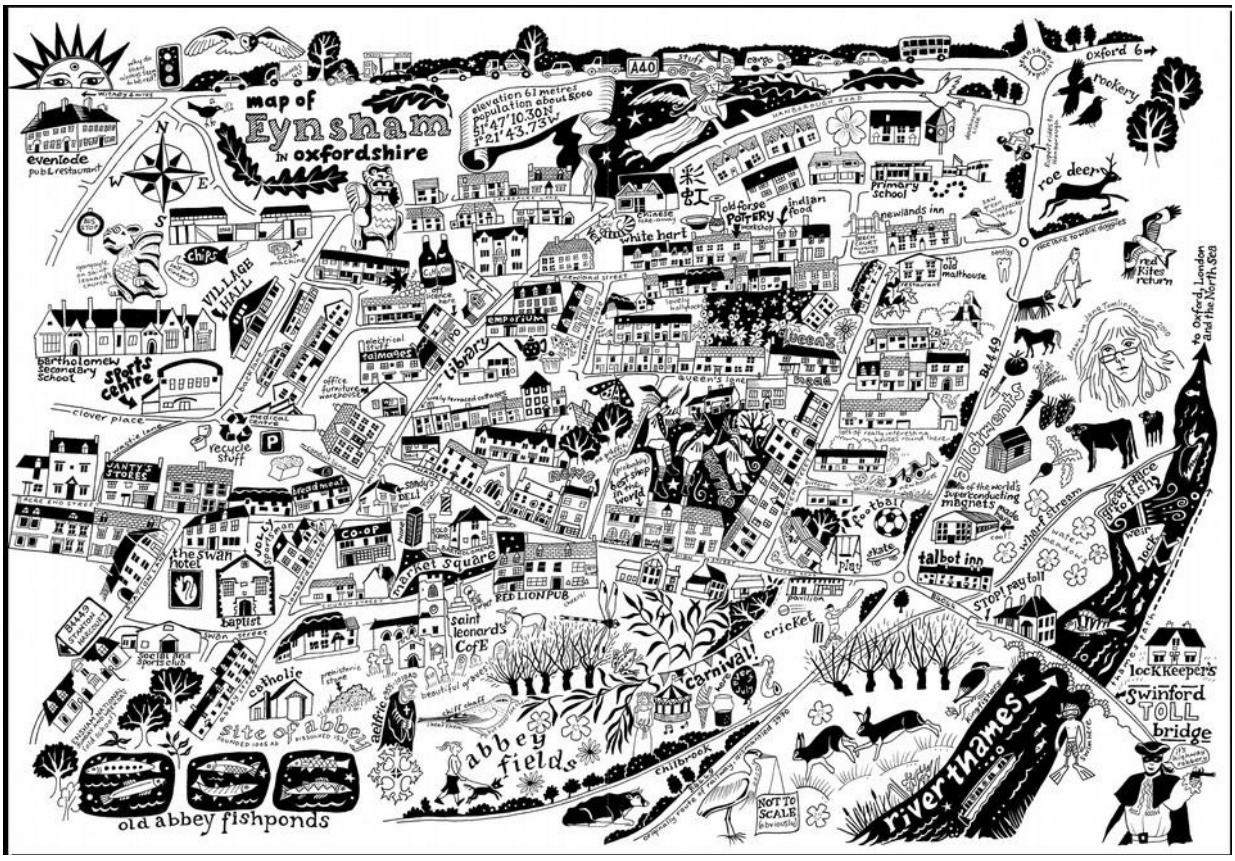
eynsham futures

Creating a Neighbourhood Plan for Eynsham

Eynsham Neighbourhood Plan 2018 - 2031



01 INTRODUCTION

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Other documents to support the Neighbourhood Plan are available from Eynsham Parish Council web-site.

ENP Basic Conditions Statement	
ENP Site Assessments	Rural Community Profile for Eynsham
ENP Sustainability Assessment Scoping Report	ENP Sustainability Report
ENP Consultation Statement	Initial community engagement findings, Consultation Report.
ENP Supplementary Consultation Documents	
ENP Local Green Space Designation	
ENP Maps	

For a print version of the Eynsham Neighbourhood Plan all these documents should be printed.

Note: National Policy Planning Framework 2012 was in force during the preparation of this Neighbourhood Plan. References are made to that policy unless indicated in the text in red, e.g. NPPF 29

INTRODUCTION

Plan Authority:

This draft plan has been prepared by the Eynsham Futures Steering Group (EFSG) on behalf of Eynsham Parish Council (EPC) who are the qualifying body designated for the purpose of preparing the Eynsham Neighbourhood Plan (ENP) by the Local Planning Authority (LPA), West Oxfordshire District Council (WODC), on December 2nd, 2014.

Plan Period and Scope:

The plan runs from 2018 until 2031 to align with the end date of the West Oxfordshire Local Plan 2031.

The extent of the Neighbourhood Area is the Parish of Eynsham whose boundary is outlined on Map 1.

Plan Policy Context:

ENP policies are intended to be in general conformity with the West Oxfordshire Local Plan (WOLP 2031) adopted by WODC on September 27th, 2018.

The ENP, supported by Natural England[a]. relies on the Strategic Environmental and Habitat Regulations Assessments (SEA, HRA) of the WOLP 2031.

The ENP sets out to add detail appropriate to the WOLP within the Neighbourhood Area; any inadvertent covering of the same ground is for the benefit of local residents unfamiliar with the WOLP.

The Plan is intended to complement and inform the Garden Village (OCGV) Area Action Plan (AAP), West Eynsham Strategic Development Area (SDA) and associated Infrastructure Delivery Plans (IDP) currently in preparation by WODC.

Engagement – start with the community's ideas.

The Plan has also been written to conform with the National Planning Policy Framework (NPPF), March 2012 and with a presumption of achieving sustainable development in the Parish.

Plan Presentation - Policies:

Policies are clearly indicated by **blue background**; they are identified by numbers, e.g. ENP1, with policy subclauses identified by letters, e.g. ENP1.A. Policies are intended to be clear enough to allow anyone preparing a development proposal to make it compliant with the plan. However, this is balanced with enough flexibility for the LPA to determine applications which may be quite different in 2031 to any that may have been expected at the time of writing the plan.

Eynsham Parish Council strongly encourages pre-application engagement by developers which presents an ideal opportunity for clarifying any matters which remain unclear.

Plan Presentation – Supporting Text:

Supporting text for policies are identified by paragraph numbers, e.g. ENP1.1. Supporting text is solely intended to clarify the purpose, intent and extent of the policies. It is usually clear which particular paragraph supports which policy although a cross-reference may be included where the link is less obvious.

Plan Presentation – EPC Intentions:

For matters outside the remit of the ENP, aspirations to be pursued by EPC are presented on a **green background;** numbering relates to the policy they are attached to, e.g. REC2 relates to ENP2.

Originally these were recommendations made to the Parish Council by the Steering Group. Now, EPC considers its role to be the on-going champion of these local aspirations that went into the plan's preparation and will continue to seek for these aspirations to be made a reality for which reason they may read similar to policies.

This document inevitably includes jargon and abbreviations. Help for those unfamiliar with planning terms can be found in Appendix C and D.

Plan Preparation – Process:

EFSG included three Parish Council members and other village residents and representatives of the local community. Consultation with local residents and other stakeholders, such as schools and businesses, has taken place using public events and surveys. Results are reported in the ENP Consultation

Statement.

The evidence base of the ENP, summarised in the Sustainability Assessment Scoping Report (SA), included the Eynsham Design Statement (2001), Eynsham Parish Plan (2006) and official data presented in "Rural community profile for Eynsham"[b].

Supporting Neighbourhood Plan documents, listed on Page 2, are available from Eynsham Parish Council web-site and as links from within this document wherever reference is made to them.

A comprehensive set of maps is also available to be used alongside ENP documents to supplement the indicative maps within each document.

Common terms used within this document:

The following apply throughout the document.

Locational references:

The WOLP 2031 allocates land for a new 'Garden Village' settlement within the Neighbourhood Area. WOLP 2031 uses the initials OCGV (Oxfordshire Cotswolds Garden Village) to identify the site and this term is used within the ENP. However, it was made clear at the first examination that policies applicable to specific sites were not acceptable so a generic reference to a 'new settlement' is used in policies. This is also compatible with an alternative 'Garden Village' planning application currently lodged with WODC for an unallocated site shared between Eynsham and South Leigh.

The terms 'village' or 'settlement' are used interchangeably as generic references to a place which is a complete community. While 'settlement' is commonly used in planning documents and does not denote any particular size or governance, 'village' is more familiar to local residents and makes for easier reading in many situations.

The term 'Eynsham' is usually used to identify the existing village; when used within a policy, 'Eynsham' refers specifically to the village south of the A40.

Plans and Masterplans:

In this context, plans are the full document package which defines any development project presented for planning consent. Plans address issues such as transport/access, education and community facilities and should demonstrate how conformity with the Neighbourhood Plan is to be achieved.

A masterplan for larger sites is of similar scope and is the ideal vehicle for ensuring integration of different developments on a larger site and will be reflective of multiple inputs, including relevant aspects of the ENP, throughout the production of the masterplan.

Generally, masterplans will be prepared by the developer(s) or promoters and agreed with the LPA before development begins.

The Area Action Plan for OCGV would normally include a masterplan in this context; an area large enough to be designated as an SDA should also include a masterplan within the proposed Supplementary Planning Document for such a site.

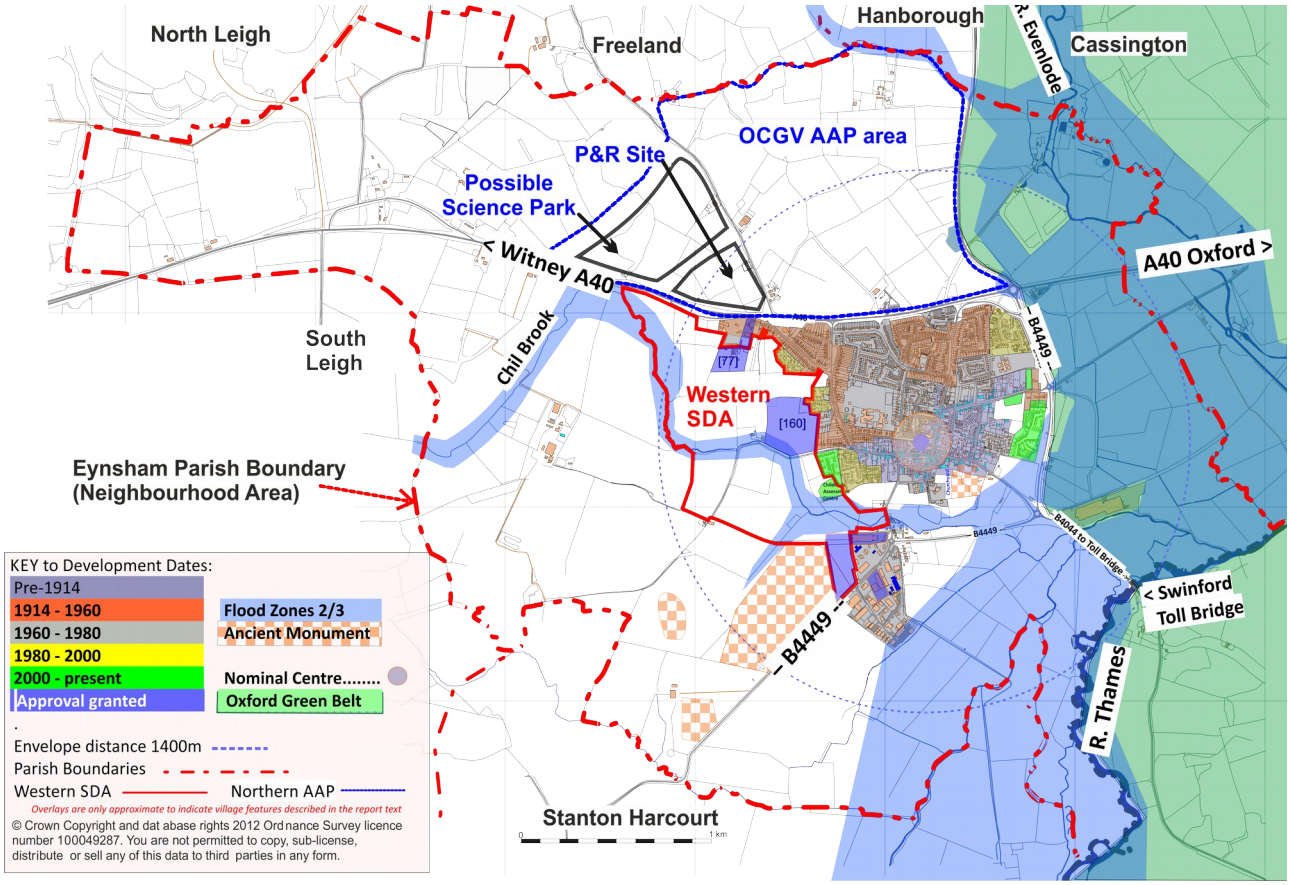
Explanatory note to Map 1 opposite.

The indicative map shows areas identified within the adopted WOLP 2031 for:

- *A western extension to Eynsham village; part of the boundary follows the Chil Brook with its significant flood plain.*
- *OCGV, a new 'Garden Village' settlement north of the A40.*
- *A 'Park and Ride' site (P & R).*
- *A 'Science Park' employment area.*

The last two areas are included as allocations in WOLP 2031 and are referenced in the AAP documents relating to OCGV but there is no certainty that they will be constructed as envisaged.

Map 1 – Village Context – showing proposed allocations in WODC Local Plan 2031.



Eynsham as a place.

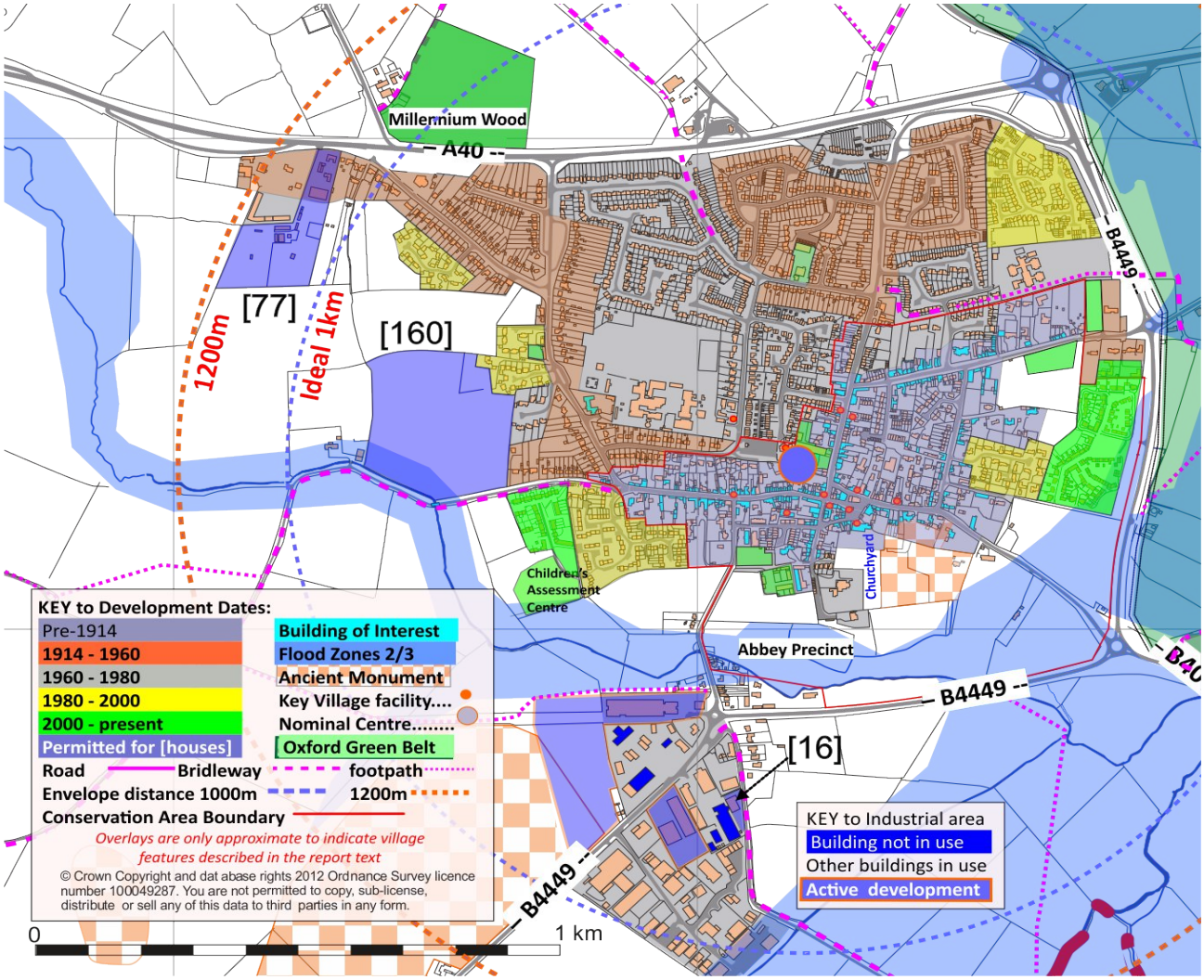
Eynsham is the fourth largest community in West Oxfordshire. Though clearly a village, its population of 4,650 (2011 Census) makes it larger than many nearby small towns. Unlike a small town there is no commercial centre - its core features are the church and the square in the historic centre with shops and services scattered along the oldest streets, which are primarily residential with most older houses built right up to the pavement.

