been prepared to comply with the requirements of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012 and provides an overview of the public engagement undertaken in preparing the AAP (Regulation 18) including who was engaged and how, the main issues raised and how these were taken into account in preparing the final pre-submission draft version of the AAP. It also explains how many representations were received at the formal Regulation 19 stage, who responded and the main issues that were raised together with the Council's initial response to those issues.
- 1.4. In summary, this statement sets out the extent of public engagement activity that WODC has undertaken through the development of the SCAAP and the efforts made to draw out the locally important issues that need to be addressed as the garden village takes shape, including a robust response to the climate emergency, transport, biodiversity, housing affordability, infrastructure and the potential impact of development on the surrounding area, especially its relationship and connectivity with nearby Eynsham.

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<sup>1</sup> <https://www.westoxon.gov.uk/media/fejmpen/local-plan.pdf>

<sup>2</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/733047/Locally-led\\_garden\\_villages\\_towns\\_and\\_cities\\_archived.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733047/Locally-led_garden_villages_towns_and_cities_archived.pdf)

<sup>3</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/805688/Garden\\_Communities\\_Prospectus.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/805688/Garden_Communities_Prospectus.pdf)

## **2. Summary of engagement steps towards the pre-submission draft Salt Cross Area Action Plan (AAP)**

### **2.1. Issues and Options (June 2018)**

- 2.1.1. The process of producing the SCAAP began with the publication of an initial 'Issues and Options' Paper in June 2018 which sought early views on how to best tackle a number of important issues at the garden village site including transport, housing, jobs and the environment. The issues paper was supported by three, well-attended public exhibitions held in Eynsham and Long Hanborough in June/July 2018.
- 2.1.2. The issues paper consultation elicited over 200 responses from a range of individuals and organisations. A list of respondents is available to download (<https://www.westoxon.gov.uk/media/ridcpgzs/list-of-respondents.pdf> ). A summary report of the consultation, which identifies the key issues raised is also available to view here (<https://www.westoxon.gov.uk/media/ozvdtxby/area-action-plan-consultation-report.pdf> )

### **2.2. Community Forum**

- 2.2.1. Following the Issues and Options consultation on the SCAAP a Community Forum was established to further explore the community's ambitions for the Garden Village and to provide a platform for local people to contribute to the delivery of an ambitious programme of change to create a place that people will be proud of. A wide range of local organisations, statutory service providers/representatives (e.g. education, health), Parish Councils, District & County Councillors, relevant charities, and landowners registered to attend (see Appendix A for list of members of the Community Forum).
- 2.2.2. In addition, the site promotor – Grosvenor - was represented and on occasion, experts attended to support delivery of the engagement activity. A series of Community Forums were held at regular intervals to maintain momentum and progressively build on outputs to inform the eventual production of the Area Action Plan Preferred Options Paper which was consulted on from August to October 2019 (see 2.4 below for further information).

2.2.3. A timeline of the Community Forum events is set out below.

Session	Main Purpose
Community Forum 1 (October 2018)	Facilitated discussions to capture what ‘success would look like for the Garden Village in 2031’. Clear themes identified. See Appendix 1.
Community Forum 2 (December 2018)	Technical evidence review & facilitated discussions: Taking the priority themes from Community Forum 1 & developing a vision for the Garden Village. Testing the vision – does it meet the needs of a wide range of future users/residents of the Garden Village?
Community Forum 3 (January 2019)	Site visit to Bicester Eco-town – possible lessons to learn, opportunities to ‘go further’ at the Garden Village, design code (Graven Hill new-build), infrastructure delivery phasing, Green Infrastructure layout
Community Forum 4 (January 2019)	Site visit to Cambridge – Cambourne & Southern Fringe/Trumpington Meadows with site promotor Grosvenor
Community Forum 5 (February 2019)	Site visit to Hertfordshire - Welwyn Garden City and Letchworth, and Fairfield Park with site promotor, Grosvenor
Community Forum 6 (February 2019)	Facilitated discussions to explore opportunities & constraints of the site and consider spatial interpretation of the vision as defined in previous Forums.
Community Forum 7 (March & April 2019)	Oxford Brookes University presentation of masterplan proposals for the Garden Village and constructive dialogue with Forum members.

### **2.3. Design Charrette**

- 2.3.1. Co-hosted with the site promoters Grosvenor, a three-day intensive and collaborative Design Charrette was held where the Community Forum, technical experts and wider stakeholders worked with the project team to develop 3 'design framework options' for the spatial layout of the Garden Village. Over 100 individuals participated in this intensive process of dialogue and co-production between the local community, stakeholders and interested parties, understanding the area and working with them to develop planning and design ideas.
- 2.3.2. The Charrette commenced with a walking site tour to give attendees the opportunity to appraise the site in terms of landscape context, sightlines, existing connectivity, constraints on integration and development. Briefings on all site assessments relating to the following themes were given to equip attendees with technical knowledge to enable them to contribute to the collaborative design exercise including exploring innovative ways the new Garden Village can be delivered:

*Landscape, Ecology, Heritage, Archaeology; Transport, Energy & Innovation; Housing & Design; Infrastructure Delivery Plan; Community Infrastructure (Education & Health) and Employment & Economy.*

- 2.3.3. Over the course of the two-day charrette, attendees were split into groups to consider different aspects of the garden village. Subjects covered density, community facilities, jobs and business, connectivity, landscape and ecology among others. The purpose of these exercises was to inform a number of masterplan options for the garden village. At the end of the second day, three composite masterplan options were presented. They sought to bring together the thinking that had taken place providing a summary of the ideas that had been discussed and developed. A summary of the Design Charrette outputs is provided at Appendix B and supporting images of the design framework options are provided at Appendix C.
- 2.3.4. To enable the wider public to view outputs of the Design Charrette and discuss these with site promoters and WODC, a Saturday drop-in exhibition was also held in Eynsham Village. Following this the outputs were displayed at WODC for a 4 day period to inform the wider West Oxfordshire community of the proposals and provide the opportunity for feedback.

2.3.5. The 3 design framework options were included in the AAP Preferred Option Consultation in 2019 and whilst there was no clear consensus on a 'preferred' option, strong support emerged for the following 'principles':

- The provision of extensive green infrastructure including along the northern and western fringe of the site with good connections into the wider countryside;
- The provision of green corridors and connections throughout the site;
- The concept of compact 'walkability' with key services being within easy reach of people on foot and by cycle;
- Provision of safe, convenient connections to Hanborough Station and across the A40 to Eynsham;
- The importance of the garden village having a strong village core or 'heart';
- The need to avoid rat-running through the site as cars look to avoid the A40;
- Integration of the Salt Way and Saxon Way into the layout of development;
- Provision of convenient and safe routes to schools; and
- The creation of community growing space such as a community farm or orchard

### ***Youth Engagement***

- 2.3.6. Ongoing efforts have been made to engage a younger audience in the development of ideas surrounding the Garden Village in order to ensure a range of demographic groups have had the opportunity to participate and input. Two areas of activity were arranged for children and tertiary students which are set out below.

#### Children

- 2.3.7. Facilitators 'The Curiosity Box' of Eynsham held a one day workshop to give children the opportunity of having 'a voice' in shaping the future of the Garden Village. They focussed on and became more aware of their local environment and that there are plans for change. The workshop in October 2019 in Eynsham Village Hall involved 10 children with their families and all engaged in a creative model making of what they would like the Garden Village to be like. Included in their models were a swimming pool, a skate park, an energy centre and a fast food outlet.

#### Tertiary Students

- 2.3.8. 14 Oxford Brookes second Year Under-graduate Urban Design, Planning and Development Degree students utilised the Garden Village as a learning case study for their module on 'Masterplanning'. Through attendance at the Community Forum the students had opportunity to discuss the Garden Village with community members whilst developing their proposals and enabled inter-generational discussions and perspectives to be discussed. The students presented their masterplan proposals for the Garden Village at a public exhibition in Eynsham which was well received and again enabled inter-generational debate and discussions for planning its future.
- 2.3.9. Following on from this module, WODC benefitted from one of the students working on the Garden Village through a student placement during summer 2019. He developed a virtual 3d model and physical 3d model of the Garden Village site (see figure 1) which provided an excellent focus for the public exhibitions held during the Preferred Options consultation stage in August – October 2019.



Figure 1 – 3d model of the Garden Village site

**2.4. Salt Cross Area Action Plan Preferred Options Consultation (August 2019)**

- 2.4.1. Following the aforementioned programme of engagement, a preferred options paper setting out a draft vision, themes and objectives for the garden village was prepared which set out a series of potential policy approaches dealing with issues such as climate change, active and healthy travel, design and infrastructure.
- 2.4.2. The preferred options paper was subject to an eight week public consultation through August - October 2019. Respondents were encouraged to provide feedback on the background context and Garden Village site itself, the vision, core themes and objectives, the strategy and policy approaches in the preferred options paper.
- 2.4.3. The public had the opportunity to speak with WODC representatives about the paper at two exhibitions in Eynsham and Long Hanborough which were both well attended.
- 2.4.4. 92 responses were received from a breadth of organisations, representative groups and residents which can be viewed at Appendix D and a summary of these can be viewed here: <https://planningconsultation.westoxon.gov.uk/consult.ti/OCGVAAP/questionnaireResults?qid=5906819>
- 2.4.5. There was good general support received at this stage in respect of the vision and objectives and overall structure of the AAP including the use of seven core themes to guide the main strategy and policies.

**2.5. Salt Cross Area Action Plan Pre-Submission Draft Area Action Plan (August 2020)**

- 2.5.1. Following the preferred options consultation in 2019 and taking account of further technical evidence, the pre-submission draft AAP was published for an 8-week period of public consultation from 28 August until 23 October 2020.
- 2.5.2. The draft AAP and other proposed submission documents were published on the Council's website and where possible (subject to opening restrictions imposed as a result of Covid-19) made available in various 'deposit' locations across the District. A range of consultees were notified and invited to make representations in accordance with legislative requirements including the Council's Statement of Community Involvement (SCI).
- 2.5.3. Respondents were asked to comment on whether they considered the draft AAP to be legally compliant and sound as well as whether the Council had met its statutory 'duty to co-operate' in preparing the AAP.

2.5.4. In response to the consultation, representations were received from 60 individuals and organisations including a collective community response signed by a number of individuals. Copies of these representations are available to view on the Council's website<sup>4</sup>. The response to the AAP has been generally very positive and a summary of the main issues raised is provided at Section 4 of this consultation statement.

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<sup>4</sup> [www.westoxon.gov.uk/gardenvillage](http://www.westoxon.gov.uk/gardenvillage)

### **3. The Main Issues Raised During the Regulation 18 Consultation Stage and How These Have Been Addressed in the Pre-submission Draft Salt Cross Garden Village Area Action Plan**

- 3.1. The involvement of individuals in the community and partner organisations in our programme of engagement and consultation has added real value to the process of producing the SCAAP by providing WODC with a strong locally led vision and clear aspirations for the new Garden Village. By giving us their time and contributing to this process, WODC has garnered a wealth of local knowledge from which we have been able to draw out the locally important issues that need to be addressed as the Garden Village takes shape, including a robust response to these through the identification of seven core themes.
- 3.2. The seven core themes are also consistent with Garden Village Principles and so the following narrative demonstrates not only how the main issues raised through the programme of consultation activity have been addressed in the submission draft SCAAP but also that WODC has met the requirement placed on it by Government when chosen to accommodate a Garden Village at the allocated site.
- 3.3. Underpinning the SCAAP's response to the issues raised under the seven core themes, is a strong local vision which, in accordance with the Garden Communities Prospectus<sup>5</sup>, has been designed and executed with the engagement and involvement of the existing local community, and future residents and businesses and has included consideration of how the natural and historic environment of the local area is reflected and respected.
- 3.4. The following sections set out a summary of the main issues raised through the consultation together with comments of particular note, grouped under the seven core themes which emerged through this activity:
  - **Climate Action**
  - **Healthy Place Shaping**
  - **Protecting & Enhancing Environmental Assets**
  - **Movement and Connectivity**
  - **Enterprise, Innovation and Productivity**
  - **Meeting Current and Future Housing Needs**
  - **Building a Strong, Vibrant and Sustainable Community**

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<sup>5</sup> Garden Communities, MHCLG, August 2018

- 3.5. A reference is then made to the Core Objectives which emerged through this thematic analysis and the eventual SCAAP policies are presented to illustrate how the issues raised through consultation have been addressed in the SCAAP.
- 3.6. In addition to influencing the policy framework included in the SCAAP, the engagement activity through the Design Charrette greatly influenced the evolution of the 'Illustrative Spatial Framework Plan' included in the SCAAP.
- 3.7. By working with the community and wider stakeholders to adopt a 'landscape led' approach to considering the spatial distribution of uses for the Garden Village – their inputs have positively informed WODC's understanding of the landscape context and connectivity to other settlements enabling us to create a framework within which the development will sit rather than focusing on location of buildings first and adding 'greenery' around the periphery.

## **CLIMATE ACTION**

3.8. ***In summary*** people told us that climate change is the single most important issue for all of us to deal with and this must underpin the development and delivery of the garden village. There should be no reliance on fossil fuels with 100% use of renewable energy. All buildings should be zero-carbon or energy positive, waste must be minimised and dealt with in an efficient, innovative way and trees and woodland should be managed to provide a new and sustainable source of low carbon woodfuel. Water management and efficiency should be a priority and design standards should be exemplary, including the use of environmentally sustainable materials with low embodied carbon.