First recorded in 571, Eynsham developed with the Abbey from 1005 and then in stages to the form shown on Map 2. The village lies on a gravel ridge just north of the River Thames, tightly hemmed in by continuous functional flood plain from the south west to north east with the A40 forming a northern boundary. The land within these well defined limits has been intensively developed, doubling the village size since 1960 and filling almost every possible development site. There is no village green; limited green space is provided by a few mature trees within the village but easy access to open countryside within easy walking distance provides some compensation.

The historic core provides the built-form context from a considerable distance. Views into the Conservation Area with the Parish Church and prominent mature trees as primary features exemplify the compact nature of the village.

The village is well placed next to the A40 giving good access to Oxford, the A34 and M40 while a second route to Oxford is provided over the Toll Bridge opened in 1769. However, most of the A40 remains single carriage-way between Witney and Oxford resulting in long delays for anyone leaving the village during ever-longer peak periods. Queues at the Toll Bridge block the roads along the eastern and southern sides of the village, threatening the sustainability of the employment sites at south-east and south-west corners of the village as well as impeding villagers commuting to Oxford or major employment sites south of the Thames.

Map 2 – Village Development.



Eynsham is located close to the arc that makes up the West Oxford 'Knowledge Spine' running from Harwell and Didcot in the south through Abingdon to Begbroke and Bicester, which poses a significant opportunity for enhancing economic activity with high value jobs.

Eynsham has been unable to capitalise on its proximity to that spine due to poor transport access as well as high property prices due to the closeness of Oxford city. This makes the village unaffordable for even highly qualified graduate staff and is currently holding back local high-tech firms that wish to expand. There are limited suitable premises for new firms – something the plan wishes to rectify.

Oxfordshire County Council (OCC) has published plans for a roundabout giving access to a new Park and Ride, on land it owns just north of Eynsham, which should help improve access to the A40 from the west side of the village.

Most land east of the village is Flood Zone 2/3 and green belt, precluding development in that direction. Land south of the village is also affected by flood risk, though to a lesser degree. Traditionally the A40 has been viewed as a barrier to development to the north and WODC has resisted development west of the village as they valued the way the village blends into the open countryside of rural West Oxfordshire, but now both of these perceived barriers has been breached by the adopted West Oxfordshire Local Plan 2031 (WOLP)

Almost all the land surrounding the village has been put forward for inclusion in the adopted WODC Local Plan. EFSG once considered development to the west to be more immediately practical as it is

not affected by what might happen to the A40. Sites north of the village were originally identified as reserves for this plan and for possible development at some future date when the situation of the A40 was clearer.

More recently, the requirement to accommodate Oxford City's unmet housing need has prompted WODC to allocate a Garden Village (GV) style development, on the same scale as Eynsham, located in the Parish north of the A40.

The ENP is still relevant to any such development which is within the Neighbourhood Plan area and its vision is the same for a new village as the existing one.

While the emphasis is on the main settlements, the rest of the parish is, and will remain, protected from inappropriate development by WODC Local Plan policy on development in the open countryside.

Eynsham as a community.

Eynsham is more than just a location – it is a community which - according to our consultation responses - is much appreciated by existing residents who are determined to ensure it will be equally valued by future generations of residents. Location and structure of the village are major contributors to this sense of a good community which the plan seeks to protect and enhance.

The village is very compact, allowing residents to access shops, pubs, places of worship and events and meetings that take place in various venues on foot. A wide range of house type results in a very mixed community with a good range of ages and background who can and do work together. The village is large enough to sustain a good range of shops and retail businesses as well as the many societies, clubs and sports teams based here.

This compact layout has a cost – the village has very little open space with most of the 'green' provided by a small number of mature trees that are clearly visible amongst the roof-tops from outside the village. Compensation for this lack of open space within the village is provided by quick and easy access to open countryside around all sides of the village, regarded as vital in maintaining the rural feel that is one of the village's main attractions for residents.

Thus, in combining a compact, walkable form with housing for a broad range of residents, Eynsham mirrors the classic medieval town whose vitality and enterprise were the foundation of modern England and perhaps helps explain the vitality of our modern community which we wish to retain.

Eynsham's Neighbourhood Plan - background and wider local context.

A Neighbourhood Plan (NP) is tailored to a particular community to represent what its residents expect from new developments.

It is worth reflecting on the extent to which those expectations can be met by any NP that is limited in geographical scope to one parish and to specific matters set out in the relevant legislation.

Where the ENP has authority to do so, there are Policies – the text on a blue background - that will have the force of law once the plan has been found to be 'sound' by a Planning Inspector and agreed by residents at a local referendum. WODC will then have to use our policy as the basis for deciding to grant or refuse planning permission. Where the NP has no direct control, text on green background states EPC intentions in support of local aspirations.

For example, the most-mentioned issue at consultation events, the congestion on the A40 and Toll Bridge, falls in this category. While the A40 is mentioned many times in the plan, neither we nor the highway authority (OCC) can insist that congestion be resolved before further development occurs.

The ENP can require safe crossings and measures such as minimising extra junctions to maintain traffic flow on the A40 because these will be put in by the developer specifically to enable the housing development. The ENP also recommends that land

which will be needed to widen the A40 is protected against any form of development so it is available in the future.

Residents find this lack of joined-up thinking incomprehensible but the legal situation is that WODC are duty-bound to plan homes while OCC have no statutory duty to ensure the A40 has enough capacity.

One element of joined-up thinking is the 'masterplan' to co-ordinate larger sites where more than one developer or promoter is involved.

By law, the ENP has to be in "general conformity" with the planning context set by the Local Plan (WOLP 2031). Eynsham is required (NPPF(2018) 29) to accept the total number of new homes ENP14.1 allocated to the parish, although residents have been shocked as this number has risen from 250 to 3200 while the ENP has been in progress.

Parish Council representations to the WOLP examination requested less rigid allocation of house numbers to specific sites and protection of a particularly valuable open space to the south-west of the village. Such aspirations are still valid, as shown by inclusion of the 'Linear Park' concept in the West Eynsham SDA consultation paper but now the ENP must accept the numbers set out in WOLP 2031.

The planning context is further complicated by continual changes. There have been two Garden Village proposals within 5km of Eynsham (one largely in a neighbouring parish so only partly within the ENP remit) so the plan focusses on policies applicable to all development in the first instance with additional policies relating to the centre of the village and on the specific requirements for successful large-scale development and the creation of a new commnuity.

Considerable local consultation has identified the main issues of concern to residents. Infrastructure comes high on the list so that adequate school places, healthcare, allotments, water and sewerage and similar services are available. The ENP includes policies (ENP3.1) to ensure that the physical facilities are in place before occupation.

Some matters are statutory considerations under planning law and the ENP does not duplicate such requirements although it does note matters of specific concern to local residents. Surface water flooding and sewerage are specifically mentioned but the ENP does not go into technical requirements where adequate national standards exist.

Where standards are currently weak, technical matters are included such as ENP5 but it is noted that the ENP cannot enforce such standards unless the law is changed to encourage developers to aspire to build exceptional homes or ask them to explain why this isn't a viable option.

Other matters, such as mineral (gravel) extraction, are specifically excluded from Neighbourhood Plans although they could clearly impact the area.

Within these limitations the ENP is responding to many of the concerns of residents by addressing the following issues - the right type of well-designed homes, keeping the village compact, requiring healthcare and other services to be built on time, providing green spaces and increasing bio-diversity, specifying low energy homes, enough school places, transport, foot, cycle and mobility vehicle access, parking, retail shops and employment.

The ENP has selected sites for protection as Local Green Spaces and recommends Tree Preservation Orders be made on key sites. Policies to cover the special situation of very large and new settlement sized development are also included.

One benefit of a NP is that more money for local projects is provided and various projects are recommended. A number of Answers to Frequent Questions, definitions and abbreviations conclude the ENP.

Development will happen but must be done well to:

> "***ensure that the benefits of living in Eynsham are preserved or enhanced for the benefit of existing and future residents***."

This, then, is the guiding principle to our vision for Eynsham over the next 12 years.

A Vision for Eynsham Parish 2031:

Our vision for the Parish of Eynsham at the end of the plan period is that both new and existing residents will be enjoying the same benefits of living in the village as current residents do and that the area will be an even more attractive community in which to live and work.

Eynsham is primarily a community, rather than just a settlement, with a wide range of people living together in a large but compact village. At consultation events and during surveys, residents regularly commend the village for its 'strong community spirit' and 'rural village character', which they want to protect and enhance. We see no reason why the same vision should not apply to any new settlement built within the parish boundary.

Our vision will be made reality through meeting eight primary objectives.

ENV1 Housing:

New development shall ensure a mix of housing types and tenures to make a balanced community suitable for this area of West Oxfordshire close to the city of Oxford. The ideal community will have a range of ages, incomes, education and skills so that the community could be largely self-sustaining.

ENV2 Design:

New development shall be visually attractive and in harmony with its immediate setting and character. It shall provide a pleasant and safe place for all residents to live. Developments should achieve a Building for Life[d] or equivalent[e] accreditation and developers should aspire to achieve national recognition for excellence by attaining a 'green' in all categories.

ENV3 Community facilities:

New development shall ensure that new residents have at least the same access to community facilities as existing residents and new developments shall, as far as reasonably practicable, contribute to the facilities of the entire community. Eynsham is successful as a community because it is compact and people can access schools, employment and other facilities without the use of a private car. New developments shall maintain this compact and well-connected feature of the village.

ENV4 Natural Environment:

New developments shall bring together all aspects of design, connectivity and natural environment that constitute the landscape setting of the new (and existing) development, closely linking village and countryside. Quick and easy access to countryside and retaining trees, hedgerows and footpaths is a vital element in retaining a village feel, in some measure compensating for the lack of a village green or park within the existing village.

ENV5 Transport and parking:

New development shall be planned and constructed to ensure that all residents have ready access to local transport networks by private car, bicycle or public transport and that excellent paths are created for pedestrians cyclists and mobility vehicles. New developments should not exacerbate existing parking problems within the village centre and shall ensure adequate and appropriate parking for new residents.

ENV6 Economy – industry, commerce and retail:

New developments shall ensure that Eynsham continues to offer a range of employment opportunities that reflects its location on the edge of the 'knowledge spine' around Oxford city and that potentially utilises a full range of skills from manual through to post-graduate levels. Development should also ensure the continued viability of the excellent range of local shops that allow residents to shop for day to day needs within the village**.**

ENV7 Sustainability and climate change:

New development shall be sustainable now and in the long term without compromising one for the other. Homes of a standard compatible with the intentions of the Climate Change Act are likely to be commercially viable in Eynsham and offer benefits to be reaped by the many generations that will live in them.

ENV8 A New Settlement:

ENV1-7 shall be shared by the new settlement, which shall be built according to Garden Village principles as a new, separate, community. **S**ettlements should be largely independent but with any shared facilities for their mutual benefit and without causing harm to either.

ENP1 Housing.

New development shall ensure that both Eynsham and OCGV has a mix of housing types and tenures to make balanced communities. The ideal community will include a wide range of ages, incomes, education and skills so that the community could be largely self-sustaining.

This shall be achieved by:

A Implementing WOLP Policy H4 with a presumption towards Eynsham's existing housing balance favouring smaller homes for market, affordable and social housing. H4 requirements for housing adapted for older residents and those with special needs should be prioritised given the local need.

B Affordable housing as defined within WOLP Policy H3 should address the particular local need for staff to support local tech businesses, research, medical and similar activities typical of a location close to Oxford.

C Developments shall include homes to meet the different requirements of starter homes and for older or less-able residents to downsize into, typically in the 2 / 3 bed categories.

D Residential development should be within walking distance of key village facilities* to maintain the compact, inclusive community nature of the village. Longer distances between new housing and community facilities may be appropriate when significant alternative benefits ensuring inclusion within the community can be demonstrated to the satisfaction of the LPA (e.g. ENP1.8,10,11) and such homes are in character with their location. *see Note A, Note B , Table 1

Reasons:

1.1 Evidence presented in SA Scoping Report S2(SA S2) and consultation with residents and businesses indicates that Eynsham is particularly in need of smaller homes, typically 2 bedrooms for the following groups:

- those on a waiting list for affordable housing.
- young families who want open-market starter homes.
- junior skilled staff required by high-tech businesses, health & education institutions.
- older people looking for somewhere smaller and better adapted to their needs.

1.2 Data from "Rural Community profile for Eynsham" (SA ref 4) indicates the existing housing mix is in reasonable balance with local demand apart from the need for smaller homes noted above. Proposals suggesting a higher proportion of larger homes (4 or more bedrooms) on the basis that this will 'release smaller homes as residents upgrade' must be justified by evidence before acceptance by the Local Planning Authority (LPA).

In this context, the need for single bedroom homes (e.g. apartments) should be included.

1.3 The proportion of houses on each site should match the needs assessment as far as is mathematically practical, for example, sites with more than 50 properties should match the needs quite accurately while smaller sites will not be able to have every type represented. Market housing in particular should match the needs – it will not be acceptable to have all the small houses as social housing while the need for smaller market houses remains acute.

1.4 For developments offering open-market houses for sale, the WODC target of 50% affordable housing shall be adhered to. If the LPA wishes to relax this requirement, e.g. to meet the needs of local businesses to attract and retain junior skilled staff who would not otherwise be able to afford housing in the area, it must be satisfied that the alternative offered meets the specific local needs and is protected by a long-term legal agreement.

1.5 It is expected that developers and Housing Associations will see and meet the need for homes suitable for older residents to down-size into[f]. These may have larger rooms than those offered as starter homes reflecting the ability of existing home-owners to pay a higher price when they sell a larger house. They may also be single-storied for easier access. Residents do regard the availability of housing for older people as important in an area with a more than average older population (SA 4.1.G) so a proportion should be constructed

to Lifetime Homes[g] standard or similar to meet the needs of older or less-able residents to apply to both market and appropriate affordable housing in accordance with the targets of Policy H4 of the adopted local plan. SA 4.1.G See also ENP 9.5/9.6.

A butcher, a baker, the Co-op, a pub, an Indian restaurant and a barber - so much in a small space

Less than 500m west of the picture above – open countryside opens up to walkers and cyclists

1.6 Development should normally be within reasonable walking distance of key facilities (see Notes A and B) to ensure the village feel is retained and to achieve the social and physical benefits set out in NPPF 69. It is accepted that the ideal target for the village centre may not always be achievable given that the Village Centre is not in the geographical centre. This should be mitigated by building new key facilities within the target distances and providing the most direct path access to Village Centre facilities (p12, ENP8). When a new community is being constructed, these targets should all be achieved except in special circumstances such as 1.10, 1.11 .

Note A: A reasonable walking distance

Retaining the perception of Eynsham as a village is considered essential by residents; a measure of this is the possibility for people to walk to village facilities. Furthermore, the physical and social benefits of walking and meeting with others is recognised in NPPF 69. A definition of 'reasonable walking distance' is therefore necessary to guide decision-making.

Normal walking speed is generally taken as 400m in 5 minutes. Guidance in NPPF is not specific about distance though a figure of 800m (10 mins) seems to be commonly used as an acceptable walking distance, a figure published in 'Providing for Journeys on Foot' (PJF) by the Institution of Highways & Transportation in 2000 (and therefore with some pedigree) listing 1200m as the maximum for normal journeys and 2000m for commuting and walking to senior school.

For comparison, almost all existing homes are within 700m* radius of a shop and bus stop, equivalent to 800m from PJF so this figure is used as the limit for these 'key facilities'. Currently some homes are up to 1km from the other key facility – the Primary School; any significant development will require a new school which should restore the distance to a more practical 800m.

Choice of a nominal 'village centre', roughly equidistant from the Village Hall, Post Office, Pharmacy and Co-op, is covered in Note B. The PJF limit of 1.2km is used for the existing village as this is not at the geographical centre.

A new settlement will not be limited by this historical limitation and should aim for all facilities to be within the 800m target.

* this symbol indicates a straight-line, radial, distance. Other figures are actual distances based on the 'designated path' of ENP8 A.

1.7 Homes intended as 'extra care' housing for older or less-able residents should be as close as practical to the village centre. This is not easy to achieve within the existing village so such housing should be prioritised wherever practical (such as a new settlement) when appropriate infrastructure can be provided to support vulnerable residents. See ENP16.12

1.8 The targets summarised in Table 1 are an objective measure aimed at preserving the compact nature of Eynsham, based on published guidance and the existing village form. These coalesce round an acceptable distance of 800m for key facilities and 1.2km for other village centre facilities (Row 1, Table 1).

Distances should be measured along the 'designated path' (ENP8A.) and allowance must be made for extra delay or distance associated with major road crossings.

Distances are intended as a guide to the appropriate use of land, rather than to prevent its use, by emphasising the need to concentrate development close to facilities or the building of new facilities.

1.9 Development may be permitted beyond this limit if it can be demonstrated that it offers compensating benefits while not detracting significantly from the compact nature of the village – Row 2, Table 1. An additional 200m is added, representing nearly a 40% increase in potential area, which should be more than adequate to meet housing requirements. ENP1.10 offers one strong case of a compensating benefit; housing for workers in local businesses might also be suitable (ENP1.4).

1.10 'Rural Exception' sites that permit allocation of properties to people with a local connection under current WODC policy on the fringes of the village would constitute a permissible exception to ENP1D, as the benefit of affordable accommodation for local people outweighs any concerns about such locations being isolated for people who will usually have some existing connection with the village to justify being allocated such a property.

1.11 Development may be permitted beyond even this distance (Row 3, Table 1) for smallholdings or a community farm outside the village envelope, but in each case consent should only be given where properties adequately blend into their landscape context and are subject to legal agreement that they remain 'exception' and solely for the originally permitted purpose.

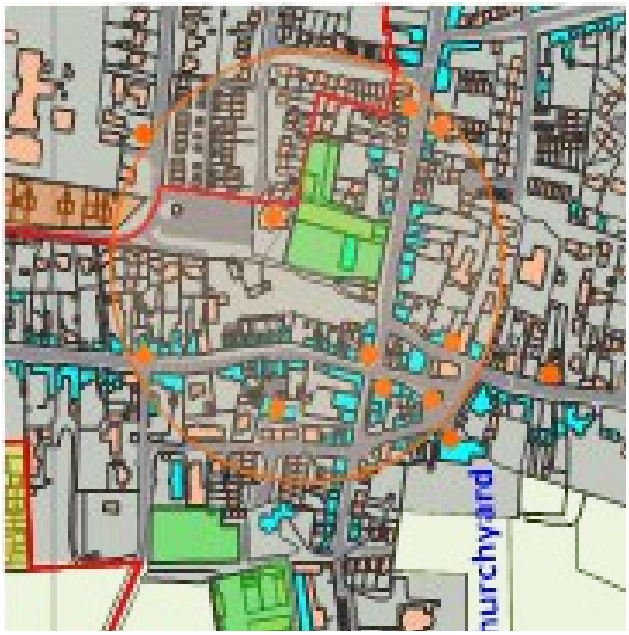
TABLE 1: Recommended effect that distance (Note 1) of homes from village facilities will have on decision to permit development.	Convenience Store and bus stop	Primary school	Village Centre	Secondary school and employment
No effect – acceptable provided that suitable path is identified in travel plan (ENP8A)	< 800m	< 800m	< 1.2km	< 2km
(Note 2)Acceptable if site has particular benefits to compensate for poor access to facilities.	< 1km	< 1km	< 1.4km	< 2km
	Distances represent extent of village envelope			
Permissible only in exceptional circumstances such as set out in ENP1.11	No distance is defined for exceptional situations beyond the normal village envelope			

Note 1: Distance is measured along the designated path as set out in the travel plan. The addition of a major road crossing with pedestrian lights will add about 1.5 minutes or the equivalent of 120m to a journey which should be included in the distance calculation. The additional distance caused by a bridge, underpass or similar diversion should also be included in the calculation.

Note 2: These additional distances should not be necessary where a new settlement (e.g. OCGV) is being constructed but may be necessary in the existing village where facilities are not centrally located.

Large modern homes – low density at Willows Edge

80's terrace – high density housing



Detail of existing village centre. Orange dots are facilities listed in Note B. The orange-bordered circle is 300m diameter with most of the facilities enclosed. Light blue buildings are listed; red boundary line is the conservation area. Green highlights areas of recent development.

Note B: The village centre

It is necessary to define the village centre. This has been done by noting the following village facilities that are all located in the historic centre of the village, specifically:

- The Village Hall, the Library, the Bartholomew Rooms, the Medical Centre.
- The Parish Church and Church Hall, Baptist Church and Hall, Roman Catholic Church and Tolkien Room.
- The Post Office and neighbouring shops, Bakers, Butchers, Pharmacy.

All of these except the Roman Catholic Church fall within a 300m diameter central zone; the centre of this zone is taken as the nominal village centre as shown on Map B.

The convenience stores are treated separately as they are distributed round the village; pubs and eating places are also scattered throughout the village although the central zone does include two pubs, one restaurant and one sandwich shop.

A new centre – as part of the new settlement for example - should adopt the acceptable distances of Table 1 (see also ENP1.7). In this case reference to 'village centre' in any policy shall apply to the appropriate 'centre' for the settlement in question.

Foot, cycle and mobility vehicle paths.

Within the Eynsham Neighbourhood Plan the word 'path' is used as a generic term for any route not for the use of road vehicles.

For the purposes of the ENP, the definition of a path is a surfaced route (ENP8.2), suitable for use by all pedestrians and push-chairs, cyclists, manual and motorised wheel-chairs (Class 1 and 2) and mobility scooters (Class 2 and 3) (ENP8.5). The design of paths shall be appropriate for their use and likely traffic levels.

The term 'path' shall always be interpreted in the above way throughout the ENP, even if not all methods of transport are listed.

Technically, a statutory footpath may be restricted for wheeled vehicles; therefore any statutory footpath made part of a 'path' shall be upgraded or otherwise adopted so that it may be used by all the users listed above.

Once a path goes beyond the built-up area into countryside the statutory footpath definition is once again applicable.

Old and new co-exist in the village centre

Acre End Street looking west

Stone and brick, two storey and three – Acre End Street is as diverse as it is narrow.

Note C: The use of numerical targets – an explanation on the approach taken in the ENP.

The ENP encapsulates local aspirations for which specific standards are not readily available. Arbitrary targets would be hard to justify now and could be out of date within the currency of the plan so those included have been chosen with care with a view to setting minimum levels for development.

Targets such as the distances of Table 1 should not be seen as absolute requirements but as a clear way of establishing what is wholly acceptable, what is considered less than ideal but potentially justifiable on a case-by-case basis and what requires exceptional justification due to the perceived harm that might otherwise be caused.

Numerical targets, when used appropriately, help provide clear guidance for those preparing plans and those seeking to determine how much justification or mitigation is required where a balance has to be made between the ideal and what can be reasonably achieved.

In each case there should be clear indication of what the perceived harms are that the target is intended to minimise so appropriate mitigation or counterbalancing benefits can be identified.

All new properties need access to facilities – firstly to 'key facilities' such as primary education, convenience store, medical facilities and public transport. ENP1 sets out the targets and their rationale; other local village facilities are also listed.

CIL (when implemented by WODC) will be the mechanism by which smaller developments ensure that existing infrastructure keeps up with an increasing population but at some point a step change is needed where it is necessary to add a new shop, school or other facility as the existing ones are too far away to be accessed without a car or have little or no spare capacity.

Areas allocated as Strategic Development Areas (SDA) or subject to an Area Action Plan (AAP) are referred to a 'Strategic Sites' and by nature of their scale and therefore distance from existing facilities, may require new facilities to ensure an adequate ratio of facility to population is maintained.

Currently the ratio is about optimal with little spare capacity of primary school places and allotments, most sport and leisure venues well booked and doctor's appointments hard to get.

That something is working successfully in a well-mixed and balanced community is considered better evidence than surveys or reports, therefore it is reasonable to set the targets for new infrastructure at the same level as exists currently unless it is proposed that the make-up of the population will be significantly different in the future.

Even if significant demographic change is predicted, the existing community presents a present and verifiable baseline on which to make plans.

Using the present as the basis for the future should not be seen as complacent and unimaginative but as a sound and verifiable starting point from which to plan for the future.

While Strategic Sites will naturally be subject to a masterplan, any significant site will have a similar plan which addresses at an appropriate level how infrastructure and similar matters will be provided. Such plans or masterplans are seen as the ideal vehicle for justifying and recording promised infrastructure provision and can be used to verify that it has been delivered.

While every attempt has been made to provide precise guidance for applicants it is not practical to give a 'tick-box' solution for every eventuality. Ultimately a measure of discretion must be left to the LPA in balancing the aims and aspirations of the ENP with the practicalities and circumstances that exist for any particular development proposal.

Early discussions with both LPA and the Parish Council are strongly encouraged to ensure issues are identified and resolved in a timely manner.

ENP2 Design.

All new development in the Parish shall be well related to, and in keeping with, its immediate setting and character and, where relevant, to the wider village and landscape context, providing a pleasant and safe place for all residents to live.

A Proposals for development within the conservation area or in its setting that do not sustain or, where practicable, enhance its character or appearance and should conform to the WODC design guide. ENP15

B Building styles shall always be used with due consideration of their immediate setting and location. Where the context permits, high quality modern design is to be encouraged.

C A mix of different styles, particularly pastiche renditions of local styles, in close proximity should not be used (ENP 2.5). The height of buildings shall match their contextual setting.

D Streets and public areas shall be planned and designed to be aesthetically pleasing and constructed using materials that will ensure long life and low maintenance costs. Street trees and appropriate planting are encouraged as an integral element of the design.

E Residential development proposals will be expected to comply with Building for Life (BfL12) or equivalent principles unless it can be demonstrated that these cannot be achieved or are being met in an alternative way.

F Appropriate use shall be made of well-designed Green Infrastructure in creating an attractive setting – see also ENP4.

G Large-scale residential development proposals of more than 100 homes and/or where this is a clear inter-relationship between one residential development and an adjoining proposal, should be supported by a masterplan.

H Sustainable drainage systems shall be incorporated in line with national guidelines

Reasons:

ENP2 covers design in general for all developments within the Parish. The policy notes the importance of design being within local context and is written to allow (e.g. ENP2.8) for the different context presented by larger-scale developments addressed in ENP16 and ENP17

2.1 The Eynsham Neighbourhood Plan (ENP) will exist alongside the WODC Local Plan. WODC's Design Guide should be the starting point for all design and followed very closely where new building is in or affects the setting of the Conservation Area or Listed Building unless exceptional circumstances can be demonstrated.

2.2 Sites allocated through the WODC Local Plan referred to as 'larger developments / sites' throughout the rest of the ENP, typically capable of taking 100 or more homes, shall have a masterplan prepared to ensure that developments of such scale are properly integrated into the village and landscape. Masterplan, which should include locally-led consultation in their preparation, shall ideally be approved in advance by WODC or as part of a planning application; such plans shall include a viability assessment[h] of appropriate detail showing how the infrastructure will be funded in the period before revenues are being received from the sale of houses to meet the requirements of ENP3.1

2.3 Particular emphasis should be placed on the immediate setting of any development so that there is a blending of old and new, with great care taken to achieve an aesthetically pleasing combination both within a new development and in relation to its setting.

2.4 Developments should aim for a consistent and harmonising style for each visually-distinct group of buildings. Trees and green space, which are also considered essential to good design, should be used to soften and disguise the transition between styles so that distinct styles do not clash. Variation in detailing is encouraged to prevent uniformity.

2.5 Attempts to use a mix of styles in close proximity to each other – that is without any form of visual break to separate them (ENP2.4) - has resulted in groups of buildings that appear an untidy and contrived jumble, even where each individual style reflects an existing historical property in the village. Developments where a passer-by sees only one con-

sistent style, such as Merton Close or Star Close, present a more pleasing view, even though the buildings individually are mainstream.

2.6 Achievement of a high density using the terraced form may be acceptable. Houses of this type have been traditional throughout village history and have the added advantage of inherently better energy efficiency and land utilisation although modern standards of parking and waste collection will need to be addressed as set out in BfL12:Q10 and 12.

2.7 Three-storey houses have been used in Eynsham in the past, but buildings of this height are very urban in form and are likely to appear out of place at the edge of the village. The height of new buildings should in general reduce at the edge of the village to ensure the required blending of the urban and the rural environments.

2.8 Given that each period of Eynsham's history is represented in its buildings, modern house designs, especially so-called eco-homes capable of operating with little or no net energy input, should be used in these 21st century developments where the context (landscape or existing buildings) makes this appropriate. (See also ENP5)

2.9 Streets and other areas visible to the public shall be planned, designed and constructed using materials that will ensure long life and low maintenance costs.

2.10 Green Infrastructure (GI) shall have a maintenance plan in place before planning consent is given to ensure that it remains attractive in perpetuity; ideally the Parish Council or other body representing local residents will agree to take on this work to ensure long-term maintenance.

2.11 Green Infrastructure is considered in further detail in ENP4, which emphasises the need for a maintenance plan before consent is given.

2.12 Areas for recycling bins, public and private, should be screened to prevent litter and ensure they do not become unsightly as indicated in BfL12:Q12. Space should be provided for waste and recycling to be placed on collection day so that paths and pavements are not obstructed.

2.13 Sustainable Urban Drainage (SUDS) shall be incorporated in accordance with WODC and national policy to prevent flooding, particularly where sites adjoin areas subject to flash flooding such as the Chil Brook. (ENP5.9)

REC 2 – EPC Intentions:

Eynsham Parish Council will seek to encourage exemplary design quality and innovation, particularly on larger strategic sites, as part of the consultation process with Developers and the LPA.

This could involve a competition to seek out designs which will go well beyond a standard 'housing estate', particularly in the case of a new settlement by the creation of a truly innovative and self-contained Garden Village.