### ***Examples of Comments of Particular Note Include:***

- Renewable energy generation, community renewable energy scheme, some export to Eynsham via smart local grid
- 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
- The garden village should aim to be a net exporter of community renewable energy
- This could offer benefits to existing residents which encourage greener behaviour, e.g. providing free electricity to electric car and bicycle users or other desirable behaviour changes
- The Garden Village is an opportunity to make it a showcase for carbon neutral, and healthy, development.
- Water management should be a priority. Schemes should exist for the capture of rain water, surface water holding ponds and grey water schemes against drought
- Management of woodland and trees to develop a new and sustainable source of low carbon woodfuel

### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

- GV1 To achieve climate resilience by using the 'natural capital' of Salt Cross as a first line of defence against climate change and embedding flexibility, durability and adaptability into the design and development of the garden village at all stages.
- GV2 To ensure the efficient and prudent use and management of natural resources including the optimal use of land and buildings and the use of materials from sustainable sources.
- GV3 To design buildings fit for the future, mitigating the impact of Salt Cross on climate change by achieving net zero-carbon development through ultra-low energy fabric and 100% use of low and zero-carbon energy, with no reliance on fossil fuels.

GV4 To adopt an approach based on the circular economy in order to minimise the generation and impact of waste moving towards zero waste wherever possible.

***SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation***

Policy 1 - Climate resilience and adaptation

Policy 2 - Net-zero carbon development

Policy 3 - Towards 'zero-waste' through the circular economy

### **HEALTHY PLACE SHAPING**

3.9. ***In summary*** people told us that the garden village must provide a fundamentally 'green' environment, reflecting the site's existing character and rural setting. There must be a range of different opportunities for healthy leisure and recreation, underpinned by an extensive network of multi-functional green and blue infrastructure. The Eynsham area has a strong local heritage associated with food production including Wasties Apples and this should be celebrated and reflected in proposals at Salt Cross through allotments and other community growing space. Robust arrangements are needed to ensure the proper maintenance and management of green space throughout the lifetime of the garden village.

#### ***Examples of Comments of Particular Note Include:***

- A range of green infrastructure should be provided including 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
- Allotments/food gardens are also a great idea to encourage sustainable living, improve health and reduce food bills
- Good support for providing opportunities to grow and consume food locally, building on the work of 'Edible Eynsham' who have grafted and planted locally bred Wastie apples and established a community orchard
- This should definitely be encouraged, and would very much be in keeping with current initiatives in the local community, not least the Market Garden shop in Eynsham
- Comprehensive GI network needed including open space for informal recreation (e.g. dog walking) to direct recreational pressures away from more ecologically sensitive areas ... appropriate funding for the implementation and long-term management of GI is needed from the outset
- Development to be set back from the A40 to reduce effects of noise and air pollution
- Support for circular 'loop' concept linking OGCV with West Eynsham via green space

#### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

- GV5 To ensure that healthy place shaping principles are embedded into the design and development of the garden village from the outset and throughout its lifetime.
- GV6 To promote healthy and active lifestyles through the provision of generous, high quality green space, safe and convenient opportunities for active travel, the provision of sports and recreational facilities and an integrated approach to the location of housing, economic uses and community/cultural facilities and services.

- GV7 To adopt an integrated and inclusive approach towards the design, layout and mix of uses to promote social cohesion and address changing trends including increases in obesity, chronic diseases, the elderly population, cases of dementia and other mental health and wellbeing issues.
- GV8 To provide people with the opportunity to make healthier food choices, including growing and consuming their own healthy food locally.
- GV9 To achieve a shift towards the 'prevention' of health related problems, whilst ensuring the provision of quality health care infrastructure and capacity to address those issues that cannot be prevented.
- GV10 To deliver a healthy, safe and crime free environment with a high standard of amenity for all and bringing together the best of the urban and natural environment.

***SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation***

Policy 4 - Adopting healthy place shaping principles

Policy 5 - Social Integration, Interaction and Inclusion

Policy 6 - Providing opportunities for healthy active play, leisure and lifestyles

Policy 7 - Green Infrastructure

Policy 8 - Enabling healthy local food choices

### **PROTECTING AND ENHANCING ENVIRONMENTAL ASSETS**

3.10. ***In summary*** people told us that the natural and historic environment of the area is rich and its conservation and enhancement must be a fundamental consideration in the development of the garden village. A thorough investigation is required of the existing environment, including biodiversity, heritage assets, pollution levels and the river system, to better understand the implications of changing land uses and to inform the planning of the area. Of particular concern is the impact on the site's biodiversity and the need to achieve a net gain, both on-site and through nearby enhancements.

#### ***Examples of Comments of Particular Note Include:***

- Limit the loss of valuable farmland and biodiversity ... need to protect the best and most versatile land
- High density development to maximise retention of countryside (is preferable)
- Existing biodiversity interests to be protected with net biodiversity gain to be achieved – to be measured using an accepted metric
- Where this cannot be achieved on-site, off-site compensation will be required e.g. through enhancements to nearby CTAs and /or local nature conservation projects
- Need for adequate buffer to the listed buildings at City Farm
- The site of Tilgarsley Deserted Medieval Village needs archaeological investigation and conservation - should definitely be preserved and displayed locally
- Need to safeguard important historic routes e.g. the Salt Way and recognise the historic landscape character
- Important to acknowledge any non-scheduled archaeological remains or other features of local historic interest
- Heritage assets should also be seen as an opportunity to create a sense of place as well as a constraint ... it is an opportunity to better understand the past and reveal the significance of heritage and cultural assets
- Ensure no harmful impact on Millennium Wood
- Need to protect the more environmentally sensitive northern parts of the site as well as nearby local wildlife sites and ancient woodland including both direct and indirect impacts Ensure run-off to the Chil Brook does not impact its potential to achieve good Water Framework Directive status

#### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

GV11 To ensure that the natural and historic environment of the local area is reflected, respected and enhanced wherever possible through the design, development and delivery of the garden village.

- GV12 To provide measurable net gains for biodiversity and enhancements to natural capital, including through the provision of a comprehensive network of green and blue infrastructure.
- GV13 To avoid harmful light and noise pollution on local amenity, landscape character and biodiversity conservation.
- GV14 To ensure that any flood risk mitigation including surface water drainage is effective, does not increase the risk of flooding elsewhere and maximises the opportunity to deliver environmental benefits.
- GV15 To ensure that development of the garden village seeks to minimise and properly mitigate any potentially harmful impacts on air, soil and water quality.
- GV16 To fully address and capitalise on the constraints and opportunities presented by heritage assets including the listed buildings at City Farm and the suspected site of the former medieval village of Tilgarsley.

***SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation***

Policy 9 – Biodiversity Net Gain

Policy 10 - Water environment

Policy 11 - Environmental assets

Policy 12 - Conserving and enhancing the historic environment of Salt Cross

## **MOVEMENT AND CONNECTIVITY**

3.11. ***In summary*** people told us that the A40 suffers from severe congestion, particularly at peak times and there is a significant concern that the garden village will exacerbate the situation, not only on the A40 itself but also on the surrounding roads through local villages. It is vital that the use and impact of the private car is kept to a minimum and that a genuine ‘modal shift’ towards active travel (walking, cycling, riding) and public transport is achieved, particularly for short journeys and to key destinations including Eynsham, Hanborough Station, Witney and Oxford. Safe and convenient crossing of the A40 is critical to the successful integration of the garden village with Eynsham. We also need to recognise that people will move around in very different ways in the future and that the garden village should be ‘future proofed’ as far as possible.

### **Examples of Comments of Particular Note Include:**

- Design needs to be flexible and future proofed to take account of changing trends over time e.g. parking spaces to be reallocated to other uses
- Avoid dominance of car-parking – restrict and integrate it e.g. use of well-designed parking courts or undercroft parking
- Need to capitalise on the opportunities presented by Hanborough Station with potential to be given to a southern access to Hanborough Station from Lower Road
- Need to design out the potential for rat-running through the OCGV site
- Need to take into account the cumulative effect of the development with other planned developments in the wider area
- Need to ensure safe A40 crossings including for children if split-school site option pursued and to medical facilities if provided
- Need good links to the countryside for cycling, walking and horse riding
- A need for a co-ordinated approach in relation to transport and access arrangements relating to the West Eynsham SDA
- Development to contribute towards creation of the new B4044 community path – supporting Bikesafe – a registered charity promoting an off road multipurpose path for cyclists and pedestrians between Eynsham and Botley/Oxford via Farmoor.
- Importance of connectivity into Oxford given that the development is intended to serve Oxford City’s housing needs.
- Potential to connect into national cycle network with two National Cycle Network routes nearby
- Parking provision needs to be carefully considered to avoid exporting the problem to Eynsham

### **SCAAP Core Objectives Developed in Response to Key Issues Raised:**

**GV17** To reduce the overall need to travel outside of the Garden Village by providing a balanced and sustainable mix of uses within Salt Cross so that the majority of everyday needs of all people can be met locally.

- GV18** To foster an environment in which active and healthy forms of travel (walking, cycling and riding) are the ‘norm’ based on the concept of accessible and walkable neighbourhoods, facilitating simple and sustainable access to jobs, education, leisure opportunities and services.
- GV19** To provide integrated, high quality and convenient public transport choices centred on the Sustainable Transport Hub (incorporating the proposed Park & Ride), associated improvements to the A40 and proposed enhanced train services on the North Cotswold Line with associated station improvements at Hanborough Station.
- GV20** To provide safe and convenient public transport and active travel connections within Salt Cross and the wider area, in particular to Eynsham, Hanborough Station and the open countryside, and further afield to Witney, Oxford and beyond.
- GV21** To make the most effective use of all available transport capacity through innovative and smarter management of the network.
- GV22** To anticipate, reflect and capitalise on changing travel trends and habits including greater use of home-working and the move towards low carbon technologies as well as shared, connected and autonomous means of travel.

**SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation**

Policy 13 – Movement and Connectivity Key Design Principles

Policy 14 – Active and Healthy Travel

Policy 15 – Public Transport

Policy 16 - Reducing the Overall Need to Travel including by Car

Policy 17 – Road Connectivity and Access

### **ENTERPRISE, PRODUCTIVITY AND INNOVATION**

3.12. *In summary* people told us that garden village shouldn't just be about providing new homes, it should be about creating new jobs and providing opportunities for increased learning and skills development. There should be a range of opportunities across the site including a combination of opportunities for home working, co-working space and purpose-built employment space.

#### ***Examples of Comments of Particular Note Include:***

- Need to enable home workers to meet and come together e.g. co-working space, coffee shops etc.
- Support for community work hub to avoid social isolation.
- Need to carefully consider the traffic impact of large-scale employment as people commute into the garden village site
- Proposed science park could be of great benefit to the local education system in terms of outreach/curricular enrichment opportunities for local schools (both primary and secondary).
- The Science Park should be a discrete, high quality, low rise campus style development to the west of Cuckoo Lane
- Consider Live/Work units for small scale and individuals working from home.

#### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

- GV23 To develop a 40ha science and technology park that will attract the very best businesses, giving them the space to grow and create high value jobs in line with the Oxfordshire Local Industrial Strategy (LIS).
- GV24 To provide a balanced range of employment opportunities within easy commuting distance of new homes, providing flexibility to adapt to changing economic needs.
- GV25 To make a positive and measurable contribution towards the overall growth, diversification and value of the district, county and sub-regional economies.
- GV26 To achieve high rates of home-working by providing the necessary supporting infrastructure and flexibility in building design.
- GV27 To provide a range of education and training opportunities for local people to improve skills and 'work-readiness'.

**SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation**

Policy 18 - Salt Cross Science and Technology Park

Policy 19 - Small-scale commercial opportunities and flexible business space

Policy 20 - Homeworking

Policy 21 - Employment, skills and training

### **MEETING CURRENT AND FUTURE HOUSING NEEDS**

3.13. **In summary** people told us that the garden village should provide a diverse range of dwelling types and tenures for all ages and needs, including properties that are genuinely affordable. These should be built on a ‘tenure blind’ basis, characterised by high standards of design and sustainable construction. Opportunities for self and custom-build should be well-located, affordable and effectively integrated with the garden village as a whole. Innovative, modern methods of construction are supported alongside more traditional approaches, particularly as a direct response to climate change. It is essential that new homes are supported by timely investment in supporting infrastructure.

#### ***Examples of Comments of Particular Note Include:***

- Tenure blind design needed
- Important to redress lack of smaller dwellings/flats/starter homes in Eynsham
- Need a balanced mix of homes to rent and also to buy – higher levels of home-ownership contribute towards stronger communities
- Support for a diversified house offer, not just volume builders – this will help to produce a more natural, eclectic mix of homes
- Also support for alternative modern methods of construction particularly where energy efficiency standards are driven up
- Need a range of property types as well as sizes e.g. smaller units provided in a range of different forms including flats, maisonettes, coach houses and houses.

#### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

- GV28 To enable the delivery of around 2,200 new homes that are durable, attractive and sustainably constructed to meet the needs and aspirations of current and future generations.
- GV29 To create a balanced and sustainable community through the provision of a diverse mix of dwelling types, sizes and tenures, providing housing opportunities for all including those who are unable to rent or buy on the open market.
- GV30 To seek to accelerate housing delivery as far as reasonably possible through new models and mechanisms and diversity of delivery partners, having regard to the timing of delivery of supporting infrastructure.
- GV31 To ensure that appropriate arrangements are embedded into the development of the garden village in respect of the long-term maintenance and management of the housing stock.

**SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation**

Policy 22 - Housing Delivery

Policy 23 - Housing Mix

Policy 24 - Build to Rent

Policy 25 - Custom and Self-Build Housing

Policy 26 - Meeting Specialist Housing Needs

### **BUILDING A STRONG, VIBRANT AND SUSTAINABLE COMMUNITY**

3.14. In summary, people told us that successful places are not just about buildings and spaces, they are about people. The garden village must be a welcoming place for all that is safe and inclusive characterised by strong community cohesion and integration not just within the garden village but also with nearby Eynsham – avoiding a ‘them and us’ scenario. Supporting infrastructure needs to be in place early and take account of wider growth in the Eynsham area, so as to not put pressure on existing services and facilities in Eynsham. There is a need to think long-term with robust arrangements for maintenance and stewardship to be put in place in consultation with and involving the community.

#### ***Examples of Comments of Particular Note Include:***

- Development needs to enhance and complement Eynsham, not affect its special qualities, should not negatively impact on the existing village
- Early provision of key infrastructure is needed to avoid placing short-term strain on Eynsham
- There needs to be active involvement of local groups and community ownership e.g. community trust
- Should aim to mirror nucleic settlement pattern of Eynsham with built areas denser and set around village green or square and allowing more green space around the edges of the new village
- Need to take into account the cumulative effect of planned growth in the wider area ... including the potential impact of development on communities to the north including Freeland and Long Hanborough
- Investment needed in existing primary school at Eynsham
- A range of on-site services and facilities are needed to meet day to day needs – should be self-sufficient and not act as a satellite to Eynsham
- Robust arrangements for long-term stewardship and maintenance are needed
- The village needs a heart/central commercial area with shops, medical centre, village hall etc. and capitalising on key views e.g. Wytham Woods, Hanborough Church spire
- Strong cohesion and integration needed between the two communities and not an independent ‘them and us’ status.
- Need to reflect the special aspects of this countryside, and the character of the landscape and environment that will surround the garden village – unique setting that will distinguish it from other garden villages.
- Land and buildings owned by the community through co-operative/community land trusts ...scope for Asset Based Community Development
- Needs to have a single system of co-ordinated land management and maintenance

#### ***SCAAP Core Objectives Developed in Response to Key Issues Raised:***

- GV32 To create a prosperous new rural service centre that forms part of a network of safe, inclusive, vibrant and well-connected market towns and villages.
- GV33 To ensure that the planning and delivery of the garden village is informed by strong local vision and meaningful community engagement throughout.
- GV34 To embed high quality and innovative design principles at all stages to create a new garden village that draws inspiration from West Oxfordshire's character and cultural heritage but interprets and reflects this through a strong and distinctive character, form and identity of its own.
- GV35 To provide a mix of compatible uses, services and facilities at a scale that promotes activity, social interaction and inclusivity and meets people's everyday needs, complementing the role of nearby centres including Eynsham.
- GV36 To ensure that the garden village is supported by timely investment in supporting infrastructure to promote social interaction and cohesion, minimise disruption to residents and ensure that existing services and facilities are not put under unreasonable strain.
- GV37 To ensure that transparent and robust long-term maintenance and stewardship arrangements are put in place for the lifetime of the garden village in consultation with, and for the benefit of, the whole community.

**SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation**

Policy 27 – Key development principles

Policy 28 – Land uses and layout – the spatial framework

Policy 29 – Design requirements

Policy 30 – Provision of supporting infrastructure

Policy 31 – Long-term maintenance and stewardship

#### 4. The Main Issues Raised in Response to the Regulation 19 Pre-submission draft Area Action Plan (AAP)

- 4.1 Formal consultation on the pre-submission draft AAP took place over an 8-week period from 28 August 2020 – 23 October 2020 in accordance with Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.2 Consultation was carried out in line with the Council's [Statement of Community Involvement](#) (February 2020) and [SCI Addendum](#) (June 2020). A range of individuals and organisations were contacted and invited to comment in accordance with legislative requirements and extensive coverage was provided through press releases and social media.
- 4.3 Due to restrictions imposed by the COVID-19 pandemic, it was not possible for the District Council to arrange face to face meetings or exhibitions but all documents were made publicly accessible online and in a limited number of deposit locations across the District where re-opening during the 8-week consultation period took place.
- 4.4 Respondents were encouraged to respond online using the Council's consultation portal INOVEM, with comments also invited in writing and via email. A standard response form was made available in accordance with best practice.
- 4.5 In response to the Regulation 19 consultation, representations were received from 60 individuals and organisations including a joint community letter signed by a number of local residents.
- 4.6 A schedule of respondents is attached at Appendix E and all of the responses have been made available in full on the AAP examination webpage<sup>6</sup>.
- 4.7 A summary of the main issues raised by each respondent is provided below. For ease of reference, this has been broken down into the following 'categories':
- Statutory consultees
  - Local authorities
  - Elected Members
  - Town and Parish Councils
  - Specific Organisations/Groups

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<sup>6</sup> [www.westoxon.gov.uk/gardenvillage](http://www.westoxon.gov.uk/gardenvillage)

- Developers/landowners
- Members of the public

**Statutory consultees**

4.8 In terms of statutory consultees, representations were received from the following organisations:

16 - Environment Agency

25 - Highways England

26 - Historic England

45 - Scottish and Southern Electricity Networks

47 - Sport England

48 - Thames Water

**Main issues raised**

- 4.9 The **Environment Agency** has expressed general support for many of the principles and policies within the AAP including the vision and core objectives as well as Policies 1 – 3 and Policy 10. They have made a number of relatively minor comments in relation to various issues including the need for greater consistency in respect of blue and green infrastructure and the need for longer-term management in respect of net biodiversity gain. They have also highlighted the fact that the most recent version of the AAP Level 2 Strategic Flood Risk Assessment (SFRA - August 2020) should be submitted as part of the examination process.
- 4.10 In terms of matters of ‘soundness’, the EA have raised a concern that the AAP is not supported by evidence to demonstrate the environmental impact of development and to determine whether environmental permits are achievable to protect water quality.

- 4.11 **Highways England** has raised one key issue regarding the potential impact of the garden village development on the safe and efficient operation of the A34 and in particular, the A34 Peartree Interchange, with the potential for additional queueing traffic. They have highlighted the fact that the transport modelling undertaken in support of the AAP has excluded the Wolvercote Roundabout junction, the A34 Peartree Interchange and the Loop Farm Roundabout which, meaning it is not possible to comment on the traffic impact of the development and thus the effectiveness of proposed mitigation measures to ensure the continued safe and efficient operation of the A34.
- 4.12 **Historic England** have confirmed that they do not wish to object to the plan on the basis of soundness or legal compliance and consider that having been engaged at the relevant plan-making stages, their representations have been duly considered by the Council and that sufficient policy protections exist, in this plan, in combination with the local plan and national policy, to ensure that the historic environment is appropriately protected.
- 4.13 **Scottish and Southern Electricity Networks** have raised no concerns in respect of legal compliance or soundness but have drawn attention to advice provided previously in 2016 regarding the need for development to have sufficient regard to overhead lines and also the potential need for network reinforcement to support the increased demand from the proposed development.
- 4.14 **Sport England** has expressed general support for the inclusion of Active Design as one of the foundations for good healthy place making in the garden village and suggested that the development should include one of Sport England's 'Leisure Local' Facilities. In terms of sports provision, they have highlighted the advantage of a focused 'sports hub' to act as a destination and provide the opportunity for self-financing.
- 4.15 **Thames Water** have highlighted the fact that the scale of development is such that upgrades of both the water supply network and water treatment works are likely to be required with significant infrastructure upgrades likely to be needed in respect of wastewater treatment to ensure sufficient treatment capacity is available.

District Council Response

- 4.16 The District Council has engaged with a range of statutory consultees throughout the preparation of the AAP and welcomes the positive response which has been received to the pre-submission draft plan.
- 4.17 In response to the concerns raised by the EA in respect of water quality, the District Council commissioned JBA consulting to prepare a Water Quality Impact Assessment. The assessment has been submitted in support of the AAP and confirms that whilst growth at the garden village, in combination with other development, is likely to cause the flow permit for Cassington treatment works to be exceeded (and thus require a capacity upgrade) additional effluent is unlikely to cause a significant deterioration in water quality or impact on any of the downstream protected sites.
- 4.18 The need for capacity upgrades is highlighted in the Thames Water representation and is identified in the Eynsham Area IDP prepared in support of the AAP. Consequently, Policy 10 of the AAP seeks to ensure that a robust approach is adopted in respect of water demand/supply, waste water and water quality.
- 4.19 In terms of the concerns raised by the Highways Agency in terms of the potential impact on the A34, it should be noted that the transport evidence as presented to support the AAP pre-submission draft consultation was the emerging and most up-to-date information available at that time. Since the AAP consultation, modelling has been ongoing as part of the A40 Corridor Improvements' work being delivered through the Housing Infrastructure Fund (HIF) and Local Growth Fund (LGF). These improvements will be in place by 2024 and will themselves support delivery of Salt Cross.
- 4.20 The ongoing HIF/ LGF (strategic and micro-simulation) transport modelling comprises a wider study area than the AAP-specific modelling, and includes the Wolvercote Roundabout junction, the A34 Peartree Interchange and the Loop Farm Roundabout. The modelling also incorporates the most up-to-date information regarding emerging scheme designs associated with the A40 Corridor improvements as well as the 2031 Local Plan growth. Additional evidence of traffic impacts of the Local Plan growth (including Salt Cross) will be presented in advance of the examination although HIF modelling will be ongoing through Spring 2021 as scheme design is refined in response to public and stakeholder consultation.

- 4.21 In terms of mitigating A34 impacts, improvements at Pear Tree Interchange will be delivered as part of the Growth Deal programme/ Oxford North development; these improvements are programmed to be delivered ahead of any development at Salt Cross. A key element of the Pear Tree scheme will be the inclusion of ‘queue flushing’ loops on the A34 off slip roads to ensure that queues built up on the northbound and southbound off slips are cleared, to prevent queueing onto the mainline of the A34 during peak periods. It has previously been agreed between Oxfordshire County Council and Highways England that the safe operation of the Strategic Network is the priority at this location, and that traffic will be managed on the local highway network to ensure that blocking back on to the A34 is not an issue.
- 4.22 Oxfordshire County Council believe that within this context and subject to further evidence, the impact of the Salt Cross development can be accommodated. The AAP includes Policy 17 (Road Connectivity and Access) which states that: “First occupation of Salt Cross (unless car-free) will not be permitted until completion of the A40 bus lanes, and completion of the junction improvements at Pear Tree roundabout.”
- 4.23 The general support expressed by Historic England and Sport England is noted and welcome. The issues raised by Scottish and Southern Electricity Networks in respect of overhead lines and potential capacity upgrades are noted as general matters to be addressed in more detail as the garden village is taken forward through the planning process, rather than a matter of soundness for the AAP.

#### Local authorities

- 4.24 In terms of other local authorities, representations were received from the following:

36 - Oxford City Council

38 - Oxfordshire County Council

#### Main issues raised

- 4.25 **Oxford City Council** has confirmed their support for the submission of the AAP and confirmed that it has been working actively and collaboratively with WODC and through the Oxfordshire Growth Board to help bring forward the development of this site in support of delivering Oxford’s unmet housing need. Support has been expressed for a number of the AAP policies relating to housing delivery and housing mix, with attention drawn to ongoing dialogue between both Planning and Housing Officers to ensure that agreement is reached on issues around the delivery of Oxford’s unmet housing need including the allocation and tenure of new affordable homes.

- 4.26 The City Council has also expressed support for the key principles of the AAP movement and connectivity strategy as well as specific policies relating to active and healthy travel and public transport, with particular support expressed for good connections by all modes to and from Oxford. Support has also been expressed for AAP Policy 30 relating to the provision of supporting infrastructure. In terms of the monitoring of delivery, the City Council has suggested that there should be a specific commitment to monitoring the progress in the delivery of Oxford's unmet needs and in particular the affordable homes.
- 4.27 **Oxfordshire County Council** has expressed general support for the AAP and have confirmed that through effective partnership working, the comments previously provided at the preferred option stage in 2019 have been taken into account in the pre-submission draft plan. Particular support is expressed for the overall transport strategy including the movement and connectivity key principles and the opportunities presented for sustainable travel including connections with Oxford and nearby Eynsham. The County Council have also expressed support for the AAP in terms of the approach taken in respect of healthy place shaping, climate action. Green Infrastructure, a landscape led approach to development and the ambitious 25% target for net biodiversity gain.
- 4.28 The County Council has also expressed support for the AAP's emphasis on the circular economy although have suggested that greater consideration is given to increasing the range of options further up the waste hierarchy. Specific concerns have been expressed in relation to the potential use of underground recycling based on the lack of evidence to support such an approach. Concerns have also been expressed about the proposed extension of the garden village site boundary northwards into an ecologically and landscape sensitive area.
- 4.29 The County Council's response is accompanied by a range of specific comments on various issues/policies including transport, education, archaeology, housing, ecology, green infrastructure, healthy place shaping and smart technologies. These are generally supportive and whilst a number of queries and observations have been made, these are of a generally minor nature and do not raise any specific concerns about the soundness of the AAP.