ENP3 Community facilities including Infrastructure and Utilities.

New development shall ensure, as far as is reasonable, that new residents have at least the same access to community facilities as existing residents and shall preserve or enhance the facilities of the entire community.

Specifically, this shall be achieved through contribution of funding and, where appropriate, land to ensure:

A Essentials such as utility services, schools and healthcare shall be available when needed.

B Reasonable access to facilities including healthcare, schools, pre-schools and nurseries, sports facilities, allotments, play areas, pubs, restaurants and places of worship.

C Reasonable access to a multi-functional community building suitable for activities such as play-groups, older persons day-centres, clubs and societies in accord with NPPF 38, 58 & 69.

D Reasonable access to local pre-schools / nurseries providing before and after-school care as necessary.

E Primary healthcare facilities within an appropriate distance for each community.

F Allotments shall be provided on site or contributions made towards provision elsewhere within the community.

For larger developments subject to a masterplan:

G Should, where appropriate and in accordance with their scale, contribute towards a 'local centre' including a community building.

H Such proposals will have a potential impact on the capacity of existing facilities and/or their ability to serve the local population will be expected to address this situation either through direct provision or through an appropriate alternative mechanism such as a financial contribution.

Reasons:

The ENP Sustainability Assessment (SA) indicates that Eynsham is largely self-sufficient in facilities for its current population. Therefore new development needs to provide additional, similar, facilities in proportion to the scale of the new development to ensure that the headline sustainability targets (SA Table 5.2) are achieved. These and similar policies are also intended to inform Infrastructure Delivery Plans that will be part of larger development masterplans. See also ENP 6 Education.

3.1 All developments shall contribute to extra facilities through S106 and CIL payments (see Appendix E) as appropriate according to the WODC schedule of charges and in accordance with regulation 122[i] of the CIL Regulations. Essential facilities necessary for each new home should be provided at the time of occupation and shall be adequate to meet the needs of all residents at all times during and after completion of the development. Planning agreements should include appropriate temporary or compensatory measures both for residents and the community in general to be implemented if adequate facilities are not available at the time of occupation. ENP2.2

3.2 Larger developments, specifically those requiring a masterplan under ENP2.2, should contribute appropriately through cash and/or land for the infrastructure necessary to support the new community. Contribution of land is particularly relevant for development that extends the existing built-up area of the village to ensure space for new facilities. Table 1 provides a guide to 'reasonable distances'.

3.3 A community building should offer appropriate floor space with a kitchen area, toilets and storage to be suitable for community activities such as play-groups, older persons day-centres, clubs and societies. A floor area of 300 m^2 would be ideal for such activities.

3.4 Results of residents surveys (2015) indicate that pre-school provision is barely adequate for the existing village population. It is particularly important that purpose-built nursery and pre-school space is provided, offering before and after-school care for children of working parents/carers, alongside a new Primary School or separately as appropriate.

3.5 Current provision of 1 allotment to 24 homes has fallen just short of village needs for some years and a small increase in take-up is anticipated in future. New developments should ideally contribute about 1 per 20 houses, a

water supply on-site and vehicle access. Features such as secure gate, deer-proof fencing, an electricity supply and a secure communal building are suitable uses for CIL funding.

3.6 Play Areas shall be provided with features for ages from toddler to 14 years to match existing provision in the village. Play areas should be integrated with community open space where the play area can be overlooked to prevent unintended use and prevent anti-social behaviour, but not so close to homes as to present a potential noise nuisance, especially where high-excitement equipment is to be installed. Attention is drawn to BfL12:Q2 and West-Oxfordshire-open-space-study-2013.

3.7 A new village burial ground is urgently required. Various sites at the fringes of new developments beyond the normal limit for residential development have been noted and the inclusion of such an area in any large development proposal is a very positive contribution to the village.

3.8 Developers should contribute the necessary land for the required facilities in agreement with the LPA. Full financial justification shall be presented, explaining what is and what it is not possible in each particular case. The LPA shall decide if these reasons constitute a case acceptable to residents.

ENP 3a Health Care Facilities

I Adequate Primary Health Care should be available within the local community, ideally within the distances suggested in Table 1.

J Support will be given to proposals that help to improve the quality and range of health care services within the ENP area.

K Where new development is likely to have an effect on existing provision (e.g. capacity of the facility to serve the future population) appropriate mitigation will be required and sought through a planning obligation or other appropriate mechanism. A Health Impact Assessment (HIA) will be required as part of a masterplan

Reasons:

3.9 Provision of adequate Primary Healthcare, particularly the opportunity for a routine appointment within a few days, has been a regular concern raised during our consultations. While the ENP cannot resolve a national GP shortage, it can require that adequate infrastructure is in place for patients to be seen and treated within the local community.

3.10 Currently the Eynsham Medical Centre (EMC) operates as part of a two-surgery practice with the other site in Long Hanborough.

3.11 An estimate based on current numbers indicates that at least 2 extra consulting rooms and an extra treatment room would be required to cope with another 1000 homes in Eynsham and a new surgery with 4 consulting and 2 treatment rooms would be required for a new settlement of 2200 homes.

Eynsham Medical Centre serves 8500 patients

3.12 An additional Primary Healthcare facility would be expected as part of the infrastructure of a new settlement, particularly if built to Garden Village principles, e.g OCGV. However, it is not clear if EMC would be in a position to operate a third premises and the site is below the threshold of 10,000 people normally used by a Clinical Commissioning Group (CCG) to trigger the creation of a new practice.
In this uncertain situation the LPA shall ensure that Primary Healthcare provision is agreed with the CCG and recorded as part of the masterplan for any major development.

REC 3a -EPC Intentions:

Eynsham Parish Council (EPC) will seek to ensure adequate healthcare facilities and expects to participate in the consultations between the LPA and the body responsible for heathcare provision (e.g. Oxfordshire Clinical Commissioning Group). EPC will seek to ensure that adequate provision is made for additional healthcare infrastructure through the grant of land and funding through an appropriate legal agreement before consent is granted.

3.13 A major concern for Eynsham is that a new Health Centre will be built in a new settlement and the Eynsham Medical Centre closed, causing particular hardship to those least able to make the car journey to the new site. Planning consent for a new Health Centre large enough to serve two settlements should only be granted when the requirement of ENP3J is guaranteed by legal agreements.

3.14 A benefit of building a new Health Centre would allow space for additional services and minor procedures of the type that are increasingly being devolved from hospitals to Primary Care. These additional services would be available to many nearby communities from a new purpose-built premises and would, to some extent, mitigate the inefficiency of operating three sites. The provision of *additional* services only in a new Health Centre would not constitute a reduction in service for Eynsham and is therefore both acceptable and to be encouraged.(ENP16.10).

ENP 3b Infrastructure and Utilities

Utility networks shall demonstrate adequate capacity for the needs of new residential developments without causing problems elsewhere.

L Developers shall demonstrate before development consent is given that each utility network (listed in the following text) has or will have adequate capacity before occupation as set out in details in sections 3.15 to 3.18.

M No residential occupation should be permitted unless appropriate utility services are in place for the property.

Reasons:

Residents need to be convinced that adequate services will be available for

3.15 Water and Sewerage Network: Developers shall carry out appropriate studies[j] to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure, demonstrating that adequate capacity exists on and off the site without leading to problems for existing users. Where capacity problems are identified and no improvements are planned by the water company, agreement must be reached with the water company on improvements required and how they will be funded prior to residential occupation of the development.

3.16 Surface-water Drainage Network and flood risk shall also be assessed to demonstrate that drainage and flood water will be adequately controlled on site and will not pose a problem to sites downstream.

3.17 Electricity and gas networks shall be assessed to demonstrate that adequate capacity exists or how necessary improvements will be completed before occupation.

3.18 The telecommunications network – voice and broadband data – shall be assessed to demonstrate that adequate capacity, including the provision of super-fast broadband, exists or how necessary improvements will be completed before residential occupation. New developments should aspire to provide 'fibre to the home' and shall present costed justification if this is not being provided.

Eynsham Allotments – fully utilised and with a waiting list

ENP4 Green Infrastructure* – the setting for new developments.

New developments shall integrate all aspects of design, connectivity and natural environment. Due consideration shall be given to the setting of new development and the relationship between village and countryside.

Within the framework of WOLP Policies EH2 – EH4, this shall be achieved for both residential and non-residential development by:

A Appropriate and carefully planned landscaping including the creation of appropriate visual buffers between the edges of developments and open countryside by the planting of suitable hedgerows and trees.

B Appropriate inclusion of open spaces within and at the edges of developments.

C Proposed planting shall use appropriate species and planting distances for their location. Public amenity and bio-diversity shall be balanced appropriately.

D Planting adjacent to paths and other publicly accessible areas shall be designed to maximise users safety and minimise opportunities for anti-social behaviour.

E Existing Green Infrastructure shall be protected, particularly where it is prominent in the public realm, particularly the specific locations set out in ENP12, 13. Exceptions should only be made where public amenity benefit or bio-diversity gain can be clearly demonstrated (see also ENP4a)

F A viable plan shall be in place for the long-term maintenance of any included Green Infrastructure before consent is granted.

**Green Infrastructure (GI) has no statutory definition but that from Section 2 of the UK Green Building Council[k] report provides an appropriate definition for our situation. GI might usefully be included in the Infrastructure Delivery Plan for larger sites.*

Reasons:

4.1 A 'green' setting for the village, including existing and newly developed areas, is seen as vital to preserving and enhancing the village 'feel' of Eynsham and will allow new development to co-exist with adjoining open countryside. It must be recognised that increasing bio-diversity is a good thing in its own right, not just benefit to residents (ENP4a).

4.2 Green infrastructure, particularly trees, is considered essential in softening the built environment while providing both a link and a screen between the village and countryside, but careful design is required with the following guidelines applicable to both residential and non-residential locations, see ENP10.

4.3 Sites that form a significant feature visible from the public realm shall be protected from unsympathetic development so that their value as open space, screening or otherwise setting the context for the built or natural environment is retained. Such locations include village entrance points, public footpaths and near public buildings.

4.4 Hedgerows with occasional specimen trees are the predominant local form of field boundary and the presumption should be to preserve and enhance these and other significant landscape features where they exist. Continuous green space and hedgerows are an essential conduit for wildlife and strongly encouraged as an ideal opportunity for bio-diversity gain (ENP5.11).

4.5 A balance between the benefits of public access and prevention of habitat disturbance shall be demonstrated in development plans.

4.6 The appropriate use of street trees is encouraged as part of the overall design.

4.7 Careful choice of species – preferably native to the area - and planting distance is important in any planting scheme, such as a screening belt, to ensure that they are well suited to the site in terms of drainage, lighting, etc., and will not overhang gardens or excessively obstruct natural light as they mature.

4.8 Facilities such as Allotments, communal gardens and Play Areas that are fenced and actively maintained are good ways to bring green space into an otherwise developed area; they should be overlooked as this reduces the incidence of anti-social behaviour. Alternatively, the necessary distance from house to trees

could be maintained by the use of long, narrow gardens typical of medieval Eynsham.

4.9 Paths and anywhere else that people ***need*** to go after dark to access community facilities needs to include suitable measures to ensure users feel safe – these are detailed in ENP8.

4.10 Development designs may include open areas such as front gardens, parking spaces and the like to contribute to the sense of open space. Where openness of a private area forms part of the design, this feature shall be legally protected against inappropriate enclosure.

4.11 Developers are encouraged to use alternatives to grass where appropriate – particularly planting locally-native wild-flower meadows - offering an attractive and ecologically stimulating environment that may be easier to maintain under the agreed maintenance plan.

4.12 Green infrastructure with public access should include accessibility for the less able.

4.13 A maintenance plan shall be agreed with Eynsham Parish Council or other body representative of local residents for all areas of green infrastructure as part of planning consent, see also ENP 2.10

ENP 4a Enhancing Biodiversity.

Preserving the natural environment and increasing biodiversity is a positive benefit both to the human population and in its own right.

This shall be achieved for both residential and non-residential development by :

G New development should result in appropriate but demonstrable net bio-diversity gain for the neighbourhood area unless such gain can be shown to be impractical.

H Measures shall ensure areas close to watercourses are protected to preserve the sensitive environment on site and downstream, including preserving or enhancing their status as defined by the Water Framework Directive

I Development shall, unless demonstrably impractical, seek to protect 'Best and Most Versatile' agricultural land (see ENP14.14)

J Development shall not adversely affect the integrity of the Oxford Meadows SAC.

4.14 Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 requires the LPA to conserve biodiversity. Paragraph 174 onwards of NPPF 2018 requires biodiversity net gain[l] from the planning system. The level of net gain needs to be appropriate (ENP 4G) for the scale of the development and should allow for a measure of offsetting particularly on larger strategic sites where the overall scheme is agreed as part of the masterplan.
Very small or individual sites should be able to demonstrate compliance with appropriate small-scale enhancements on-site or nearby.

4.15 Protected and priority species (NERC[m] S41) shall not be disturbed except with the agreement of Natural England. Loss of locally significant species should be compensated by the successful re-establishment of the same species on a suitable site close by.

4.16 Used correctly, areas alongside watercourses present an opportunity for bio-diversity gain but plans for these and other areas to mitigate loss or provide gain shall be approved by Natural England or suitably qualified body. For example see REC17.D

4.17 Attention is drawn to the designation of the Chil Brook and Mead Ditch as 'major rivers' requiring an 8m zone to protect the natural ecosystem. Impact on the WFD[n] status of the Chil Brook, Evenlode and Thames must be assessed before any planning consent is given.

4.18 Attention is drawn to the need to conserve all habitats such as ponds and species-rich grasslands, when they are identified on a site, as part of the bio-diversity gain requirement

4.19 Development should ensure no adverse effect on the integrity of Oxford Meadows SAC in line with SEA / HRA of West Oxfordshire Local Plan 2031. Part of the Oxford Meadows and Farmoor CTA lies in the SE corner of the Parish (Long Mead Local Wildlife Site) and could be a target for CIL funding. An area designated as of European Importance for Arable Plants is located near City Farm.

4.20 Design features to benefit wildlife such as swift and bat boxes is encouraged.

ENP5 Sustainability: Climate Change.

Particular support will be given for proposals that help meet the intentions of the Climate Change Act 2008 including development that makes the most efficient use of land and materials and maximises the opportunities for the use of renewable and low-carbon forms of energy in accordance with WOLP policy EH4.

Neighbourhood Plans are not permitted to impose additional technical standards but EPC will seek to encourage developers to adopt the highest standards practical as follows:

EPC Intentions:

Eynsham Parish Council shall seek to meet local aspirations and national policy goals in regards to climate change by encouraging developers to include the highest practical standards of energy efficiency and resource conservation as set out below, including asking developers to provide justification where they consider such features are unviable:

- **A All homes should be constructed with a very high but achievable standard of insulation and air-tightness and be fitted with the internal ducting necessary for Mechanical Heat Recovery Ventilation.**
- **B Combined Heat and Power schemes should be implemented where practical and viable.**
- **C All homes on a development site shall have an average of 3 kW PV generation capability.**
- **D New homes should at least have the capability of adding a charging point suitable for different types of electric vehicles.**
- **E New homes should have water-saving fittings as standard for toilets and showers.**
- **F Other measures to mitigate the effects of climate change will be supported.**

Eynsham parish Council should seek to incorporate these aspirations into policy through an update to the Neighbourhood Plan should restrictions on additional technical standards be lifted.

Reasons

5.1 This is our contribution to implementing the Climate Change Act of 2008, which requires that carbon emissions in 2050 will be reduced by 80% below 1990 levels. These requirements are the minimum necessary to make the transition to a low-carbon future a reality while ensuring that home-owners have good-value and properly sustainable homes.

5.2 WODC notes that the Eynsham area has some of the highest property prices in the District. This, together with the fact that development will be on green-field land whose value is primarily the difference between the sale price and the build cost, should ensure the viability of developments built to the highest standards of energy efficiency, local energy generation or water conservation.

5.3 Developers should aspire to achieve these high standards as a selling point for new homes. Where developers consider that these features make delivery of new homes unviable they shall present the economic case when applying for planning consent justifying why the listed features of ENP5 cannot be included. The level of detail should not be too burdensome, especially for small developments, but should demonstrate that the additional build costs have been considered and how they make the development unviable.

5.4 Aspiration A would be achieved by the adoption of suitable standards currently in use elsewhere. Scottish[o] standards for sustainability are an example of achievable UK standards which, at the time of preparing this plan, would provide a realistic target to aspire to. Building to a very high standard for insulation and air-tightness is relatively inexpensive but is very expensive and difficult to achieve retrospectively. The same is true of the ducting for Mechanical Heat Recovery Ventilation, which is a better alternative to trickle vents where construction is well sealed. Ideally, developers will aspire to offer properties to exceptionally high standards such as Passivhaus[p] but, where they can show this is not technically or economically viable, providing the necessary fabric to achieve a more mainstream

standard, such Gold level Scottish standard, will permit easier upgrading as the need or opportunity arises.

5.5 Local energy generation is important to meeting low-carbon targets (NPPF 17, 97). Combined Heat and Power should be practical on sites subject to a masterplan (ENP2.2). An average of 3 kW PV generation capability per property is realistic. Buildings should be aligned to improve the efficiency of solar collection and maximise passive solar gain wherever practical. Given the low cost of installation when scaffolding is already in place during build, developers should aspire to install solar PV but as a minimum shall demonstrate that retrofit installation will be cost-effective.

5.6 Community energy generation projects have already been implemented successfully in Eynsham[q]. Further projects will be supported, particularly on commercial and civic buildings.

5.7 Electric vehicles are expected to achieve cost-parity with petrol during the lifetime of this plan, therefore the capability of adding a charging point of at least 7kW capacity is considered necessary. House-builders may choose to fit charging points as a marketing feature. See also ENP9.6 and NPPF 35.

5.8 Recognised water-saving fittings for toilets and showers add virtually no cost to a new build and are particularly important as all new homes should have water meters as standard.

5.9 Rainwater harvesting is encouraged, particularly along-side a Sustainable Urban Drainage System (ENP2.13) to optimise local water management.

5.10 Use of suitable[r] green roofs and walls is encouraged for their insulation, local bio-diversity, run-off control and similar benefits.

5.11 Attention is drawn to the need to protect Green Infrastructure and habitat (NPPF 99) from the effects of climate change, e.g. the connected green space of ENP4.4 or REC17.D to provide wildlife corridors.

Despite the core principle of the NPPF (National Planning Policy Framework), current regulation[s] (Autumn 2016) does not permit the application of 'additional technical standards' (of which energy efficiency requirements beyond the current building regulations minimum is deemed to be one) to new houses on sites allocated in the West Oxfordshire Local Plan in order to meet the district's 5 year land supply.

Developments that do not come within this regulation should conform to REC5.

Clearly, this restriction against enforcing higher environmental impact standards must be a temporary measure as the Climate Change Act remains on the statute books, a fact reinforced by the government signing the Paris Agreement endorsing a maximum 1.5°C rise and therefore the ENP is ready for a future change in policy.

Behind the rear entrance to Bartholomew School and the Sports Centre, the Village Hall hosts a 12kW solar installation community energy scheme

ENP6 Education.

New developments shall, as appropriate for their size and nature, contribute to the expansion or new building of educational facilities to ensure that there is the opportunity for the local community to maintain an excellent education for its children from pre-school to sixth-formers.

A New development proposals likely to have an impact on school capacity within the ENP area should be supported by a robust assessment to determine whether there is a requirement for additional provision (e.g. increased school capacity or new provision). Proposed development that has an unacceptable impact on education capacity that cannot be mitigated will be refused.

B Particular support will be given to development proposals that help facilitate or deliver improved skills and education such as apprenticeships or other training opportunities. The loss of any existing education and training facilities will be refused unless there is clear and convincing justification or appropriate replacement provision is made elsewhere within the ENP area.

C For larger development sites where new school provision is made, access arrangements should emphasize both walking and safe pick-up and drop-off arrangements for vehicle-borne students and staff. OCC recommends that new schools be co-located with local centres as part of an integrated design.

*Contextual Note: Education in Eynsham is currently provided by the Eynsham Partnership Academy (**EPA**) consisting of Bartholomew School (senior & sixth form, Ofsted assessed 'outstanding') and six primary feeder schools, including Eynsham Community Primary.*

*Responsibility for ensuring education provision rests with **OCC**; the choice of education provider rests with the Regional Schools Commissioner (**RSC**). In future, EPA and/or another approved provider will be responsible for delivering education.*

Names change regularly: within this policy abbreviations indicate whoever performs the function at the time, not a particular organisation.

Reasons:

6.1 Providing children and young people with academic, vocational and life-skills is vital to the social and economic future of the village (and is such a critical issue given the physical condition and limit to capacity of the Primary School) that a separate policy is dedicated to it. This is clearly documented in the ENP Sustainability Assessment, notably Section 4K.

6.2 Allowance should be made for the scale and type of development in determining education requirements. In the case of small or infill developments giving rise to a few extra school places, payment of CIL / S106 contribution for education normally meets the requirement.

6.3 In the case of larger allocated sites giving rise to a significant number of new school places such as those requiring a masterplan as ENP 2.2, a contribution to or complete funding of adequate provision of education facilities would be appropriate.

6.4 Developments or combinations of developments that contribute adequate land or funds to meet educational needs will be supported and prioritised.

Bartholomew School entrance – quiet for a moment outside but inside 1223 students attend the best school in Oxfordshire measured by improved student achievement at A-level.

6.5 Close consultation between developers and OCC, EPA or other approved provider will ensure that land, access and financial contribution is available from development sites thus ensuring that the requirement to educate the village's children is met. OCC would be expec-

ted to sign off any masterplan before implementation.

Eynsham Community Primary School

6.6 The Primary School is already close to capacity and the prospect of 'bussing' of primary-age children to schools outside the village is particularly undesirable. Therefore, development should only be permitted when it can be shown that there are (or will be at the time of completion) enough school places available to meet the demand predicted for the number and type of homes to be built according to OCC's schedule. This shall apply to each settlement within the Neighbourhood Area separately for primary schooling and in combination for secondary schooling although it must be recognised that there may also be some cross-over in primary schooling location.

6.7 A new settlement close to Eynsham, whose students may attend Bartholomew School, is likely to require a suitable expansion of secondary school capacity in a manner approved by the Regional Schools Commissioner and/or other authority as required by the relevant legislation. Normally this will be funded from an S106 agreement for the new settlement so no students from within the Neighbourhood Area are required to attend another senior school outside the Area.

6.8 Expected distances between educational facilities and new homes is set out in ENP1 (e.g. Note A and Table 1 Purposeful activity such as walking to school is considered an important factor in enhancing the health, well-being and even academic achievement of pupils. This is supported by NPPF para 35 and 38.

6.9 Notwithstanding the value of walking to school, this is not practical for everyone and traffic congestion near existing schools can be a significant hazard. Therefore a masterplan which includes a new school shall include provision for safe drop-off and collection of pupils including appropriate space for parents to wait without causing nuisance or hazard to other road users.

In order to promote the purposeful activity of walking at least part of the way, consideration should be given to placing parking space off-site with a safe walking route to school. Locating new schools either centrally or in a local centre together with community facilities, shops and parking as part of an integrated design is strongly supported by OCC and supports most ENP policies, esp. ENP 1,7,8,9,11.

6.10 Provision should be made available in a timely manner (ENP 6B) with homes and education phased together so that all children have the opportunity to attend a local school.

REC 6 - EPC Intentions:

Given the potential scale of local employment activity, Eynsham Parish Council will seek to ensure that suitable training institutions provide a local support centre for apprenticeships or other training opportunities.

EPC will seek the support of relevant authorities in achieving both physical infrastructure and the Involvement of an appropriate provider for such a centre.

ENP7 Sustainable Transport.

In support of WODC Policy T1, new development shall have safe access to local transport networks by private car and public transport.

A New developments shall only be accessed by motor vehicle from existing main roads (A40, B4044, B4449) and not through existing village roads except as noted in 7.2. This provision shall apply to both construction and residential traffic.

B Link Roads between main roads or connecting main roads to residential streets intended for more than 20mph use shall have pedestrian and cycle paths where appropriate and suitable noise-reduction measures to protect residents from noise pollution.

C Residential streets (those giving access to individual properties) shall be designed and constructed in accordance with best practice such as Manual for Streets or OCC guidance and to ensure a 20mph speed limit to complement other village streets that will also have the same speed limits in force.

D Measures to utilise and improve Eynsham's existing good public transport shall be included in all masterplans particularly to ensure an equally good service within a new settlement

E Encouragement shall be given to the use of alternatives to private cars (NPPF 177) and documented in Travel Plans* submitted with each planning application where appropriate.

**Travel Plans are required by OCC for new developments as set out here and here*

These policies are intended to inform the process of creating an Infrastructure Delivery Plan where that is appropriate.

Reasons:

7.1 Making the most use of public transport, cycling and walking and addressing traffic congestion in and around Eynsham are issues at or near the top of concerns raised by residents at consultation events and are NPPF requirements for sustainable development.

7.2 To prevent further congestion within the village, new developments should only connect vehicle access with existing main roads (A40, B4044,B4449 and connecting roads such as Cuckoo Lane and Lower Road). Traffic modelling as part of the AAP and SDA processes will determine the details but every effort should be made to encourage smooth traffic flow, including where appropriate, minimising the number of junctions.

Exceptions may be justified for infill developments where no reasonable alternative exists and the main routes identified above may be reached without going through any significant part of the village.

There are situations where access through the village is acceptable and appropriate. For example, gated access points for emergency service vehicles should be permitted. It may also be acceptable for traffic to filter into the village centre to give access for local people to services and as through routes for public transport. These access points should be designed and have weight / size limits so that they are rarely if ever used by through traffic which does not need to be within the village centre. See also ENP17A, 17.1,

7.3 Heavy construction traffic causes more distress to residents than private cars. Therefore, to meet the requirement of ENP 7A, no traffic relating to the construction of any new development should be permitted through the existing village roads (except as noted in 7.2) as part of LTP4 Routing Agreements with OCC. All building work should be preceded by the construction of access roads direct to the main routes such as the A40.

7.4 To meet the requirement of ENP 7B, new Link Roads between main routes necessary for and passing through or past new developments should be designed according to OCC Residential Road Design Guide for a limit of no more than 40mph and, unless recommended otherwise[t] by OCC, be provided with a combined cycle way and pedestrian path along their full length; appropriate safe crossing places should be provided in support of policy ENP 8C to ensure easy access to countryside. Due to their use for through and HGV

traffic, such roads should not normally provide access to individual properties and should have appropriate noise-reduction features. For ENP definition of road types - see Appendix D.

7.5 Eynsham Parish Council has agreed in principle and is actively pursuing a plan to make the entire built-up area of the village a 20mph limit. Therefore, 'Residential Streets' giving access to individual properties within new developments should also be designed for a 20mph speed limit and be designed so as to ensure self-enforcement of this limit based on the design principles set out in such guides to good practice as Manual for Streets[u]. Home Zone[v] principles or even the full Home Zone designation may also be used to provide a safe environment for non car-users.

7.6 ENP 7E aims to encourage the use of alternatives to the private car particularly by providing pedestrian and cycle paths that provide the shortest practical routes to bus stops, long-distance cycle paths and the like. Active travel infrastructure such as foot and cycle paths should be in place before nearby homes are occupied to ensure the immediate opportunity for people to adopt these healthier modes of transport in accordance with NPPF para 177 and WOLP 2031 Policy T1.

REC 7 - EPC Intentions:

To ensure safety of users, especially the young and the old, Eynsham Parish Council will work with the Highway Authority to ensure that new junctions on main and link routes shall incorporate safe crossing places for cycles and pedestrians.

"At grade" crossing points on main routes should include a central reservation and user-activated lights according to highway design guidance specified for the speed limit and flow rate of the road wherever possible.

As part of the consultation process with developers and the LPA, EPC will seek to include contributions from developers to improve the wider transport network as part of any site Transport Plan.

Buses and cars jostle for space – Eynsham Church bus stop

A well-made path, combining rural and urban form – overlooked but not, in this case, well lit.

ENP8 Connected Place – integration of new developments with the village.

Note A & Table 1 of ENP 1 explain how local services such as schools, shops, doctors, dentists, buses and community facilities within the village should be closely linked to new development by paths for walkers, cyclist and mobility scooters. To achieve this effectively:

A Where appropriate, new developments shall demonstrate at least one 'Designated Path' providing direct, secure, safe and 24/7 access to 'key facilities' (ENP1 D) and the village centre for pedestrians, cycles, push-chairs and mobility vehicles. These designated routes shall be constructed to standards compatible with their purpose and have provision for ongoing maintenance.

B Paths within new developments or necessary to connect new developments to existing paths shall be wide enough for concurrent use by permitted wheeled equipment and pedestrians in accordance with guidance from OCC.

C Paths shall be designed to provide, wherever practical, a green corridor to the open countryside and link up with existing footpaths and bridleways while not having any adverse effect on the village character.

These policies are intended to inform the creation of Infrastructure Delivery Plans where they are appropriate and an IDP would be the ideal place for 'designated paths' to be documented.

Reference should be made to Oxfordshire County Council Walking & Cycling Design Guidance in preparing designs for paths.

Reasons:

8.1 All developments should be able to demonstrate at least one designated route for direct, secure, safe and 24/7 access to the relevant village centre and to key facilities such as the primary and secondary schools and bus routes for pedestrians, cycles, push-chairs and mobility vehicles. Paths, as defined earlier, should comply with OCC Guidelines (referenced above), Sustrans Handbook for Cycle-friendly Design or recognised equivalent.

8.2 Paths to and from sites subject to a masterplan (ENP 2.2) may only use existing paths to connect with the village centre when they are brought up to the standard of ENP 8.1. Smaller developments may include any existing surfaced path as part of their chosen route to the village centre.

8.3 While it is essential for paths to provide good connectivity for all users, they should not have an adverse effect on rural locations through which they pass or the Conservation Area. This should be prevented by appropriate design and choice of materials to balance practicality and visual impact.

8.4 To meet the 'safe and secure' requirements of ENP 8A, all paths on designated routes, shall be properly surfaced, open in aspect and integrated into the green infrastructure to make them attractive and secure places for all users. Features to be avoided include blind corners, narrow passageways between hedges, shrubbery or fences and paths that are not overlooked.

8.5 Lighting on designated routes should be provided to ensure 24/7 operation and should be specified to minimise light pollution and energy consumption in accordance with the principles of ENP5.

See also ENP 4 Green Infrastructure.

8.6 To meet ENP 8B, paths of designated routes should normally be wide enough for use by mobility vehicles. Where it is not practical to have paths wide enough for two motorised buggies to pass, places should be provided which are wide enough for two such vehicles to pass so that a passing place is always in sight and never further away than 30m so that there is no need for users to 'back up' to allow others to pass.

REC 8 - EPC Intentions:

Eynsham Parish Council will seek to ensure that Paths which are not adopted as highway are adopted as bridleways or taken into ownership of the Parish Council to ensure they are retained and maintained.

8.7 To meet the requirements of ENP 8A, paths of designated routes should be constructed so they are easily maintained in a safe and usable state. Long-term maintenance, including the cutting of verges, should be part of a maintenance plan (ENP4.9).

8.8 SA section 4.2, S3 identifies the benefits of good access to the countryside. Therefore ENP 8C encourages access to the countryside through links to existing footpaths or bridleways and the creation of new routes as an important part of retaining the rural feel of the village. See also ENP7.7

The village car park is usually busy through the day.