#### District Council Response

- 4.30 The District Council welcomes the positive responses provided by both Oxford City Council and Oxfordshire County Council. In respect of Oxford City, the District Council can confirm that dialogue has been ongoing between the two authorities in respect of the delivery of Oxford's unmet housing need and a 'Memorandum of Operation' has now been agreed and submitted in support of the AAP.

- 4.31 In terms of the specific monitoring of new homes including affordable housing, this is considered to be an issue that can be addressed through the District Council's Annual Monitoring Report (AMR) rather than a matter of soundness for the AAP.
- 4.32 With regard to the comments raised by Oxfordshire County Council, in terms of the potential use of underground refuse systems (URS), the District Council is aware of the County Council's concerns but would emphasise that Policy 3 of the AAP requires consideration of the potential use of advanced waste collection systems such as URS and does not explicitly require URS as to do so would be too prescriptive and lack flexibility.
- 4.33 In terms of the modest northern extension of the garden village site boundary, the District Council's rationale here is to include this additional land as part of the AAP to enable it be effectively managed as part of the comprehensive development of the garden village site as a whole. The Illustrative Spatial Framework Plan depicts it as part of the overall, multi-functional network of Green Infrastructure.
- 4.34 In terms of the other various detailed comments raised, the District Council notes these but consider that none of them raise specific concerns regarding the soundness of the AAP.

#### **Elected Members**

- 4.35 In respect of representations from elected Members, a single, joint response was submitted by Councillor Dan Levy and Councillor Carl Rylett who are both District Councillors for the Eynsham and Cassington Ward.

#### **Main issues raised**

- 4.36 The joint response re-states a number of previous concerns regarding the principle of strategic growth in this location, but notwithstanding, expresses general support for the AAP and the ambitions contained therein regarding the creation of a low-carbon, healthy, thriving place.
- 4.37 The benefits of effective integration with nearby Eynsham are highlighted along with the need for the garden village to be complementary to Eynsham. Particular support is expressed for the use of a Health Impact Assessment to ensure that good planning can benefit the health of residents with a suggestion that health promoting infrastructure is closely related with existing Eynsham village for wider benefit.
- 4.38 Support is expressed for the emphasis on active travel and discouraging the use of the private car although more detail is requested. Some general concerns regarding traffic impact have been raised with a suggestion for alternatives to the proposed park and ride to be given consideration, together with stronger requirements for bus and cycle provision.

- 4.39 Strong support is expressed for the AAP regarding net zero carbon and also biodiversity net gain, with the opportunities for potential off-setting linked to the local Nature Recovery Network community project.
- 4.40 The only significant concern raised relates to the issue of A40 crossings with a combination of the proposed underpass and various at grade crossings considered to be inadequate in terms of overcoming the barrier effect created by the A40.

District Council Response

- 4.41 The District Council welcomes the positive response received and notes the strong support expressed in relation to active travel, net zero carbon, biodiversity net gain and healthy place shaping. In terms of the various issues raised regarding active travel, the park and ride and transport including the issue of A40 crossings, the AAP has been developed in close conjunction with Oxfordshire County Council and is supported by a range of transport evidence including in relation to the issue of grade separated crossings. Based on the analysis undertaken, the proposed underpass was considered to be the most appropriate grade separated solution and thus included in the AAP alongside a series of at-grade crossings.
- 4.42 In terms of the issues raised regarding connections to Hanborough Station and to Botley via the B4044 cycle path, it is relevant to note that provision is made for both of these issues within the AAP policies in particular within Policies 14 and 15.

**Town and Parish Councils**

- 4.43 Representations were received from the following Town and Parish Councils:
- 04 - Aston, Cote, Shifford and Chimney Parish Council
  - 09 - Bladon Parish Council
  - 13 - Combe Parish Council
  - 19 - Eynsham Parish Council
  - 20 - Freeland Parish Council
  - 24 - Hanborough Parish Council

25 - Witney Town Council

26 - Woodstock Town Council

Main Issues raised

- 4.44 In terms of the main issues raised, **Aston, Cote, Shifford and Chimney Parish Council** submitted a brief response expressing support for the transport aspects of the AAP in terms of compliance with the duty to co-operate.
- 4.45 **Bladon Parish Council** has expressed general support for the AAP which they acknowledge to be an ambitious development with many positive elements. Their principal concern is the potential impact of development on Bladon and also Woodstock and Blenheim and they have made a request to be involved in any construction traffic management as well as speed restrictions in Bladon and financial contributions to be made towards Hanborough Station/the Cotswold line.
- 4.46 **Combe Parish Council** has raised a number of concerns regarding the scale of development and the potential impact on the landscape and social fabric of Eynsham as well as concerns relating to flood risk and traffic congestion. They have also raised a number of other observations in respect of the current outline planning application which has been submitted by Grosvenor including the need to comply with the AAP and various other issues relating to zero carbon, biodiversity, future development, loss of agricultural land, water and sewage, transport and the need for a co-ordinated approach with the A40 improvements and proposed development west of Eynsham.
- 4.47 **Eynsham Parish Council** has submitted a lengthy response which raises a number of general ‘in principle’ concerns regarding the original inclusion of the garden village site within the Local Plan. The response then considers a number of policies within the draft AAP with support expressed for Policies 1 – 3 on climate resilience and adaptation, zero carbon and zero waste, support for the approach towards growing food locally, the water environment, employment skills and training, affordable housing, custom and self-build, specialist housing, built to rent and the formation of a Community Land Trust.
- 4.48 The Parish has however raised a number of concerns including the need for greater clarity on burial ground provision, proximity of new housing to the A40, potential impacts on public rights of way, impact on biodiversity, loss of high quality agricultural land, parking provision, the need for additional grade-separated crossings and creation of a ‘green boulevard’ character for the A40, improved direct public transport links to Headington, the potential for financial contributions being sought in respect of A40 HIF funded improvements and a lack of assessment in terms of traffic impact on the Swinford Toll Bridge.

- 4.49 The Parish question the need for the science and technology park and suggest that no large retail outlets should be permitted so as to avoid harm to Eynsham. They would also like to see the number of new homes 'capped' as 2,200 with priority for affordable homes to be given to NHS key workers. The Parish have questioned the proposed location of new schools and expressed concern about potential building heights. They have also made a number of specific comments on proposed infrastructure requirements identified in the supporting IDP and the need for phasing to reduce any burden placed on existing facilities in Eynsham.
- 4.50 The Parish conclude that the AAP is contrary to aspects of the NPPF and various policies of the Eynsham Neighbourhood Plan.
- 4.51 **Freeland Parish Council** has expressed full support for the landscape design approach embodied in the AAP although has suggested that this should more explicitly reflect the wooded estate character of the Wychwood Forest landscape context. They have expressed particular support for the provision of woodland screening with advanced planting but suggested that landscape mitigation should be made more explicit with minor amendments suggested to Policy 7 – Green Infrastructure.
- 4.52 They have expressed concerns regarding traffic impact and potential rat-running through Freeland with a recommendation for speed restrictions, traffic calming and junction reconfiguration as well as provision of a dedicated cycle route linking Freeland and Church Hanborough to Eynsham. The Parish have also highlighted the importance of avoiding light pollution and ensuring that employment buildings are high-quality and low-rise with sympathetic materials. A number of comments on the current outline planning application which has been submitted by Grosvenor have also been made.
- 4.53 **Hanborough Parish Council** has submitted representations focused on the potential impacts (positive and negative) on Hanborough Parish. Particular concerns are expressed in relation to the problems of the A40 and traffic congestion including increased movements on the A4095 and displacement of traffic onto Lower Road. The Parish have highlighted a lack of consideration for disabled people including in respect of the proposed Lower Road cycle route, which they consider lacks detail on the design and anticipated number of users. Much of their representation relates to the proposed cycle route which they consider needs greater clarity on timing and funding as well as how users will reach Hanborough Station safely and should ideally be considered in an integrated manner alongside proposed improvements to the B4044.
- 4.54 The Parish has highlighted the need for public rights of way improvements in Church Hanborough and expressed concern about potential rat-running impacting on Hanborough as a result of the proposed garden village spine road. They have also raised concerns that they have not been advised of the proposed signalisation of the A4095/Lower Road junction.

- 4.55 **Witney Town Council** has submitted a short response, observing that they consider the AAP to be unsound in terms of transport measures, in particular the proposals for the A40 which are felt to not take into account additional development at Witney and Carterton and the potential for the additional A40 dualling to create a pinch point. They suggest the proposed park and ride is inadequate and request that improvements to the Shores Green/A40 junction at Witney are put in place prior to development of the garden village to assist the A40.
- 4.56 **Woodstock Town Council** has also submitted a short response expressing some concern about the potential traffic impact of development on Woodstock and Bladon associated with additional traffic on the A4095 especially during construction of the garden village which may coincide with structural change on the A40.

District Council Response

- 4.57 The District Council has sought to actively engage with all Town and Parish Councils during preparation of the AAP and welcomes the generally supportive submissions that have been made. Perhaps unsurprisingly, a large proportion of concerns expressed relate to traffic issues and the potential for development at the garden village to impact on the A40 and nearby towns and villages including Woodstock, Bladon and Freeland both during construction and beyond.
- 4.58 In this respect, the District Council has worked closely with Oxfordshire County Council to develop a comprehensive evidence base in support of the AAP and a detailed series of policies on movement and connectivity which amongst other objectives, seek to minimise the impact of development by prioritising sustainable modes of travel, designing out the potential for rat-running, discouraging unnecessary use of the A40 and ensuring good permeability and connectivity of walking and cycling routes. The District Council would emphasise that the AAP has been developed within the scope and context of the various transport improvements being taken forward by Oxfordshire County Council including in relation to the A40 smart corridor and the ability to consider more 'radical' solutions is beyond the reasonable scope of the AAP.
- 4.59 In relation to other non-transport issues raised, the District Council fully acknowledges the concerns expressed regarding the scale and potential impact of development but would emphasise that the principle of strategic growth in this location has already been established through the Local Plan process. Through a series of detailed policies on topics such as climate action, movement and connectivity and health and well-being, the AAP aims to ensure that any potentially harmful impacts of development are minimised and the potential benefits are maximised.

- 4.60 Other concerns expressed in relation to issues such as flood risk and landscape impact are also fully acknowledged, with the AAP adopting a robust approach and stipulating a number of specific requirements to ensure these issues are properly addressed. The loss of high quality agricultural land is an issue that has been raised by a number of respondents and the District Council fully acknowledges that the garden village site contains some higher grade land in the eastern part of the site.
- 4.61 Given the quantum of development envisaged at Salt Cross, it is not considered practical to keep this higher quality land entirely free from development but the illustrative framework plan set out within the AAP (Figure 11.6) does seek to focus the majority of built form in the central part of the site in and around the village centre which is on lower grade agricultural land with less built development proposed in the eastern and north-eastern part of the site where the agricultural land quality is higher.

Specific Organisations/Groups

- 4.62 In terms of other specific organisations and groups, representations were received from the following:

01 - Aldi Supermarkets

10 - British Horse Society

12 - Collaborative Housing

14 - CPRE Oxfordshire

15 - Bike Safe

17 - EPIC and Green Tea

18 - Eynsham Cohousing

20 - Eynsham Roadrunners

30 - Low Carbon Hub

37 - Oxfordshire Community Land Trust

39 - OxLEP

43 - Railfuture Thames Valley

46 - Siemens

51 - The Eynsham Society

53 - Trust for Oxfordshire's Environment

56 - Witney Oxford Transport

58 - Woodland Trust

Main issues raised

- 4.63 **Aldi Supermarkets** have indicated that the purpose of their representation is to alert the District Council of Aldi's interest in developing a modest sized discount foodstore as an 'anchor' store within the garden village. They have suggested that the AAP should be re-considered to allow for such provision to come forward.
- 4.64 The **British Horse Society** has provided a short expression of support for the AAP and the recognition contained therein regarding the needs of horse riders and ensuring that bridleways within the area are accessible and well-connected.
- 4.65 **Collaborative Housing** support the approach to self and custom-build housing set out in the AAP and emphasise that provision must be made for 50% of any plots to be affordable. They support the inclusion of communal housing but consider that delivery could be strengthened through Policy 26 – Meeting Specialist Housing Needs given the clear local evidence/interest that exists. They have expressed support for the 'clustering' of custom and self-build housing but consider that a distinction should be made between individual self/custom-builders and associations.

- 4.66 They are generally supportive of the approach set out in the AAP regarding long-term maintenance and stewardship but would like to see greater emphasis on any garden village trust being open and democratic and being characterised by community leadership.
- 4.67 **CPRE Oxfordshire** has raised a general concern that certain key issues are not being adequately addressed at this stage of the development process and need to be addressed through firm policies within the AAP. In particular, the management of flood water, foul water disposal and traffic impact including the inadequacy of the proposed park and ride and transport connections between the garden village and Eynsham
- 4.68 **Bike Safe** has submitted a detailed representation focusing primarily on the issue of cycle connectivity, suggesting that a Local Cycle and Walking Investment Plan should be developed to inform the AAP and that a wider active travel strategy for the garden village site and its integration with Oxford and Eynsham is needed. Bike Safe support the proposed provision of an underpass at Cuckoo Lane and support the AAP policy requirement for financial contributions to be sought towards the B4044 community cycle path, however they have raised concerns that the AAP and underpinning evidence base on A40 non-motorised crossings have unreasonably ruled out the possibility of a grade separated crossing at the eastern end of the development to enable safe crossing of the A40 and to connect with proposed Lower Road cycle route.
- 4.69 **EPIC and Green Tea** have both been actively involved in previous stages of the AAP and have submitted a very detailed representation on numerous aspects of the submission draft. Their comments offer general support for the AAP, recognising that many of their earlier views have been taken on board by the Council with previous consultation responses reflected in many of the policies. They express particular support for the AAP's focus on climate action and general support for the ambition and policies of the AAP and the focus on delivering garden village principles.
- 4.70 They observe that the AAP would benefit from better cross-referencing and that several policies, along with Section 12 – Delivery and Monitoring Framework, need more quantified measures of success and failure as well as more detail on timescales, process and monitoring. Concerns are expressed in relation to various issues including the location of the proposed schools, the loss of high quality agricultural land, reference to the use of woodfuel, proposed A40 crossings, omission of reference to residential space standards and consideration of the impact on Eynsham.
- 4.71 Notwithstanding these concerns, and subject to a number of suggested amendments, support is expressed for the AAP policies relating to climate action, healthy place shaping and movement and connectivity in particular, with general support also expressed in relation to housing, enterprise and building a strong, vibrant and sustainable community – again subject to various suggested amendments.