Every on-street parking place taken – single file traffic for buses and cars

ENP9 Parking

In support of WODC Policy T4, new developments should not exacerbate existing parking problems within the existing village centre and shall ensure adequate and appropriate parking for new residents.

A Development that reduces the available parking space in Eynsham village centre will not normally be permitted.

B New development shall include appropriate parking for both residents and visitors.

C Safe storage for bicycles and, where appropriate, motorised mobility vehicles, shall be provided.

D Provision shall be made for charging of electric vehicles at each new home.

Reasons:

9.1 Parking in the historic core of Eynsham, which includes the shopping area, has always been high on residents' list of concerns as few properties have off-street parking so residents and visitors vie with each other for spaces and delivery vehicles often park where they obstruct through traffic including buses. See ENP15 and Appendix B.

9.2 New development shall encourage residents to access the village centre without using a car by providing safe, direct access, particularly where there are no pre-existing constraints such as on green-field sites.

9.3 OCC guidelines and the details of BfL12:Q10 provide excellent guidance on creating attractive, effective parking places and all new developments should be constructed so as to achieve 'green light' status for this section of BfL12.

9.4 In addition to car parking, safe storage for bicycles should be provided for all developments. This storage will be easily accessed so that residents are encouraged to use a bicycle and not be put off by the difficulty of getting the bicycle to the road.

9.5 Houses meeting the 'Lifetime Homes' requirement (ENP1.6) should provide safe storage with a charging point for a mobility scooter with easy access for a typical user of such a vehicle.

9.6 As explained in ENP5.7, and in accordance with NPPF 35, provision should be made for charging of electric vehicles. At least one parking place per dwelling should be suitable for this purpose such that a charging cable can run from a suitable power source to the vehicle without creating a hazard. The policy relates to the appropriate location of parking places for each property and not to the provision of any particular charging infrastructure although developers should consider the value of such a facility to prospective purchasers.

REC 9 – EPC Intentions :

Eynsham Parish Council, in conjunction with other relevant authorities and as soon as possible, before major development begins, will seek to ensure that:

A Residents are consulted as to establishing designated 'residents parking' in the village centre such as Acre End, Mill, Thames and High Streets.

B Consideration is given to implementing 'short stay' parking bays both on-street and in the Back Lane car park to prevent too many spaces being taken by people parking to use the bus into Oxford.

ENP10 Building a strong sustainable economy.

In support of WOLP Policies E1 & E2 and NPPF paragraph 21, new developments shall support the existing and potential scale of local employment in the Eynsham area.

A The loss of existing business land will generally be resisted unless it can be robustly demonstrated that the site is no longer able to play a beneficial role to the local economy and/or the alternative use would deliver a significant community benefit.

B Residential use could be permitted where it was clearly demonstrated to support the operation and retention of local businesses.

C Developments in otherwise residential areas may include business premises of appropriate type and scale for the context in which they are located.

D Expansion of employment opportunities through redevelopment of the existing industrial and business areas will be supported unless the proposal would lead to specific concerns such as loss of amenity or additional noise disturbance and traffic congestion.

E New commercial and employment sites shall have appropriate infrastructure and utility services provided.

F Provision of additional hotel accommodation will be supported where unlikely to cause inconvenience to residents or exacerbate problems such as access and parking. The scale, size and design of a new hotel shall be in keeping with its location, context and local need.

Reasons:

Eynsham is recognised as one of four primary employment centres in West Oxfordshire offering a range of employment opportunities that reflects its location on the edge of the 'knowledge spine' around Oxford city and has the potential to utilise a full range of skills from manual through to post-graduate levels. The ENP intends to retain and enhance this role.

Not a great example of building design – but the Salon, Post Office, Greengrocers and Off-licence all contribute to making Eynsham largely self-sufficient for anyone's day to day needs

10.1 Use of existing employment sites for general housing should not be permitted except where the residential element clearly complements the business use by providing accommodation for staff. Utilisation of the industrial area is limited by poor access and congestion on key routes, making the provision of housing suitable for skilled junior staff a key issue for the technology businesses that need to be encouraged – see also ENP 1

10.2 Some employment land has remained unsold

Unused for years – a planning application for redevelopment is now approved.

10.3 Re-use of industrial sites for retail should give due consideration to transport access and the scale of new buildings in relation to their context. Additional retail development accessed from the A40 is unlikely to be appropriate given the congestion of that road.

10.4 Re-development of existing industrial areas for further employment use will be supported. There remains a significant number of old industrial sites in need of re-development before any new land is released.

10.5 Small-scale commercial development such as the provision of small-scale craft, technology or micro-business workshops for use by residents (such as a Live-Work Project) may be acceptable. Due consideration should be given to the traffic, parking, noise and other implications of mixed development for residents before permission is given.

10.6 Lack of suitable hotel accommodation is an impediment to companies that have staff working off site, often around the world, who need to visit for training and consultation. The building of hotel, conference rooms or coffee-shop, particularly in the industrial area, would therefore be acceptable as part of any redevelopment although the scale should be appropriate to support local businesses by providing accommodation without the need for inbound peak-hour travel and its associated delays. Large hotels likely to generate additional outbound peak-hour traffic should not be supported. The design of hotels, like other commercial buildings, should be in keeping with the rural location.

10.7 The Green Infrastructure policies of ENP4 shall also apply to areas of non-residential development. Plans for maintenance shall be put in place as set out in ENP2.10.

10.8 The infrastructure and utilities policies of ENP3b are applicable to non-residential development. In particular, the provision of 'fibre to the premises' is considered essential for all commercial and employment premises.

10.9 .The principles outlined in ENP5 are applicable to non-residential buildings, which should be designed and built to the highest environmental standards practical.

10.10 Eynsham is identified as an important location for business and industrial development. There is general agreement that the Industrial Area should be retained as a place of economic activity and not used for housing development.

Although it has proved difficult to let commercial property due to economic conditions and poor access due to congestion on the A40, this is likely to improve in the first few years of the plan and shall not be used as a reason to justify general house-building on the industrial area. One large site has permission to expand, and another is currently seeking planning consent to redevelop; occupancy is increasing in the office spaces.

Realistic prices and rents will allow sites to be used and owners should not hold out in the expectation that the land will be reallocated for more lucrative housing during the currency of this plan.

10.11 Some mixed development may be acceptable, particularly where it can be seen to address the problem of lack of housing for key skilled staff by providing accommodation 'over the shop' or by providing accommodation during the working week. (ENP10 B,C)

A mix of offices, shops and homes opposite the Church and Market Square

Large and small, world-class technology or serving local needs – Eynsham hosts a wealth of talent.

ENP11 Retail

New retail development shall preserve or enhance the existing range and scale of local shopping opportunities.

A Retail development should only be permitted where it can be demonstrated that no significant harm will be done to the current retail provision that meets the community's day to day needs without the need to travel by car.

B New homes should have ready access to a local convenience store according to the guidelines in ENP1 D. The size of such local stores should be appropriate for the area which they serve.

C Conversions resulting in a reduction of the total number of shops, pubs, restaurants and similar facilities should not normally be permitted as the village is set to expand significantly so improving the viability of such establishments. Only where it can be clearly demonstrated that that there is no reasonable likelihood of business use being viable will such conversions be considered favourably.

D Where practical, retail development should support healthier food choices and the use of locally produced food.

Reasons:

11.1 Eynsham has a good range of local shops including a post office, newsagent, bakery, butcher, greengrocer, wine shop, florist and DIY store located towards the village centre in Mill Street and High Street. There are three convenience stores spread round the village and a range of cafes, restaurants, pubs, hair dressers and other outlets that provide a wide range of local services so that people can and do walk to the shops for all their basic needs.

Such business premises must be shown to have been adequately marketed for an appropriate period of time before the LPA are satisfied that a property is no longer viable for retail/business use.

11.2 At least 80% of the village is currently within 500m of one of the convenience stores and almost all are within 700m. This proximity contributes to the compact village feel and

should be retained for new developments with a target distance as set out in Table 1.

11.3 Shopping using a car is more problematic. Spar and Tesco Express both have some parking outside their premises, but most of the other shops do not and street parking is shared with residents (most properties in the centre do not have off-street parking). Road access on new developments will lead away from the village and towards the A40 therefore the natural shopping location for those already in their cars is likely to be the wide choice of supermarkets available 6 miles away in Witney.

11.4 A large convenience store provided on a new development towards the edge of the village with better access by car could adversely affect the existing centre. If smaller stores close as a result, this will take away the option of walking to shop that many currently living in the village rely on. For that reason, any convenience store on new developments should have no more retail space than is necessary for that neighbourhood.

11.5 A new supermarket located on the edge of the village could reduce the ***distance*** travelled by those who would otherwise go to Witney, but it would increase the ***need*** to travel by car as fewer people will be able to walk to a location at the edge of the village and will be forced to resort to the car – if they have one. On balance, the risk of social exclusion for the non-car owners (often older, poorer, disabled or otherwise disadvantaged already) and the need for ***more*** car journeys outweighs any benefit of ***shorter*** journeys and therefore a larger out-of-centre supermarket will be harmful to the sustainability of local shops and should be resisted.

11.6 Additional convenience stores are encouraged, but relocation of stores to larger premises shall not result in poorer coverage or contravene ENP11B.

11.7 Promoting healthy food choices is supported by OCC as part of their systems approach to tackling obesity while promoting health and well-being. Locally-sourced food benefits the environment and the local economy. ENP11D seeks to support such beneficial activity wherever possible, particularly where a new settlement is being created. The undesirability of hot food outlets near schools should also be given consideration as part of supporting healthy food choices.

11.8 ENP 11A does not preclude redevelopment of existing retail sites. For example, the Spar site is unattractive with poor access for deliveries and residential accommodation of poor quality. Redevelopment could bring significant improvement to the facade on both Spareacre and Back Lanes and make better use of the area for both retail and residential use.

11.9 Pubs and eating places are an important part of the social fabric of Eynsham. As the number of residents is expected to increase significantly during the validity of this plan, any further reduction in the overall provision of such premises should be resisted unless it can be clearly demonstrated that there is no reasonable chance of the business being viable within the foreseeable future. It may be acceptable for existing premises to be replaced by equivalent ones on new developments.

Although it provides a valuable service, SPAR is a building of its time which was not a time of good buildings. A hair salon and the village Fish and Chip shop share the same location.

ENP12 Local Green Space.

The sites listed below and identified on Map 3 are all designated as Local Green Space LGS:

LGS 1 Eynsham Millennium Wood

LGS 2 Witney Road Green

LGS 3 A40/B4449 barrier strip / village entrance

LGS 4 Dovehouse Close open space

LGS 5 Hazeldene Close open space

LGS 6 The Gables – paddock and orchard

LGS 7 Abbey site grounds

LGS 8 Abbey Farm Barns orchard & meadow

LGS 10 Fruitlands Wood – parts of site

LGS 11 Litchfield

LGS 12 Abbey Farm Barns field

LGS 14 Land north of B4449 southern bypass

LGS 15 Land south of B4449

LGS 16 Land south of B4449 southern bypass.

Development within any LGS shall only be permitted as part of a landscape design to enhance community enjoyment of the green space and contribute to improvement of the character, biodiversity, appearance and general quality or amenity value of the space.

Any other development will not be normally be allowed.

12.1 These sites have been identified and assessed as potentially meeting the requirements of LGS and in need of preservation as such following consultation with the community.

12.2 More detail of the significance of the Local Green Spaces and how they meet the criteria set out in the NPPF, paras 76 to 78, is given in the following supporting documents

"Local Green Space (LGS) Designation"

"Checklist and Criteria for Local Green Space Designation in Eynsham Neighbourhood Plan" document for each LGS. These documents include site plans with exact boundaries, photographs, documents and correspondence relating to each LGS.

12.3 Examples of appropriate development would include additional planting, preferably of native species or local varieties of fruit trees, through improvements to local drystone walls, restoration or planting of native hedgerows, creation of natural pathways, restoration or construction of small structures, such as a field shelter or shed, appropriate to existing use and management of the space.

12.4 Eynsham is fortunate in having public open space to the south of the village - the playing fields, the former Abbey Fishponds, now a nature reserve and part of the Abbey Heritage Trail, and the St. Leonard's and St Peter's Churchyard. These spaces reflect the historic past of the village and provide excellent space for public recreation and reflection. They form a link with the countryside beyond. They have been repeatedly identified by residents in response to consultations as of great value to the community. They add greatly to the quality of the local environment in terms of heritage and bio-diversity.

LGS designations will protect some small spaces in private ownership that surround this important place and contribute to both its setting and the setting of important heritage assets such as the Eynsham Conservation Area, St Leonard's Parish Church (Listed Grade 2*) and Churchyard, the Scheduled Ancient Monument next to it (site of part of Eynsham Abbey), the Abbey Farm site with its Grade 2 Listed Barn and the Abbey Fishponds undesignated heritage asset. These are LGS7, LGS8, LGS11, LGS12 and LGS14.

12.5 The fairly densely built up areas of the village, especially in the Conservation Area, benefit from a few green oases, on public and private land, that local people value for their beauty or historic associations or biodiversity or, where there is public access, for their recreational value. These are designated as Local Green Spaces - LGS 2, LGS 3, LGS 4, LGS 5, LGS 6 and LGS 10.

12.6 Fruitlands Wood, LGS 10, includes a "Traditional Orchard UK BAP Priority Habitat" and a small northern patch of woodland, both outside the area put forward for development by the landowner and should be protected; the rest of the site is subject to an outstanding planning application and therefore not applic-

able for LGS designation.

12.7 Residents have repeatedly said how much they enjoy local walks around the rural fringes of the village especially for the views and the wildlife. Local Green Space designations at LGS1, LGS 15 and LGS 16 will protect some of the valued scenery and biodiversity.

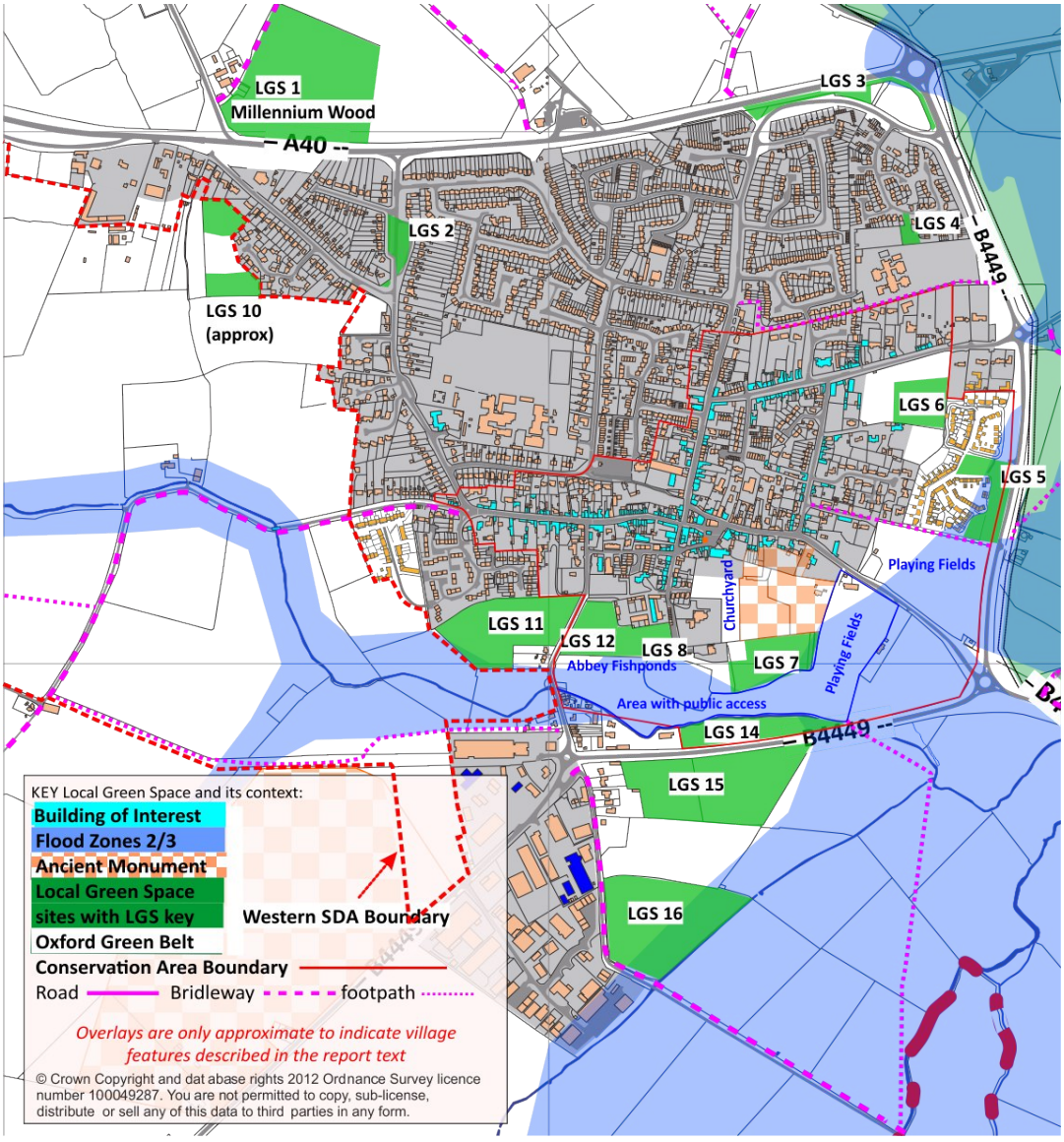
12.8 LGS15 was originally proposed down to LGS16. Although planning permission for the southern portion was refused on appeal (Dec.18), LGS designation is only sought for the northern portion, previously LGS15a.

12.9 New green spaces on allocated development sites are dealt with in ENP4.

12.10 A number of sites have not been brought forward as they are subject to planning applications. These sites should be reviewed again if the ENP is amended.

Map 3 – Local Green Space proposals.

Map3 is only an indication of the site locations – a more accurate map identifies the exact site boundaries and is included as part of each supporting document referenced in 12.1.



ENP13 Trees

Trees frame the landscape context of the village and development should, as far as practical, preserve or enhance the quality and quantity of tree cover of sites affected by development:

A Whenever possible existing healthy mature trees should be preserved, particularly as part of hedgerows and site boundaries.

B Trees lost or in poor condition should be replaced on site (or nearby) to preserve and enhance the landscape context of the village and the new development.

Reasons:

13.1 Trees in the flat landscape of Eynsham are dominant features that create the green and rural setting so important to local residents. Therefore, trees that are lost through development should be replaced with similar species and of as similar maturity as can be reasonably achieved.

Trees dominate the view where Witney Road joins Acre End Street, Merton Close and Chilbridge Road

13.2 Eynsham Parish Council should seek Tree Preservation Orders (TPO) where trees have no other protection such as Conservation Area status. There are so few trees in the built-up village that all mature examples should be preserved wherever practical and to ensure that trees are not removed prematurely before they can be protected by planning conditions. See also ENP4

13.3 Mature hedgerow trees are such a significant feature of the local landscape that there should be a general presumption in favour of preservation. Trees in poor condition may be replaced with appropriate species. When it can be demonstrated that particular trees have to be lost to development, replacements should be planted of appropriate species to contribute to an overall layout which conserves or enhances the visual impact and biodiversity of the local landscape .

REC 13 EPC Intentions:

Eynsham Parish Council should seek Tree Preservation Orders on the mature trees at sites identified on Map 3 and in the table below:

LGS 2 Trees at Witney Road Green.

LGS 4 Trees along the entire northern border of the Primary School (including those alongside Dovehouse Close open space)

Trees located in hedgerows of fields north of A40 and west of the village that are proposed as sites for development in the emerging West Oxfordshire Local Plan.

Eynsham Parish Council should consider a survey to register all village trees with a view to including the most important specimens in the proposed TPO. Local residents are already creating such a register of existing trees to support this work.

Thornbury Road from Chilbridge demonstrates how a hedge boundary helps retains a rural character.

Eynsham's countryside context – above, pasture looking north towards Freeland (proposed OCGV site) [Copyright © Sue Chapman]. Below, looking south from Chilbridge Bridleway (proposed site of Western Link Road + houses)

ENP14 Sustainable Growth.

Development shall protect the character and community of Eynsham and seek to establish similar qualities in any new settlement such as the proposed Garden Village.

All proposals shall be required to :

A Sustain the village character, which results from its walkability and its designated and non-designated heritage assets while protecting these assets and their various settings.

B Protect the wider village setting including its relationship to the Oxford Green Belt, Thames floodplain and the wider countryside. This should include evidence of sequential testing as part of all masterplans.

SDA / AAP - scale sites shall additionally:

C Make provision to mitigate infrastructure constraints including the main access roads (A40, B4449, B4044) and the capacity of existing employment, education and health facilities.

D Have approved by the LPA a masterplan and associated planning brief covering contiguous sites, particularly if allocated as one area in the Local Plan, before consideration is made of an individual proposal.

A new settlement in the Neighbourhood Area during the term of this Plan can be acceptable if it is planned together with a future expansion of the village, maintaining distinct communities while sharing to their mutual benefit facilities that neither can support alone, e.g.

E All the relevant policies of the ENP shall apply to a new settlement.

F A green buffer zone to define the boundary between the two settlements including suitable walking, cycling and riding connectivity.

G Mitigation of the negative impact on A40 and Toll Bridge traffic caused by both developments due to their scale.

Additional details are given in ENP16 and 17.

ENP 14 seeks to set a context for substantial development in the Neighbourhood Area. Additional policies (ENP16,17) relate to development whose scale could drastically affect the existing village and for which special consideration is required.

Reasons:

14.1 Eynsham has signalled a willingness to see the village expand as long as all residents, new and existing, can enjoy the current level of amenity. Eynsham is recognised as a rural service centre with a good range of services and facilities and is considered to be suitable for accommodating development of an appropriate scale and type that would help to reinforce this role. Development Policies ENP1 – 13 set out requirements for any development proposal to protect the amenity and services of all residents, to promote a quality of design and protect its open spaces whilst taking the opportunity to use previously developed land. Given that Eynsham is a balanced and lively community, it is appropriate that any new community should aspire to be likewise.

REC 14 – EPC Intentions:

Eynsham Parish Council will seek to ensure effective phasing and co-ordination between major sites by supporting the provision of an overarching plan for the timely and integrated development of such sites. The Parish Council will take into account:.

A Speed is essential in bringing forward a masterplan for any new settlement. Infrastructure must be built from scratch to create a self-sustaining community; delay will make conditions unacceptable for all residents.

B The area west of the village already has consent for 237 new homes. Timely creation of a masterplan here is also required to ensure adequate infrastructure and minimise further road congestion within the wider context of another extensive development close by.

C Attention is drawn to the Feb. 2017 Planning White Paper, which aims to "strengthen the importance of early *pre-application* discussions between applicants, authorities and the *local community* about design and the types of homes to be provided". WODC is asked to engage with Eynsham Parish Council at the earliest possible stage on all plans and proposals affecting our local community.

14.2 The appropriateness of development de-

pends not only on the impact of individual proposals but also on the cumulative impact of developments over the life time of the plan and in the longer term. There are four overarching considerations that are critical in delivering a sustainable approach to determining the appropriate overall scale and form of any major extension of Eynsham, namely,

- the village character,
- the wider landscape setting,
- the constraints on physical and social infrastructure of the village,
- identified housing needs.

The more specific site implications are considered in Appendix R2, SA 1-4.

14.3 The village character has been noted in Section 02 – The Village – including:

- compact and walkable form,
- quick and easy access to open countryside,
- opportunity to buy all day-to-day necessities within the village,
- educational, sporting and health facilities within walking distance,
- venues close at hand to support many groups, clubs and societies.

These characteristics should be retained for new developments and the existing village alike.

14.4 The wider village setting has been noted in Section 02 and Policies ENP 2,3,12,13.

14.5 Infrastructure limitation and needs have been noted in ENP 3, 6 and 7.

14.6 ENP14D seeks to preclude subdivision into smaller sites below the 'cut-off' for the application of 'larger site' requirements, contiguous sites allocated for development under the WODC Local Plan shall be regarded as one site for the purpose of the ENP and subject to a unified masterplan even though subsequent construction may be undertaken by different builders.

14.7 ENP 14C/G address road transport which is a major issue that affects the whole West Oxfordshire district. Travel Plans (NPPF 36) should be prepared to OCC guidelines and independently audited. It should make allowance for worst-case conditions when Oxford University and Schools, public and private, are in term-time operation. Travel Plans should be based on the time taken to reach a reasonable destination such as Oxford City or the A34 Trunk Route, not just the time taken to exit the village and take into account other developments allocated under the adopted West Oxfordshire Local Plan.

14.8 ENP14C-G seek to mitigate the issues that the scale of so much development could have on the existing village. Numbers of residents need not result in loss of amenity if the facilities are built to support them. The ENP prefers to set the upper limit on size by defining a maximum distance from the centre for residential development (ENP 1, Note A and B) to maintain a village environment and feel.

14.9 The total number of houses is set by the West Oxfordshire Local Plan (WOLP) (NPPF 184). However, expansion south of the Chilbridge Road could have an adverse impact on the setting of the village and requires an expensive crossing of the Chil Brook, a matter to be resolved when a masterplan is prepared.

14.10 Given the very high allocation made to the sub-region to meet Oxford's unmet housing need, it is apparent that a new settlement is required as a priority. One mechanism for building up infrastructure in a timely manner would be concentrated on the new settlement to build up that population quickly to funding the necessary infrastructure and ensure that a sustainable community is rapidly established. ENP16 gives more details.

14.11 ENP 14C seeks to protect existing employment sites as well as add new ones so that there is adequate local employment. ENV1 and ENP10 envisage the provision of employment to match new housing and the building of appropriate employment to accompany a new settlement would be in full accord with Eynsham's aspiration to become part of the Oxford Knowledge Spine.

14.12 Policies 14 – 17 of the ENP are applicable whether or not the much needed improvements to the A40 are completed during the currency of this Plan. However, planning decisions which may impede or prevents the possibility of improving the A40 at some fu-

ture date would be most regrettable.

REC 14 – EPC Intentions: (cont.)

Eynsham Parish Council seeks to ensure appropriate development conditions and infrastructure needs are included in SDA/AAP documents :

D Planning consent should be dependent on the provision of necessary infrastructure and enforcement action taken to prevent houses being occupied until agreed provision is completed.

E Larger sites shall be allocated as a whole and subject to one masterplan.

F Improvement of the A40 and Toll Bridge congestion shall be sought as a matter of urgency.

G Given the serious economic impact of A40 congestion, Transport Assessments should take into account the ability of main roads to absorb traffic, not just the technical capacity of local roads.

H Flood risk, landscape and bio-diversity should feature in any sequential assessment of the suitability of sites for development. (ENP4a)

I If a separate community is formed within the area covered by this Neighbourhood Plan, this Plan shall remain applicable to the new community until they are in a position to revise it.

J EPC should present a report to the Annual Parish Meeting to explain to local residents the effective practical operation of the ENP.

K EPC should undertake a formal revision of the Eynsham Neighbourhood Plan if a significant change to village circumstances takes place during the lifetime of this plan.

14.13 NPPF 100-103 requires Sequential Testing of sites to minimise Flood Risk. It is expected that Sequential Testing of landscape and biodiversity impact be used when determining impact on the village setting.

14.14 NPPF 112 requires the preferential use of less valuable agricultural land. The sequential assessment and hence choice of sites for development should include the preservation of the best agricultural land as a significant criterion as this is not easily replicated elsewhere. Similarly, demonstrable opportunity for bio-diversity gain should be a significant criterion in any such assessment in accordance with NPPF 112[w].

Protecting the Historic Environment (ENP14 A)

14.15 The parish's designated historic heritage assets and their settings, both above and below ground including listed buildings, scheduled monuments and conservation areas should be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place as indicated by feedback from residents[x].

14.16 Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the National Planning Policy Framework (NPPF).

14.17 The Oxfordshire Historic Environment Record should be consulted to check the suitability of sites for development and where heritage assets could be affected, either directly or indirectly, a heritage statement clearly describing the development site's contribution to the significance of these heritage assets will be expected to accompany any application for development, including a description of the measures taken to avoid or minimise harm and any measures that have specifically been included to enhance heritage assets. Where proposals would nevertheless result in unavoidable harm, this should be clearly identified along with any public benefit that could not otherwise be delivered and is considered to justify that harm. (See ENP17.4)

ENP15 Eynsham Village Centre.

Development proposals shall have regard to the need to sustain and to create opportunities to improve the character, quality, vitality and viability of Eynsham and particularly its Historic Centre and Conservation Area.

This will be achieved through:

A Maintaining and enhancing the significance of the Conservation Area*.

B Preserving and enhancing the Village Square as a space for markets and public events and as the context for its historic buildings.

C Retention of retail and other public facilities.

D Preserving and enhancing the public realm to allow people to move around easily and make use of any open spaces.

Reasons:

15.1 The village square is the main focal point of the village. It needs to be looked after and to be available as open space and for markets or other public events while setting the context for the Bartholomew Room, Parish Church and other historic buildings around it.

15.2 The wide range of retail outlets and public venues within the central zone should be retained. Access by pedestrians should be preserved while access using mobility vehicles needs improvement. Note B

15.3 Parking presents a significant issue for residents and many shops have little or no nearby parking.

15.4 Enhancement of the public realm should be a priority when considering the uses to which CIL funds should be put. See Appendix B

15.5 Currently conversion from family home to a House in Multiple Occupation (HMO) does not require planning consent. If it is considered that too many homes will be converted to HMOs, the LPA may make an 'Article 4' order restoring the need for consent to be required for a particular area to prevent the character of the area being changed.

*Some positive features identified in preparation of this Plan cannot be enforced by a Neighbourhood Plan, therefore the following recommendations are made to Eynsham Parish Council as it seeks to work with those bodies responsible for these areas of activity, including OCC, WODC.

REC 15 - EPC Intentions:

Eynsham Parish Council will seek to work with other relevant authorities to preserve and enhance the Village Centre:

A A Conservation Area (CA) appraisal should be carried out and consultations made as to any extension to the CA that may be appropriate.

B Establish the number of HMOs and consult with WODC as to whether an Article 4 order is appropriate or necessary.

The Bartholomew Room takes central location opposite the Church in the Market Square

ENP16 New Settlements.

A new settlement shall include adequate provision of employment, educational, cultural and social facilities and be in accordance with the provisions of the Eynsham Neighbourhood Plan.

Development shall be in accordance with a masterplan approved by WODC and in consultation with the Parish Council. Requirements for supporting infrastructure and services shall be established through the masterplan and, where necessary, through legally binding agreements, and shall include the following:

A Appropriate connectivity, in terms of movement, and visual separation from Eynsham including the provision of safe road crossing places for students and other residents accessing services which are shared between Eynsham and the proposed Garden Village.

B Careful assessment of the positive and negative impacts on residents of Eynsham Village particularly in relation to any shared facilities such as secondary education and healthcare.

C Vehicular access designed to minimise delays to through traffic and existing road users.

D The timely provision of adequate facilities, including a neighbourhood centre, to meet the social, educational, health, religious and cultural needs of the new community.

E The provision of appropriately designed and located employment opportunities as part of or adjacent to the development.

F Priority should be given to housing specifically adapted for the elderly or disabled close to the services at the centre of the new community.

G A free-standing new settlement shall conform to the principles of a 'Garden Village' (as set out by DCLG) in terms of its built form, interconnected green spaces, infrastructure, layout and impact on the wider countryside.

As these are strategic sites, ENP17 B to D are applicable in terms of heritage and landscape.