- 4.72 **Eynsham Cohousing** is a newly formed group which is seeking to progress a cohousing scheme of around 30-40 homes as part of the garden village proposals. Their representation is supportive of the AAP including Policy 25 – Custom and Self-Build Housing and Policy 26 – Meeting Specialist Housing Needs. They have highlighted a number of issues including the potential to bring forward clusters of homes as part of each phase of the development or being transferred as a standalone development, preferably an early, exemplar pilot project. Their representation also identifies the importance of land affordability, design code requirements not presenting an obstacle and the need for flexibility regarding lettings arrangements for any affordable rented housing.
- 4.73 The representation from **Eynsham Roadrunners** is generally supportive of the AAP and focuses on the issue of Green Infrastructure (GI), in particular the proposal to create a Country Park under Policy 7 – Green Infrastructure. In short, the club support the emphasis placed on outdoor recreation including the minimum 40 ha GI requirement, in particular the Country Park, but consider that the AAP needs to more clearly establish both the principle and the location of the Country Park so that it becomes a definitive land use requirement.
- 4.74 The **Low Carbon Hub** has expressed general support for the AAP including in particular the seriousness with which Climate Change is being approached and identify particular support for Policy 2 – Net Zero Carbon Development which they consider to be consistent with national and local policy. In respect of Policy 31 – Long-Term Maintenance and Stewardship, they welcome the recognition given to Community Land Trusts (CLT) which they highlight as potentially including a community energy services company, helping to bring fair access for households and businesses.
- 4.75 The representation from **Oxfordshire Community Land Trust** focuses on the issue of long-term maintenance and stewardship (Policy 31) with support expressed for the proposal of a Community Land Trust as a mechanism for delivering the garden village, something that the Oxfordshire Community Land Trust would be interested in being named as a potential intermediary.
- 4.76 **OxLEP** has expressed its general support for the AAP which they consider to align strongly with the strategic economic priorities for Oxfordshire as set out in the Oxfordshire Local Industrial Strategy. They have expressed specific support for the AAP policies relating to zero carbon development and the provision of a new science and technology park which they consider will provide much needed new innovation space to meet the continued high demand from technology and R&D based businesses from across Oxfordshire as well UK and international companies.
- 4.77 **Railfuture Thames Valley** has expressed general support for the garden village in terms of location bringing new housing closer to much of the employment in the County as well as providing employment within its own boundaries and an opportunity for more sustainable transport. They have also expressed support for policies relating to climate change, the environment, reducing the need to travel by car, air quality and active travel.

- 4.78 Particular support is expressed for the importance given to Hanborough Station and links thereto as well as the principle of seeking financial contributions towards improvements to the station and Cotswold line, which should be put forward early with forward funding as required.
- 4.79 **Siemens** is a key local employer and has expressed general support for the AAP and the infrastructure and quality of life improvements that the garden village will bring. In particular, they highlight the potential for Siemens to expand its manufacturing capability in suitable locations, with the garden village being identified as a mutually beneficial opportunity.
- 4.80 The response of the **Eynsham Society** is less supportive and raises a number of ‘in principle’ concerns regarding the garden village including the impact it will have on the rural setting of Eynsham, a lack of identified need, the fact it will not be a separate settlement, A40 congestion and severe environmental impact. Their response identifies a number of specific issues including unexceptional design principles and green measures, impact on the infrastructure resources of Eynsham, flood risk, lack of effective north-south transport links and concern about the proposed underpass due to flooding and safety considerations.
- 4.81 The **Trust for Oxfordshire’s Environment** has focused their representation on the issue of biodiversity net gain, with strong support expressed for the 25% target, which presents a real possibility of the garden village becoming a national (and international) exemplar. They highlight the potential for offsetting if the 25% target cannot be achieved on-site and emphasise the importance of long-term gain with a suggestion that the AAP should stipulate net gain in perpetuity.
- 4.82 **Witney Oxford Transport (WOT)** acknowledge that the AAP is legally compliant and complies with the duty to co-operate but consider it to be unsound on the basis that the AAP, in particular Policy 15 – Public Transport, places too much reliance on a road-only solution to the A40 and should be amended to allow for rail to be recognised as a potential option. They fully support the proposals for improving the rail offer and connections to Hanborough, but consider that this is only part of the provision needed.
- 4.83 In their representation, the **Woodland Trust** welcomes the recognition given in the AAP to earlier concerns raised about the potential impact of development on Eynsham Wood and support the commitment to 50% green infrastructure and high quality outdoor recreation space as well as the proposals regarding biodiversity net gain, including the potential to connect up existing areas of woodland including Eynsham Wood and Vincent Wood. Support is also expressed for the proposed focus on natural drainage solutions, low carbon transport modes and the integration of tree planting into new walking and cycling routes.

- 4.84 The Trust have however suggested that a stronger approach is needed in respect of replacement tree provision with specific targets on tree canopy cover throughout the site (e.g. 30% target) to be included as part of the wider GI target in Policy 7 – Green Infrastructure. They would also like to see a commitment to providing adequate recreational greenspace within the site, in line with the Trust’s Woodland Access Standard as well as greater use of natural solutions including tree retention and planting, as part of the plan’s net zero carbon goal. They would also like to see the key principles in Policy 27 include biodiversity net gain and for Policy 30 to include explicit reference to long-term maintenance of GI.

District Council Response

- 4.85 The District Council welcomes the engagement of the various organisations outlined above in the AAP process and notes the generally supportive nature of the majority of responses received.
- 4.86 The support from OxLEP and Siemens in respect of the proposed science and technology park is particularly welcome as the District Council considers this to be a key aspect of the overall garden village proposals, offering the potential for the creation of high quality employment space and a large number of new job opportunities in an attractive environment and benefitting from sustainable access via the proposed park and ride and walking/cycling connections.
- 4.87 Also welcome are the supportive representations received from the British Horse Society, the Low Carbon Hub, Collaborative Housing, the Trust for Oxfordshire’s Environment, Railfuture Thames Valley, the Woodland Trust, Eynsham Cohousing and Eynsham Roadrunners.
- 4.88 Whilst a number of the representations received suggest various amendments are needed to the AAP, having reviewed these in detail, the District Council notes that the majority of these are relatively minor in nature and in the Council’s opinion, do not affect the soundness of the AAP.
- 4.89 Particularly welcome is the detailed representation received from EPIC and Green TEA whom the Council has worked closely with throughout the preparation of the AAP. The Council notes the generally supportive nature of the comments received and the suggested improvements which have been put forward in the interest of greater precision/deliverability. Again, having reviewed these in detail, the District Council does not consider them to render the AAP unsound as currently drafted.
- 4.90 The comments submitted by the Witney Oxford Transport (WOT) group are noted but the Council would emphasise that the AAP has been prepared in the context of the A40 improvements being taken forward by Oxfordshire County Council as highway authority, which do not include a rail-based solution.

- 4.91 The comments from Bike Safe are also noted, in particular the suggestion that an additional grade-separated crossing is needed at the eastern end of the garden village site. In this respect, the District Council has worked closely with the County Council as highway authority. The AAP is based on independent evidence prepared by Mott Macdonald in support of the AAP and concludes that the proposed underpass near Cuckoo Lane should be progressed alongside a number of at-grade crossings.
- 4.92 The concerns of both the CPRE and the Eynsham Society are noted in respect of various issues including flood risk, foul water disposal, traffic impact, connections with and impact on Eynsham. Importantly, these are all identified as key issues within the AAP itself, with policies put forward to address them as appropriate.
- 4.93 With respect to Aldi's suggestion of an anchor retail store, the District Council would emphasise that Policy 19 of the AAP relates to provision for small-scale commercial and flexible business space as part of the overall mix of development in appropriate locations with good links to housing and transport. It is not considered necessary or appropriate to make specific provision for a discount foodstore as part of the AAP.

Developers/landowners

- 4.94 In terms of developer/landowner interests, representations were received from the following:

06 - Goldfield Estates and Pandora Properties

07 - Jansons Property

08 - Berkeley Strategic

11 - CEG and Blenheim

27 - Inspired Villages

42 - Grosvenor

54 - David Carrington

Main issues raised

- 4.95 The representation from **Goldfield Estates and Pandora Properties** expresses general support for the preparation of the AAP with broad support for the vision and objectives of the AAP along with the key land use assumptions and illustrative spatial framework plan. Support is also expressed for the ambition for a landscape-led Green Infrastructure strategy, the objectives for the design of streets and the requirement for improved facilities for pedestrians and cyclists along the A40.
- 4.96 Some points of concern have been raised in respect of various matters including the need for greater recognition and acknowledgement of the West Eynsham Strategic Development Area (SDA) and the need for a comprehensive, holistic approach towards infrastructure including the phasing of school infrastructure and an increased emphasis on connectivity between the Garden Village, the Sustainable Transport Hub (Park & Ride) and the West Eynsham SDA within Policy 13 – Movement and Connectivity Key Design Principles.
- 4.97 Concerns have also been raised in respect of the lack of information on connections into the park and ride, the location of the proposed underpass and the potential for planning obligations to be sought from the West Eynsham SDA, a lack of reference to mobility hubs and future modes of transport such as e-scooters and the potential requirement for financial contributions being sought towards A40 improvements and the associated impact on viability.
- 4.98 Concerns have been expressed regarding the timing of A40 improvements being linked to first housing occupations and a view put forward that further consideration should be given to a crossing of the A40 in the vicinity of the Park and Ride roundabout.
- 4.99 **Jansons Property** has also expressed general support for the preparation of the AAP, however they consider that the AAP should build in greater flexibility to consider the potential longer-term redevelopment of existing uses within the AAP boundary, including the existing aggregate recycling facility at New Wintles Farm.
- 4.100 **Berkeley Strategic** has also expressed general support for the preparation of the AAP and in their representation, highlight the importance of co-ordinated delivery of shared infrastructure between the garden village and the West Eynsham SDA. With specific regard to AAP Policy 17 – Road Connectivity and Access, whilst supporting the proposed western roundabout, they suggest a minor alteration to the policy to ensure that the design of the roundabout safeguards the ability for a fourth, southern arm so as to not prejudice access to and delivery of, the West Eynsham SDA.

- 4.101 The representation from **CEG and Blenheim** focuses on Hanborough Station, in particular the proposed provision of a dedicated cycle route along Lower Road from the garden village site. Whilst the principle of the cycle route in connecting Hanborough Station as a key transport interchange is supported, concerns have been expressed about safety due to the narrow carriageway width created by the railway bridge and having to negotiate the A4095 to access the station as well as the lack of provision for pedestrians.
- 4.102 To address these concerns, it has been suggested that a new southern access to Hanborough Station should be provided from Lower Road and reflected in minor amendments to Policies 14 and 15 and supporting text.
- 4.103 **Inspired Villages** has objected to the draft AAP in respect of Policy 22 – Housing Delivery and Policy 26 – Meeting Specialist Housing Needs. In respect of Policy 22, they consider that the AAP fails to identify when specialist housing for older people, including extra-care, will be delivered and have suggested that the accompanying housing trajectory and supporting text should be updated to clarify when specific land uses are anticipated to be delivered.
- 4.104 In respect of Policy 26, they contend that the supporting evidence base should be reviewed with an increase in the quantum of private extra-care on-site, which must come forward early in the site’s delivery to address identified needs. They suggest that needs should be considered on a District-wide basis and that Policy 26 should be amended to express an ‘at least’ amount of specialist housing. Concerns have also been raised about the impact of affordable housing requirements on the viability of extra-care provision.
- 4.105 **Grosvenor** represents a consortium of landowners that controls the majority of the garden village site and submitted an outline planning application (OPA) for the site in July 2020 (reference 20/01734/OUT) which is currently pending determination. On behalf of Grosvenor, Prior and Partners have submitted a detailed and lengthy representation on the AAP, concluding in broad terms that it is not sound, positively prepared, justified, effective, or ultimately supported by a sufficient evidence base.
- 4.106 They contend that the AAP is not backed up with evidence to show that the objectives are viable and deliverable and increases various obligations to such a degree that it renders the scheme undeliverable. They have also expressed a concern that the AAP is overly prescriptive and that the positive determination of their OPA is being unduly delayed. They suggest that the AAP should be revised to provide more flexibility and should be supported by additional work but consider that it does not need to be adopted ahead of determination of the OPA given the established principle of development in this location.
- 4.107 The representation addresses a large number of issues but the substantive concerns focus on viability, biodiversity net gain, Green Infrastructure, climate change/zero-carbon and transport.

- 4.108 In terms of viability, concerns are expressed regarding the lack of supporting evidence to support the AAP proposals. In respect of biodiversity, it is contended that the proposed requirement for 25% net gain set out in the AAP is not justified by evidence and will result in an excessive reliance on off-site mitigation. A more nuanced approach is suggested based on the site's characteristics and taking account of the high baseline value of the site.
- 4.109 Concerns have also been expressed in relation to the issue of Green Infrastructure including what is perceived to be an arbitrary increase in quantitative requirements and the lack of justification for the proposed Country Park, the need and long-term cost of which have not been properly demonstrated and considered.
- 4.110 In respect of climate change, particular concerns have been expressed in relation to Policy 2 – Net Zero Carbon on the basis that it does not follow national methodologies for assessing energy demand and sets targets well in excess of Government's intentions and also pays insufficient attention to overheating. The supporting evidence base has been questioned in terms of consistency and a failure to review wider national policy and regulatory frameworks as well as reliance being placed on action beyond the control of the local authority or site developer. It is suggested that the ability to deliver 100% of energy supply from renewable energy sources requires further consideration and that the cost of achieving net zero has not been properly considered. It is argued that the starting point should be the Government Future Homes standard and that the AAP evidence over-states the likely cost of retro-fitting. It is suggested that the ability to work towards a national approach to net zero carbon homes needs to be one that is flexible and progressive, setting the vision and a process through which validation can be undertaken, rather than the current policy wording which defines prescriptive binary metrics which can be provided but at a cost to wider sustainability.
- 4.111 In terms of transport, Grosvenor welcome the additional detail provided in the AAP and support the promotion of public transport as a key element of the movement strategy. They have however raised a number of concerns including a lack of clarity over the costing, funding and delivery of key infrastructure (e.g. the Lower Road cycle route). Concerns are also raised in respect of the proposed A40 underpass due to a lack of clarity/evidence and the discounting of other alternative options without adequate justification.
- 4.112 Concerns are also expressed in relation to the requirement for car free development on the basis that it is likely to fetter delivery. Parking standards are also questioned in light of the potential displacement of cars and also the effect on viability through reducing market attractiveness. It is also suggested that greater flexibility is needed in respect of potential access into the garden village through the park and ride site which should not be ruled out without proper evidence.

- 4.113 A number of other detailed comments are provided in a separate annex but the substantive issues of concern are those outlined above.
- 4.114 **David Carrington** owns land within the proposed AAP site boundary and has submitted objections on various issues including Green Infrastructure, the Illustrative Spatial Framework Plan and transport. He has also raised concerns about the District Council's failure to engage him during the preparation of the AAP.
- 4.115 His key concern is that as currently shown on the Illustrative Spatial Framework Plan the land in his ownership is primarily shown as forming part of the site's Green Infrastructure network, with little or no development which in the absence of any sort of collaboration agreement with the main site promoter, will mean he has no incentive to bring the site forward, meaning it is likely to remain in its current form and thus, rather incongruous in the context of the wider planned development of the garden village. He has suggested that a more holistic approach is needed, particularly as part of his land is previously developed and located at a key entrance to the site.

District Council Response

- 4.116 The District Council welcomes the representations that have been received from the various developer/land owning interests. The general support for the AAP expressed by Goldfield Estates and Pandora Properties in respect of the overall vision and objectives, key land use assumptions and illustrative spatial framework plan is welcome as is the similar 'in principle' support which has been expressed by Jansons Property.
- 4.117 Whilst both representations suggest amendments to the AAP to address various issues, having reviewed these in detail, the District Council does not consider them to fundamentally affect the soundness of the AAP as currently drafted.
- 4.118 Similarly, whilst the general support for the AAP expressed by Berkeley Strategic is clearly welcome, the District Council does not consider the comments regarding the proposed western roundabout to affect the soundness of the AAP as this is a matter that is capable of being addressed outside of the AAP process as part of the County Council's A40 'smart corridor' package of proposed improvements.
- 4.119 The comments from CEG and Blenheim regarding the proposed Lower Road cycle route are noted and acknowledged however, the District Council would emphasise that Policy 15 – Public Transport as set out in the draft AAP already requires consideration to be given to a new entrance from Lower Road south of the railway, with a focus on bus, pedestrian and cycling accessibility.

- 4.120 The comments from Inspired Villages are also noted however the Council would emphasise that the AAP is based on robust evidence of housing need prepared by independent consultants ICENI and that no other respondents to the AAP Regulation 19 consultation have called the substance of this evidence into question. In terms of extra-care provision which is the primary focus of Inspired Village's interest, Policy 26 of the AAP seeks to enable such provision to come forward in appropriate, sustainable and accessible locations as part of the overall mix of housing provided.
- 4.121 The District Council notes and acknowledges the lengthy representation which has been submitted by Grosvenor and the fundamental concerns raised therein. In terms of the suggestion that the AAP process is unduly delaying a positive determination of the outline planning application that has been submitted, it is relevant to note that Policy EW1 of the West Oxfordshire Local Plan 2031 requires development of the garden village 'to be led by' an Area Action Plan and so the District Council would refute any contention that the AAP is 'holding up' determination of the current application.
- 4.122 In terms of viability, in recognition of the concerns raised, the District Council has commissioned an independent viability assessment of the draft AAP through independent consultants Aspinall Verdi. Their report adopts a methodology which is consistent with the NPPF and Planning Practice Guidance and concludes that the AAP is viable, providing a positive return to the landowner more than 10 times existing agricultural land value when all relevant development costs are taken into account.
- 4.123 With respect to biodiversity, the Council considers the 25% net gain target identified in the AAP to be justified with Policy 9 – Biodiversity Net Gain focusing on-site through mitigation and enhancement but then allowing for off-site enhancements as appropriate. Biodiversity net gain is one of the key TCPA garden village principles and it is relevant to note that the AAP target has been well supported by other respondents including the Environment Agency, Woodland Trust and the Trust for Oxfordshire's Environment.
- 4.124 Notwithstanding this, in recognition of the concerns expressed by Grosvenor and other parties regarding the 'achievability' of this target, the District Council has commissioned additional analysis regarding potential on-site gains through TVERC and this has been submitted as part of the AAP supporting evidence base.
- 4.125 In terms of Green Infrastructure, again the District Council considers its proposals to be justified and consistent with the supporting evidence base. With specific regard to the proposed Country Park, it is relevant to note that this has been well supported by a number of other respondents with extensive green space along the northern edge of the garden village being a key output of the community design charrette held in 2019. One of the key TCPA garden village principles is the provision of a comprehensive green infrastructure network and the proposed Country Park is considered to be entirely consistent with this.

- 4.126 Regarding transport, the District Council notes Grosvenor’s support for the promotion of public transport as a key element of the movement strategy and support for the additional detail which is provided in Section 8 of the AAP – Movement and Connectivity. The specific comments made regarding the proposed underpass, the Lower Road cycle route, areas of car free development, parking standards and access through the park and ride are also noted. The District Council has worked collaboratively with Oxfordshire County Council as highway authority to develop the draft AAP which is underpinned by an extensive evidence base on transport and other related matters and considered to be sound in this regard.
- 4.127 With respect to climate change, the District Council is somewhat surprised by the response made by Grosvenor, recognising, as it does, in its membership of the UK Green Building Council (UKGBC) the necessary steps needed to respond urgently as an industry to addressing the climate emergency and designing to net-zero. The proposed approach set out within the AAP has been well-supported by the vast majority of respondents and is entirely consistent with TCPA garden village principles which emphasise the importance of zero-carbon and energy-positive technology.
- 4.128 Given the extended trajectory of development at Salt Cross, it is WODC’s view that the net-zero policy requirements within the AAP are essential, within the context of a garden village development, in order to meet with UK’s legally binding target of net-zero by 2050 rather than adding to the already sizeable retrofit challenge the country faces.
- 4.129 With regard to a number of specific points raised by Grosvenor in their response, the District Council would emphasise that Local Planning Authorities retain powers to set energy-efficiency standards that exceed the requirements of building regulations. The Planning and Energy Act 2008 states that *“A local planning authority in England may in their development plan documents, a strategic planning panel may in their strategic development plan... include policies imposing reasonable requirements for: ... c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.”*
- 4.130 Government support to Local Planning Authorities setting their own standards was also offered in their Response to the Draft Revised NPPF consultation which states: *“To clarify, the Framework does not prevent local authorities from using their existing powers under the Planning and Energy Act 2008 or other legislation where applicable to set higher ambition. In particular, local authorities are not restricted in their ability to require energy efficiency standards above Building Regulations. The Government remains committed to delivering the clean growth mission to halve the energy usage of new buildings by 2030.” (pp 48).*
- 4.131 Furthermore, in the Future Homes Standard, ‘Summary of responses received’ (January 2021) the government confirmed that Local Authorities will retain the power to set their own standards, stating: *“To provide some certainty in the immediate term, we will not amend the Planning and Energy Act 2008, which means that local authorities will retain powers to set local energy efficiency standards for new homes”.*

- 4.132 All Key Performance Indicators (KPIs) set by the AAP are proposed to run in tandem with the standard methodologies, calculations and outputs of Building Regulations Part L.
- 4.133 In terms of the points made by Grosvenor in respect of the regulatory framework, the actions proposed in the Elementa Report, which are directly translated as a policy expectation in the AAP, work alongside the current regulatory framework and supplement the requirements of existing and future versions of Building Regulations Part L. Part L 2021 compliance will be exceeded on-site through achieving the KPIs. Wider national regulation of the energy sector is not relevant to the measures outlined in the report, as these are outside of the control of the local authority and developer. All measures set out by the AAP are focused solely on the design and construction of buildings on-site at Salt Cross. The technical actions suggested in the Elementa report are not expected to be beyond the control of the developer.
- 4.134 Regarding the definition of net-zero, this is clearly defined in the AAP with paragraph 5.49 stating that *'In simple terms, to meet net operational zero carbon, the amount of energy required on-site should be balanced by installing on-site renewables to supply the equivalent amount of energy across the course of a year'*. Policy 2- Net Zero Carbon development then goes into further detail of the net zero requirements of the AAP. These are aligned with the industry definition for operational net zero carbon, as outlined by LETI and endorsed by the UK Green Building Council (UKGBC), RIBA, CIBSE, the Better Buildings Partnership and the Good Homes Alliance. This approach is outlined in the UKGBC New Homes Policy Playbook (2021).
- 4.135 In terms of cost implications, the Elementa report does not address viability directly because such an assessment requires an understanding of the cumulative net costs of all relevant policies. The overarching viability report prepared by Aspinall Verdi provides this cumulative assessment, uplifting the assumed construction costs to reflect the indicative cost increase set out within the Elementa report.
- 4.136 In terms of on-site renewable energy generation, Policy 2 of the AAP requires 100% of the energy consumed by the development (kWh/yr) to be generated by renewable energy on-site over the course of a year. It is very likely that this will be achieved through photovoltaic (PV) panels. If the development meets the space heating demand and energy use intensity targets set out in Policy 2, then it is estimated that 80% of the PV panels can be situated on roofs, with the remaining located over parking spaces or mounted on the floor. During peak solar generation the development will export clean power to the grid and during cloudy days the development will use power from the grid. The peak renewable export capacity is expected to be similar to the electrical capacity requirements of the site hence no additional costs are expected for the incoming power distribution.

- 4.137 With regard to the representations made by David Carrington, the District Council can confirm that as part of the preparation of the AAP it has sought to engage with Mr Carrington but has been unable to establish contact. Notwithstanding this, following publication of the draft AAP in August 2020, Mr Carrington came forward through his representative and a meeting was held in September 2020.
- 4.138 Effectively, Mr Carrington wishes his land to be considered for development and is concerned that the illustrative spatial framework plan set out in the AAP (Figure 11.6) shows his land falling largely within an area of Green Infrastructure, which in the absence of any sort of collaboration agreement with the main garden village consortium, will provide no incentive for him to make it available for such a use.
- 4.139 The Council acknowledges Mr Carrington's concerns although it is relevant to note that other respondents have expressed support for the principle of 'setting back' development from the A40 – something that is also identified in the supporting evidence base in relation to Green Infrastructure.
- 4.140 Importantly, the Illustrative framework plan provided in the AAP is not intended to be overly prescriptive and it may well be the case that a proportion of built development is able to come forward within the land in Mr Carrington's ownership, thus creating a financial incentive to make the remainder available as part of the overall GI network of the garden village.

Members of the public

- 4.141 Representations were received from the following individuals:

02 - Richard Andrews

03 - Norman Ashworth

05 - Linda Barlow

22 - Kevin Green

23 - Graham Griffiths

28 - Rosalind Kent

29 - KTM

31 - Judith Luna

32 - David Miles

33 - Steve Newman

34 - Elizabeth Owen

35 - Michael and Hilary Owen

40 - Michael Parker

41 - Nigel Pearce

48 - Edward Stuart

49 - Sue Osborne

52 - Angie Titchen

55 - Dr Angela Wilson and Dr Stephane Paulus

4.142 In addition, a general community response was received and undersigned by a number of individuals.

60 – Residents of Eynsham and surrounding villages

Main issues raised

4.143 **Richard Andrews** has expressed general support for the AAP in terms of legal compliance, soundness and the duty to co-operate with particular support for the proposed approach in respect of carbon neutrality. He has also expressed support for the inclusion of key elements of the Eynsham Neighbourhood Plan of which he was the primary author.

- 4.144 In his representation, **Norman Ashworth** has expressed a general concern about the potential impact of traffic on the A40 with a likely worsening of congestion due to the additional roundabouts that are proposed.
- 4.145 **Linda Barlow** has expressed support for energy efficient homes, protection of the environment and garden village principles, with the importance of adequate garden space being highlighted in particular.
- 4.146 In his brief representation, **Kevin Green** has outlined a number of general concerns about the principle of strategic growth in this location due to the likely impact on the A40 and the loss of Greenfield land.
- 4.147 **Graham Griffiths** has commented on several aspects of the AAP, welcoming the target of 50% affordable housing and opportunities to rent and buy, strongly supporting new woodland creation and scrub, biodiversity and the intention to conserve and reflect local history and highlighting the importance of retaining the site's traditional rural landscape character of fields, hedgerows and trees and reinforcing tree planting. He has raised concern about the potential use of woodfuel when set against zero carbon objectives and highlighted a need for greater recognition of the relationship between green and wild space with physical, mental and emotional health.
- 4.148 In her representation, **Rosalind Kent** has expressed general support for the AAP, in particular the strong emphasis placed on climate change. Also supported are the elements of the AAP relating to community development, building with nature, healthy local food choices, the water environment, car-free areas and EV charging, home-working, apprenticeships, zero carbon homes and affordable housing provision.
- 4.149 Her representation highlights the importance of community facilities on-site, natural surveillance over play areas and resident/community involvement in stewardship and maintenance. Some concerns have been raised in respect of the ability to deliver biodiversity net gain, building on high ground, the lack of a grade separated crossing at the eastern end of the site and build to rent.
- 4.150 **KTM** has submitted a short expression of support for the proposed Lower Road cycle path to enable access to the station and to Witney and Oxford.
- 4.151 **Judith Luna** has expressed general concerns regarding the principle of strategic growth in this location with a concern that the garden village will not be 'standalone' contrary to the definition of a garden village. She has also expressed concerns that viability considerations will water down key objectives such as affordable housing provision and raised concerns regarding flood risk and foul water disposal, traffic impact, the loss of accessible green space for Eynsham residents and a failure to take into account the potential impact of development on Eynsham.

- 4.152 In his representation, **David Miles** has focused primarily on transport issues, supporting the emphasis within the AAP on public transport improvements at an early stage and highlighting the importance of a balanced approach between bus and rail. He has also raised the need to engage with relevant stakeholders and explore the potential for community transport to provide connections between the garden village, Hanborough Station and Eynsham.
- 4.153 **Steve Newman** has submitted a short expression of support for the AAP in terms of legal compliance.
- 4.154 **Elizabeth Owen** and **Michael and Hilary Owen** have expressed general concerns about potential traffic impact on Bladon including construction traffic with potential for increased air and noise pollution as well as risk to pedestrians and cyclists. **Michael Parker** has raised very similar concerns and suggested that traffic calming or a bypass road should be introduced to help mitigate any impact.
- 4.155 **Nigel Pearce** has submitted a lengthy representation which addresses various aspects of the draft AAP. He has expressed a general support for many of the guidelines, commitments and aspirations set out in the AAP, with specific support expressed for the 50% affordable housing requirement, potential woodland creation (including advanced planting) and nature reserves around City Farm and the use of specialist wardens and/or rangers in respect of biodiversity net gain. Specific concerns have been raised in respect of various elements including the need to be more explicit about previous landfill and mineral working in the site, the loss of high quality agricultural land, the ability to deliver positive gains for Eynsham and concerns about air quality associated with spine road and traffic volumes on A40, Cuckoo Lane and Lower Road as well as potential for rat running through the site.
- 4.156 He has also expressed concerns about the impact of roads within the site on the GI network, the omission of any reference to the probable Roman site near the A40 and the need for greater emphasis on the protection of Tilgarsley medieval village, the removal of hedgerows including priority habitat, the omission of a public right of way from some maps, flood risk - particularly in the eastern part of the site, potential future expansion northwards and the potential impact of traffic on Freeland village. Also highlighted is the potential inconvenience and additional car use created by any re-location of medical facilities from Eynsham, the possibility of traditional vernacular windmill as a landmark, the status of the illustrative framework plan at Figure 11.6 and the fact that some of the measures of success in Part 4 are not sufficiently quantified.
- 4.157 In his representation, **Edward Stuart** has expressed general support for the AAP on the basis that the proposals are well thought out and creates minimum impact on residents of Eynsham yet maintains good access links to Oxford and London without creating congestion further to the West.
- 4.158 **Sue Osborne** has drawn the Council's attention to a public right of way that is shown on Figure 7.1 of the AAP but excluded from Figure 7.3.

- 4.159 **Angie Titchen** has expressed general support for the positive climate action in person-centred and community-based development that WODC is clearly promoting in the pre-submission AAP. She has however suggested that the language used throughout the AAP should be more consistent in terms of embedding the necessary cultural change to enable overall objectives to be achieved.
- 4.160 In their joint submission, **Dr Angela Wilson and Dr Stephane Paulus** have expressed support for the provision of zero carbon homes but have raised a number of general concerns regarding the need for development of this scale and the loss of large-scale Greenfield land including high-quality agricultural land. They suggest that construction will be carbon intensive and likely to impact on residents' health through air pollution and noise. They highlight the likelihood of increased traffic through Long Hanborough with the proposed Lower Road cycle route considered to be inadequate. Concerns are expressed that the development will be car-dominated and that the proposed improvements to the A40 should be cancelled in favour of greater emphasis on active travel and potential reinstatement of rail based solution. The affordability of new housing for local people is also called into question.
- 4.161 In a general community letter, **Residents of Eynsham and surrounding villages** have commented on a number of aspects of the AAP in an abridged version of the representation submitted by EPIC and Green TEA (see above). The response therefore offers general 'in principle' support for the AAP and the ambition and policies contained therein, particularly in terms of the focus on climate change. Again, better cross-referencing is suggested along with more precision in respect of certain policies and Section 12 – Delivery and Monitoring.
- 4.162 The response suggests that the AAP policies are generally underpinned by sound evidence but makes a number of suggested amendments to various policies together with some suggested alterations to the supporting text. As with the EPIC/Green TEA response above, concerns are expressed in relation to various issues including the location of the proposed schools, the loss of high quality agricultural land, reference to the use of woodfuel, proposed A40 crossings, omission of reference to residential space standards and consideration of the impact on Eynsham.

#### District Council Response

- 4.163 The Council notes and welcomes the fact that the majority of individual responses received are very supportive of the AAP including the representations received from Richard Andrews (who was the primary author of the Eynsham Neighbourhood Plan) Linda Barlow, Graham Griffiths, Rosalind Kent, KTM, David Miles, Steve Newman, Edward Stuart and Angie Titchen. The District Council also notes and welcomes the joint community letter which is an abridged version of the EPIC and Green TEA submission, thereby expressing general support for the AAP subject to a number of suggested alterations to provide greater clarity and precision.

- 4.164 In terms of the other, less supportive responses received, there is some commonality in the issues raised including concerns such as the principle of development, traffic impact including rat-running, the loss of greenfield land including higher quality agricultural land, the possibility of viability considerations 'watering down' policy requirements, flood risk, foul water disposal, impact on Eynsham, air quality and noise pollution and housing affordability for local people.
- 4.165 The District Council fully acknowledges these entirely understandable concerns but would note that the principle of strategic development in this location has already been established through the Local Plan process. Throughout the preparation of the AAP, the issues outlined above have been identified as being of particular importance to the local community and the AAP has sought to actively respond to them through the overall vision and objectives and policies contained therein.
- 4.166 From a factual perspective, the Council acknowledges that a public right of way has been omitted from some of the maps within the AAP but consider this could be addressed through a minor modification and does not affect the soundness of the AAP in any way.

## **5. Conclusion**

- 5.1 Since the adoption of the Local Plan in 2018, the District Council has put considerable effort and resources into the preparation of a comprehensive Area Action Plan (AAP) for Salt Cross Garden Village that responds to the characteristics and context of the site and its surrounds, reflects the key priorities of the local community and other key stakeholders, accords with national and local policy and ultimately, provides a blueprint for delivering a successful, healthy and vibrant new community.
- 5.2 It is evident from the representations received at the Regulation 19 publication stage that the Council has succeeded, with a large proportion of the responses received, expressing either unqualified support for the AAP, or support, subject to various relatively minor amendments.
- 5.3 Unsurprisingly for a development of this nature and scale, support is far from unanimous and there have been a number of specific concerns raised, particularly in respect of the principle of development, the loss of greenfield land including higher grade agricultural land, flood risk, foul water disposal, traffic impact, impact on Eynsham and the potential for viability considerations to 'water down' the policy requirements of the AAP.

- 5.4 The Council fully acknowledges these concerns but with the exception of the principle of development (which has already been established through the Local Plan process) considers that the other issues raised have been robustly addressed through the AAP and supporting evidence base.

**Appendix A – List of Members of the Garden Village Community Forum**

British Horse Society	North Leigh Parish Council	Freeland Parish Council	EPIC Youth
Woodland Trust	Eynsham Parish Council	West Oxfordshire Public & Patient Partnership	Wild Oxfordshire
Eynsham Croquet Club	WODC – District Councillors	Bucks, Berks & Oxon Wildlife Trust	Eynsham Garden Club
Oxfordshire County Council – County Councillors	Eynsham Medical Practice (Practice)	Oasis Committee (older people)	Eynsham Dental Practice
Hanborough Parish Council	City Farm Management Group	Eynsham Planning Improvement Campaign (EPIC)	St Leonard’s Church
Eynsham Medical Group (GP)	Wychwood Project	Eynsham Cricket Club	Eynsham Allotment Association
GreenTEA	Eynsham Croquet Club	Eynsham Parish Council	Rail Future (Thames Valley)
Bike safe	Residents (various local including City Farm)	Stanton Harcourt Parish Council	St Peter’s Catholic Church
Freeland Parish Council	Eynsham Community Tennis	South Leigh Parish Council	Eynsham Youth Club
Eynsham in Bloom + Churches	Eynsham News	Eynsham Society	Tenant Farmer (from site)
Bartholomew School	Windrush Bike Project	City Farm Management Group	Eynsham in Bloom (& Churches)
GreenTEA – Transition Eynsham	Eynsham Roadrunners	Fledglings Sling (young people)	Eynsham Baptist Church
Safe Cycle Network	Cassington Parish Council	Eynsham Partnership Academy	

## **Appendix B – Garden Village Design Charrette Output Note**

### **AAP Preferred Options Paper – A summary of the Oxfordshire Cotswolds Design Charrette including three Concept Masterplan Options – Andrew Cameron Associates (with Lita Khazaka, LK Design and Patrick James, The Landscape Agency)**

#### **Introduction**

The Oxfordshire Cotswolds Design Charrette was held between 15<sup>th</sup> – 18<sup>th</sup> May 2019. Jointly hosted by West Oxfordshire District Council (WODC), one of the event's key objectives was to help further develop and inform WODC's Area Action Plan for the site. As part of this statutory planning process, a key output to emerge from the public event was a series of three Concept Masterplan Options that consider how the garden village could be developed and delivered in the future.

The Design Charrette was co-hosted by WODC, Grosvenor (the promoter on behalf of the landowners) and by Oxfordshire County Council (as the transport, infrastructure and education authority). A report setting out a record of the design charrette has been prepared by Kevin Murray Associates (representing Grosvenor) in consultation with Andrew Cameron Associates (representing WODC). The event continued the process of close dialogue and consultation with the local community and stakeholders which has been running for the past two years.

This note includes the following:

1. A summary of discussions around Opportunities and Constraints for the site having regard to the design charrette and also the wider technical studies undertaken for the AAP
  2. Framework Masterplan Options – a summary of the three composite masterplan options that reflect and summarise the discussions that were held during the charrette. This includes an illustrative plan of each of the concept options.
  3. A copy of the summary report of the design charrette explaining the process of how the outputs emerged.
1. **A summary of discussions around Opportunities and Constraints for the site during the charrette**

A number of main themes emerged during the course of the charrette. In no particular order of priority they included the following:

- The allocated site for the garden village sits in an attractive landscape set within a wider Thames Valley context. The landscape along the northern boundary of the site being particularly good.
- Key views within the site should be retained and enhanced. For example many charrette attendees felt that the highest point of the site was of particular significance and should be addressed carefully within a final masterplan
- A masterplan should be sensitive to the the medieval village of Tilgarsly that occupies part of the site.
- The future of the aggregate recycling centre needs to be incorporated into a masterplan
- There are a number of Public Rights of Way and historic routes running through the site, giving it a strong character and quality. These PROWs should be retained and where possible enhanced and the number of access routes increased, particularly along the northern and western perimeters of the site.
- There is a marked variation in soil quality across the site with the low lying area to the east of the allocation having the highest quality, the higher land towards the middle and western part of the site being predominantly clay based.
- A number of attendees made reference to the importance of the natural biodiversity of the site, again particularly to the north. Ecological surveys are being undertaken which will lead to a better understanding of this ecology, and in particular in the areas which are being farmed organically.
- One clear constraint of the site is the A40. How this should be treated and how the new garden village should be linked to Eynsham, including, for example, an idea to create a garden bridge was discussed throughout the charrette.
- With the exception of the southern edge, it was generally accepted that there was less traffic noise within the proposed site than had been expected.
- A detailed plan setting out the technical constraints and opportunities of the site has been prepared by Terence O'Rourke Associates. In addition a number of technical background surveys and studies have been completed including landscape, ecology, water, heritage, flood risk, transport, noise, air quality and energy.

- Other studies referred to during the introduction to the charrette included an infrastructure delivery plan which set out in outline a number of elements that the charrette should keep in mind. This included: a community meeting space, indoor and outdoor sports, formal parks and gardens, allotments and community gardens (provision of a community farm was raised regularly), equipped and other playing spaces as well as community infrastructure relating to health and education.

## 2. Concept Masterplan Options

Over the course of the two-day charrette, attendees were split into groups to consider different aspects of the garden village. Subjects covered density, community facilities, jobs and business, connectivity, landscape and ecology among others. The purpose of these exercises was to inform a number of masterplan options for the garden village. At the end of the second day, three composite masterplan options were presented. They sought to bring together the thinking that had taken place providing a summary of the ideas that had been discussed and developed.

At this stage, the three masterplan options are only indicative, but they all included the following core spatial objectives:

To create a garden village with a distinct sense of place

- Although well connected to Eynsham, there should be distinct separation between the new garden village and Eynsham
- A network of green corridors across the site
- High quality open space
- Local landscape and heritage assets conserved including a number of views
- Good local accessibility across the site by walking and cycling
- Ready access by sustainable transport to Hanborough Station and Oxford city centre
- Provision of a wide range of jobs within the new settlement
- Resilience to climate change
- Effective drainage and flood risk mitigation
- There should be no harm to designated wildlife sites, particularly to the north, and that the garden village should be committed to delivering a net gain in biodiversity
- There should be good provision of facilities and services easily accessible across the site and this would include one or more local centres

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

- The new Garden village should deliver sociable and walkable neighbourhoods – i.e. schools, facilities, public transport, open space should all be available within easy walking distance – e.g. within five- minute walk of each home
- The housing should meet all needs – a wide range of mixed tenure housing to be delivered across the site
- The garden village should be a low/zero carbon development
- There should be excellent digital connectivity across the site

In addition to the shared core spatial objectives, each masterplan option is summarised below and annotated on the attached illustrative plans:

**OPTION ONE – A Single Centre**

- A single centre arranged around a formal green space near Salt Way and Saxon Way. This would contain a school and key amenities
- Wetland/ linear park to the northern boundary
- Green corridors running through the site north/south and east/ west.
- Expansive green landscape buffer to the northern edge of the site
- Linear green buffer to south of site against A40
- High street to be designed to prevent it becoming a ‘rat run’.
- Perimeter walk to the development linking to existing PRoWs
- Potentially one or two garden bridges linking the site to Eynsham across the A40
- Community farm/ orchard to the east also providing a green buffer to the site.
- Community facilities including additional healthcare/a ‘health hub’.
- Job and business: homes to be designed to facilitate flexible working.

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

- Density: garden village could be built at a density of between 35 - 50 dwellings per hectare (dph).
- Consideration of a 6th form school.
- A biogas facility could be developed at the energy centre

**OPTION TWO – Three distinct neighbourhoods. This option incorporates many of the ideas in Option One but also includes:**

- Multiple centres – 3 distinct ‘walkable’ neighbourhood nodes.
- A neighbourhood to the West of 1,400 - 1,500 homes arranged around a neighbourhood centre with good integration with the adjacent Park and Ride.
- A neighbourhood to the east - arranged to keep Salt Way PROW free from development and include a primary school and possibly a secondary school. Good connections to the remainder of the village with well-designed movement routes that would avoid ‘rat runs’.
- A northern neighbourhood - this would be different in character, responding to the rural setting and built at a lower density. However, this should avoid any potential social or spatial stratification.
- Expansive green landscape buffer to the northern and western edges of the site
- Network of connections between three small centres for pedestrians and vehicles
- Green corridors linking areas of the site to the wider context

**OPTION THREE – Greater focus on the A40**

- Greater focus on A40 - including a linear park along the southern boundary
- Community facilities located to the centre of the site but still laid out using the principle of three distinct ‘walkable’ neighbourhoods. However the two neighbourhoods to the east and west would be laid out further south within the site and therefore linking more closely with the existing community at Eynsham.
- Green corridors running through the site north/south and east/ west.

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

- Green park located on intersection of key routes
- Community farm and orchard incorporated to the east

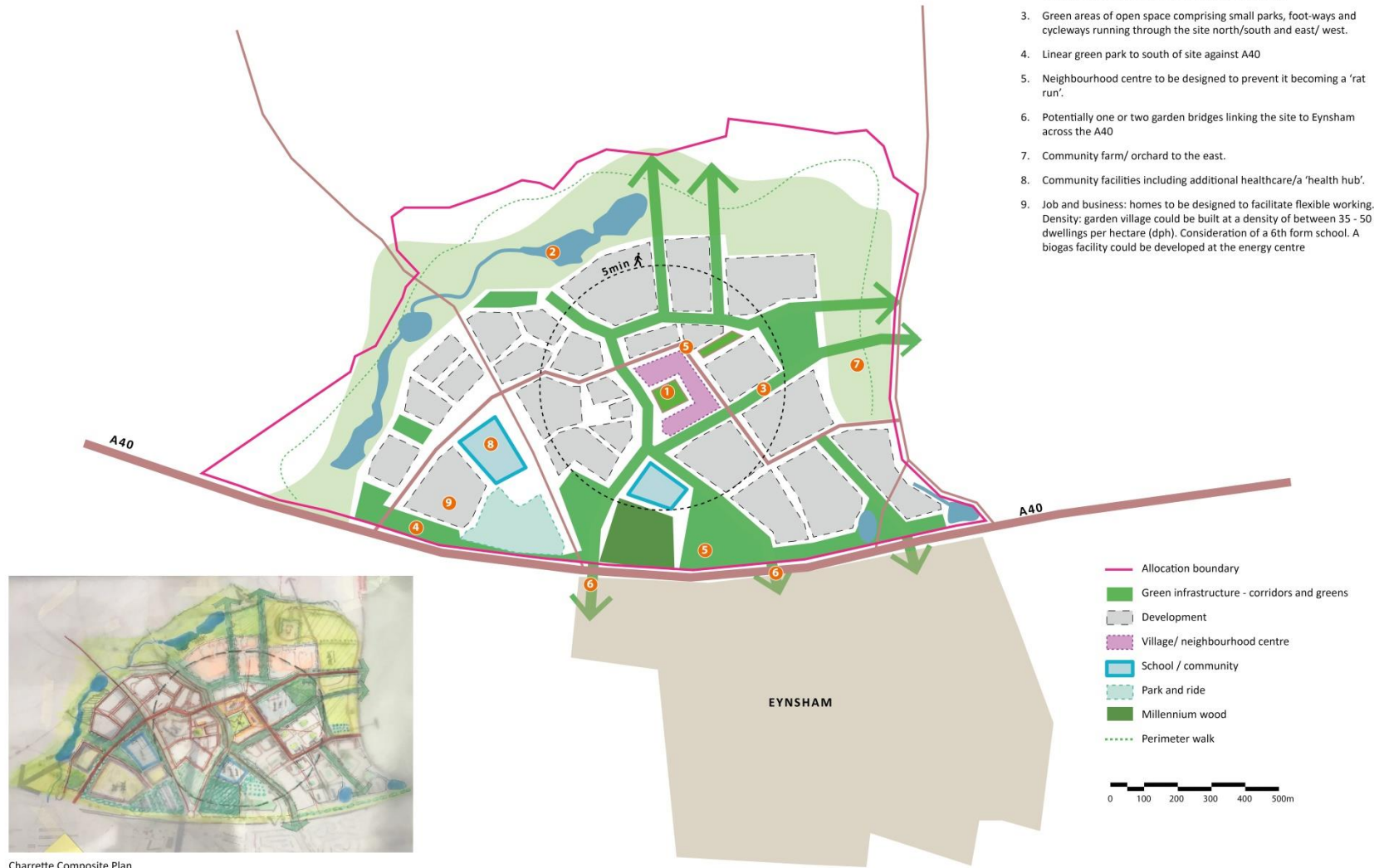
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PJ – The Landscape Agency

**Appendix C – Framework Masterplan Options from Design Charrette May 2019**

# OPTION ONE

A single centre



1. A single centre arranged around a formal green space near Salt Way and Saxon Way. This would contain a school and key amenities
2. Expansive green space to the northern edge of the site. Incorporating a wetland/ linear park with cycleways, foot-ways and open space with wildflower areas and new woodland tree planting.
3. Green areas of open space comprising small parks, foot-ways and cycleways running through the site north/south and east/ west.
4. Linear green park to south of site against A40
5. Neighbourhood centre to be designed to prevent it becoming a 'rat run'.
6. Potentially one or two garden bridges linking the site to Eynsham across the A40
7. Community farm/ orchard to the east.
8. Community facilities including additional healthcare/a 'health hub'.
9. Job and business: homes to be designed to facilitate flexible working. Density: garden village could be built at a density of between 35 - 50 dwellings per hectare (dph). Consideration of a 6th form school. A biogas facility could be developed at the energy centre

Charrette Composite Plan

## OPTION TWO

Three distinct neighbourhoods



1. Multiple centres – 3 distinct ‘walkable’ neighbourhood nodes.
2. A neighbourhood to the West of 1,400 - 1,500 homes arranged around a neighbourhood centre with good integration with the adjacent Park and Ride.
3. A neighbourhood to the east - arranged to keep Salt Way Public Right of Way free from development and include a primary school and possibly a secondary school. Good connections to the remainder of the village with well-designed movement routes that would avoid ‘rat runs’.
4. A northern neighbourhood - this would be different in character, responding to the countryside setting and built at a lower density. However, this should avoid any potential social or spatial stratification.
5. Expansive green open space to the northern and western edges of the site
6. Network of connections between three small centres for pedestrians and vehicles
7. Green areas of open space comprising small parks, foot-ways and cycleways running through and linking the site to the wider context

Charrette Composite Plan

# OPTION THREE

Greater focus on A40

1. Greater focus on A40 - including a linear park along the southern boundary
2. Community facilities located to the centre of the site but still laid out using the principle of three distinct 'walkable' neighbourhoods. However the two neighbourhoods to the east and west would be laid out further south within the site and therefore linking more closely with the existing community at Eynsham.
3. Green areas of open space comprising small parks, foot-ways and cycleways running through the site north/south and east/ west.
4. Community farm and orchard incorporated to the east



Charrette Composite Plan

**Appendix D – Respondents to Area Action Plan Preferred Options Paper Consultation (16/08/19 – 11/10/19)**

- CEG & Blenheim Estates
- Barton Willmore
- Berkeley
- Cottsway
- Environment Agency
- Grosvenor
- Natural England
- Highways
- Network Rail
- Sovereign
- Thames Water
- The Woodland Trust
- Thames Valley Police
- West Oxfordshire Ramblers
- Eynsham Society
- GreenTea
- BikeSafe

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

- Railfutures
  - Combe Parish Council
  - Eynsham Parish Council
  - Freeland Parish Council
  - Hanborough Parish Council
  - North Leigh Parish Council
- Cherwell District Council
- Gloucestershire County Council
- Oxfordshire County Council

In addition, 66 representations from individual members of the public were received.

**Appendix E – Respondents to Pre-submission draft Area Action Plan Regulation 19 Consultation (28 August – 23 October 2020)**

01 - Aldi Supermarkets

02 - Richard Andrews

03 - Norman Ashworth

04 - Aston, Cote, Shifford and Chimney Parish Council

05 - Linda Barlow

06- Goldfield Estates and Pandora Properties

07 - Jansons

08 - Berkeley Strategic

09 - Bladon Parish Council

10 - British Horse Society

11 - CEG and Blenheim Estate

12 - Collaborative Housing

13 - Combe Parish Council

14 - CPRE Oxfordshire

15 - Bike Safe

16 - Environment Agency

17 - EPIC and Green Tea

18 - Eynsham Cohousing

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

19 - Eynsham Parish Council

20 - Eynsham Roadrunners

21 - Freeland Parish Council

22 - Kevin Green

23 - Graham Griffiths

24 - Hanborough Parish Council

25 - Highways England

26 - Historic England

27 - Inspired Villages

28 - Rosalind Kent

29 - KtM

30 - Low Carbon Hub

31 - Judith Luna

32 - David Miles

33 - Steven Newman

34 - Elizabeth Owen

35 - Michael and Hilary Owen

36 - Oxford City Council

37 - Oxfordshire Community Land Trust

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

38 - Oxfordshire County Council

39 - OxLEP

40 - Michael Parker

41 - Nigel Pearce

42 - Grosvenor

43 - Railfuture Thames Valley

44 - Carl Rylett and Dan Levy

45 - Scottish and Southern Electricity Network

46 - Siemens

47- Sport England

48 - Edward Stuart

49 - Sue Osborne

50 - Thames Water

51 - The Eynsham Society

52 - Angie Titchen

53 - Trust for Oxfordshire's Environment

54 - David Carrington

55 - Dr Angela Wilson and Dr Stephane Paulus

56 - Witney Oxford Transport

Submission Draft Salt Cross Garden Village Area Action Plan (AAP): Regulation 22 Statement (January 2021)

57 - Witney Town Council

58 - Woodland Trust

59 - Woodstock Town Council

60 - Residents of Eynsham and surrounding villages (joint community response)