The West Oxfordshire Local Plan (WOLP) includes a large-scale development north of the A40 as a separate "Garden Village" settlement; this policy would be applicable to this or any new settlements which represent distinct communities which may share some facilities but otherwise be largely independent of the existing village of Eynsham.

It is appropriate for the Eynsham Neighbourhood Plan to apply to a new settlement within the Neighbourhood Plan Area to safeguard the interests of residents of both settlements. This should apply in the interim period whilst residents of the new village temporarily depend on some services in Eynsham and until the new settlement's facilities are ready and it has its own Neighbourhood Plan (or equivalent) in place.

REC 16 – EPC Intentions:

Eynsham Parish Council (EPC) will work collaboratively with all parties to bring about the best outcome for new and current residents and seek to act as local representatives of the new settlement until such time as there is adequate infrastructure on site so that the settlement is truly independent of Eynsham.

EPC should seek to ensure the LPA takes into consideration the impact on existing residents and businesses adjacent to the new development together with any designated and undesignated heritage assets, bio-diversity assets and flood zones within the existing Parish.

Where there is minimal separation between the new and existing communities, EPC should ensure continuing regard is taken of the unusual situation of two communities with their centres very closely located to ensure that the impact on the other shall always be taken into account when making planning decisions.

EPC should seek to ensure consultation takes place with both settlements on any planning application which affects either one of them.

EPC should work with all parties to improve the current traffic problems associated with the A40 and the Swinford Toll Bridge and particularly with the Highway Authority to ensure that all new road access to developments improves or, as a minimum, does not worsen traffic congestion for residents of the parish or those passing through it. This may include the protection of land that might reasonably be required for future road, rail or cycle-path provision.

There is local concern that the separation is not enough, partly based on lack of trust that the infrastructure will be built as promised, leaving new residents dependent on Eynsham with its limited parking and facilities already near to capacity. In practice, too much separation could reduce pedestrian and cycle journeys and result in more car journeys to Bartholomew School so complete separation may not be desirable.

Eynsham has very limited spare capacity, particularly in primary education and the Medical Centre.

The planning process will document measures to ensure that adequate facilities are available during the process of construction as well as at completion as part of the Area Action Plan being drawn up by WODC and which this policy is intended to inform and support. The results of the planning process will be presented to the community as a 'Masterplan', a term used in the ENP to cover all documentary output of the planning process.

When the masterplan is created, the reasons given in the following paragraphs, which represent local requirements and aspirations today, should underpin the decisions necessary to create a practical and sustainable design. Locally-led consultation should inform decisions when the inevitable technical need to alter some detail occurs as plans mature.

Reasons:

16.1 Appropriate separation and connection of two separate but adjacent settlements is necessary for their mutual benefit and to ensure no significant long-term harm will be caused by one community to the other.

For example, it would be harmful to the existing village if lack of a particular facility in the new settlement forced many new residents to drive into Eynsham where parking and traffic has been identified as an existing problem on narrow village streets.

Conversely, sharing some facilities can be mutually beneficial. For example a Health Centre in the new settlement would offer appointments to Eynsham residents as a better alternative to the longer journey to Long Hanborough and provide additional treatment capability not offered within the existing practice so saving journeys to Witney or Oxford for minor procedures (See ENP3a).

16.2 Connecting two communities with paths for walking, cycling and riding utilising the green infrastructure between and within them is entirely acceptable and supportive of Garden Village principles. (ENP8)

16.3 Garden Village design principles require that there be a structural landscape buffer between the new and existing villages, reinforcing the separate identity of the two settlements. Therefore, such separation areas shall not include residential development and would best be heavily planted with appropriate species and depth of trees and hedgerows to complement the existing landscape.

16.4 Extra junctions, roundabouts or traffic lights tend to slow traffic flow on arterial routes (such as the A40 for example) whose impact may be District or County wide. ENP16C seeks to ensure the design of new settlements minimises new junctions to prevent slowing of through traffic flow..

16.5 The A40 is critical to the whole of West Oxfordshire. Various options have been proposed for road expansion or rail provision. It would be most unfortunate if an otherwise viable scheme were to come forward only to find that all realistic routes have been built on. It is therefore expected that such future use be considered in the masterplan and, where there is a realistic prospect of a scheme coming forward during the 15 year life of the plan, that route is protected by legal agreement.

16.6 Pedestrian and cycle connections are particularly important to ensure the safety of pupils of Bartholomew School and to ensure that residents are not car-dependent to visit specialist shops, pubs and places of worship or similar 'shared' facilities.

As a basic principle – it should be easier to use the designated safe crossing places than attempt to cross the carriageway elsewhere.

16.7 Public Footpaths and Bridleways should be retained and incorporated into the landscape design, re-routed only where appropriate and

unavoidable, and incorporated into the connective and green infrastructures while remaining rural in character to provide continued access to countryside beyond the residential area.

16.8 Local employment site(s) minimise the need to commute to work, particularly if sensitively mixed in with residential development as outlined in ENP10.5. The ENP supports high-value technology businesses as appropriate given the closeness to Oxford. Out-of-centre retail use is not considered appropriate because of its adverse impact on local retail provision and its out-of-context urban form and character in a village location. Employment site size should be related to the size of the working population of the adjacent settlement(s).

16.9 ENP16E seeks to make the most of the rural setting of the site and in accordance with all provisions of ENP4 and ENP2.10, e.g. non-residential developments should be screened from the public roads and set out at low density with appropriate green infrastructure.

16.10 The provision of new community facilities is supported by ENP3 with particular attention given to ENP3a, which addresses the Primary Health Care provision for both the new community and the rest of Eynsham. A new, shared, Health Centre may be acceptable provided that it is fully accessible from both communities and offers a significantly extended and enhanced range of health-care services to both communities.

16.11 Necessary infrastructure shall be available at the time each house is first occupied (ENP3.1).

16.12 A new settlement presents an excellent opportunity for housing for extra elderly care and disabled should be prioritised close to the local facilities such as shops and community buildings. ENP1.7.

16.13 It is anticipated that modern civic and public amenity features such as pedestrianised areas, sadly limited by the historical development of Eynsham, will be incorporated in the design of a new settlement without these constraints without the need for specific policies.

16.14 In order to ensure services are provided in a timely manner, building the new 'centre' of a new settlement should be prioritised. This may best be done by building social housing first, which can usually be constructed faster than market housing as there is no reason to drag-out the build to maintain prices.

16.15 ENP5 encourages a high standard of sustainable design.

16.16 ENP16B highlights that a large development will require the expansion of Bartholomew School or alternative secondary school provision. This should be funded as part of the S106 agreement and any additional buildings should be located so as to be readily and safely accessed from both communities. Provision for use of the additional facilities for adult education is encouraged. (ENP6)

16.17 New facilities provided should not undermine the role of the centre of the existing village at the historic core of Eynsham as set out in Note B, e.g. ENP11.

16.18 It is expected that all the provisions of this Neighbourhood Plan will apply to any development within the parish of Eynsham. In the case of a distinct or separate settlement, policy which aims for development within a specific distance of the centre (e.g. ENP1) would apply in relation to the centre of the new community, not the existing one. These policies include a measure of flexibility as the commercial and social centre of Eynsham is currently well south of the geographical village centre, but such flexibility should not normally be required in a new community which should be designed with its central services as close to its geographical centre as practical. While there is an advantage to having one centre at the heart of the new community, the possibility of having decentralised 'key' facilities is not excluded.

16.19 A new settlement will share aspects of other strategic-scale sites, most notably in relation to landscape and historic assets already covered by ENP17 B to D and not duplicated here.

ENP17 Strategic Development Areas.

Strategic developments shall be in accordance with a masterplan approved by WODC and in consultation with the Parish Council. Requirements for supporting infrastructure and services shall be established through the masterplan and, where necessary, through legally binding agreements, and should include the following::

A Vehicular access through the village to new developments shall be limited ENP 7.2

B Development should sustain and enhance the significance of designated and non–designated heritage assets and avoid harm to them and their settings.

C Developments shall ensure that the rural setting of the village is retained in terms of the long-term quality and stability of any new Urban – Countryside boundary.

D The form of any development should have regard to its impact on the village edge as viewed from public paths and bridleways, particularly over open fields towards the historic village centre and significant distant landscape features such as Wytham Hill. Developments should include new paths to link in with the existing path network wherever practical.

E Due regard must be given to impact on the natural environment and safeguard existing trees, hedgerows and water-courses.

F Adequate Primary and Secondary School capacity shall be provided together with other key local services necessary to meet the requirements of ENP1 D

G Such large developments should contribute wherever appropriate to the wider community by providing or enabling new facilities of which the village is currently in need.

Development of very large sites, typically those designated as strategic or assigned Strategic Development Area (SDA) status within the Local Development Plan, will have significant impact on any existing community and justify additional requirements. Even if not not new communities, developments of this scale will be at the edge of the village and may require additional facilities. This policy should complement and inform the West Eynsham SDA process and, where applicable on matters such as heritage and landscape, the AAP process as well (ENP 16).

Reasons:

17.1 Although residents should have easy access by car to the transport network outside the village, new development should not add significantly to village centre traffic problems as set out in ENP7.2.

17.2 Access to developments should aim to minimise adverse impact on roads around the village. Consolidation of existing nearby junctions or other means is encouraged to minimise delays to both through and local traffic, which should be justified by traffic modelling offered in support of the masterplan.

17.3 Road access to SDA-scale development should not normally use the existing village roads, although such access for pedestrians, cycles and mobility vehicles should be provided in accordance with 7 Transport and 8 Connected Place. Emergency access via routes that are not normally available for through traffic are acceptable. Some routes may be open to buses and local traffic accessing the village facilities, but should be restricted to prevent through traffic in the village centre, particularly at key times such as school start and finish. Such matters should be determined in conjunction with the Parish Council as part of any masterplan.

17.4 A heritage statement should set out how a development affects any nearby heritage asset – see ENP14.17.

17.5 It has been an aspiration of WODC policy for many years to seamlessly blend the village into the open countryside beyond it to the west. Views west into open countryside and east back to the Parish Church and Wytham Hill are important features of Eynsham that contribute significantly to the rural feel of the village that is highly valued by residents. The methodology used in 'Oxford View Cones Assessment[y]' is recommended in assessing the impact of any development. A Landscape and

Visual Impact Assessment would also be helpful in meeting the requirements of ENP17D.

17.6 Public paths often provide popular access points to the countryside; the short time it takes to walk from 'urban' village streets into open countryside contributes very significantly to the perception of a rural location and is very important to retaining the 'village feel' of Eynsham given the lack of much internal green space such as a village green or park.

17.7 Hedges contribute wildlife benefits and should be retained and enhanced to screen off the development so retaining the countryside feel as much as possible.

17.8 Carefully designed landscaping of the environmentally sensitive water-courses such as the Chil Brook shall be undertaken in accordance with ENP4a. The Chil Brook is designated by the Environment Agency as a 'Main River' subject to an 8m undeveloped buffer zone to protect the river ecology.

17.9 Protection of sensitive areas, bio-diversity gain and even necessary infrastructure such as flood-alleviation ponds or swales should be incorporated into the overall design.

17.10 The negative impact of major works such as river-crossings or roads through or adjacent to open countryside on wildlife, bio-diversity and public access should be justified by matching bio-diversity gains as part of the masterplan process.

17.11 Key facilities and their spacial relationship with new homes is set out in ENP1.

17.12 Adequate school places for new residents are essential before any major development is occupied and the provision of appropriate land will be significant in achieving this goal

17.13 New developments of this scale will benefit from the existing infrastructure of the village. Although they will make specific contributions through S106 and a general contribution through CIL as set out in ENP3, there are local opportunities for contributing beyond this general scope. Eynsham has been searching for a suitable site for a new burial ground with funds set aside for this purpose. This would be an ideal use for land that is too far from the village centre for residential development and could be integrated with necessary planting for visual barriers and the landscaping (although not the burial ground itself) could merge with the floodplain or other areas too sensitive for development. The Linear Park concept also makes use of land otherwise unsuitable for building development.

Please see Site Assessments document to observe how the assessment of different sites during the creation of this Plan informed the drafting of these policies.

Eynsham Parish Council will work closely and constructively with Developers and the LPA to ensure that SDA-scale and larger developments are master-planned and the development managed in such a way that the new and existing residents receive maximum benefits while cumulative disturbance to and harmful impact on local residents is minimised.

The aspirations that follow overleaf will guide this collaborative engagement.

Looking east from Chilbridge Road in winter with Parish Church (centre) and Wytham Hill (right) provides an example of a rural edge setting as seen from outside the village.

REC 17 – EPC Intentions:

Eynsham Parish Council should seek to work with relevant partners to address the following issues identified during the preparation of the ENP but for which enforcible policy does not appear to be possible:

A When two developments of SDA or greater scale take place at the same time within the Parish of Eynsham, both projects should be phased such that the rate of building on each site is not compromised and that the infrastructure of both developments is delivered at the appropriate time.

B Large-scale developments should be planned alongside any other construction activity with regards to major infrastructure and highways to maximise the mutual benefit to both developments and minimise any short or long-term harmful effects caused by uncoordinated construction works or development.

One obvious area of potential conflict between developments is the A40 where there is an obvious need to minimise junctions and consequent traffic delays should construction occur both north and south of the road without coordinating access points.

REC 17 – EPC Intentions (cont):

C Creation of a bypass-style Link Road may have significant drawbacks. While recognising that a western link road may reduce through traffic on Witney, Acre End and Station Roads, Eynsham Parish Council considers it to be poor use of land otherwise suitable for homes and supports WOLP policy EW2 in seeking the optimum form of the Spine Road, which EPC envisages as being a street with homes fronting onto it, within the development

D EPC is also concerned at the urbanising effect of intensive residential development between the popular Chilbridge Road bridleway and the open countryside. The possibility of creating a Linear Park, including part of the land south of Chilbridge Road, should be considered as part of the SDA planning process. This would have considerable environmental and public amenity benefits while allowing the land to be an integral part of the SDA area. A Landscape and Visual Impact Assessment as part of the masterplanning process will help identify the most appropriate uses for the more sensitive 'countryside boundary' areas within the SDA.

REC 17 supporting notes:

The draft ENP provided for Regulation 14 consultation included a map intended to illustrate the Linear Park concept which has been removed as it inevitably included other details which, while incidental to the purpose of illustrating the concept, could be construed as prejudging the work that will take place as the SDA Masterplan is created.

It is enough to note that WODC included the Linear Park concept in its initial consultation paper while the owners and promoters of the land most closely affected have included a measure of support in principle for the concept in their Regulation 14 submissions. Details will be finalised as part of the SDA process.

REC 17 sets out the Parish Council's starting position as it seeks to collaborate with other parties through the SDA Masterplan process.

Appendix A: Parish Council - Major Infrastructure Goals.

Matters such as roads and transport infrastructure, such as Park and Ride sites and bus lanes, will have as direct and significant an impact on the developments within Eynsham and which are covered by the policies of this Neighbourhood Plan.

Appendix A sets out on what issues Eynsham Parish Council will seek to work with the LPA and relevant Highways Authority to mitigate the cumulative impact of these developments on the Parish of Eynsham, particularly during the inevitable masterplan development phase, based on the following goals and aspirations.

REC 18 – EPC Intentions:

Eynsham Parish Council will seek to ensure that space is retained within the masterplan to improve the A40, when funds become available, including the following.

- **A Developer funding for improvement of access to/from the A40 for both residential, employment and the Park and Ride while seeking to minimise delay to traffic to and from the rest of West Oxfordshire.**
- **B Air and noise pollution adjacent to the A40 be monitored to ensure that national guidelines are not breached.**
- **C Sufficient safe and well designed paths crossing busy roads (such as the A40 or B4449) for pedestrians, cyclists and mobility scooter users, are provided at key points to connect new developments with the existing village. The crossings should be appropriate for their expected use.**
- **D Consent for new infrastructure buildings which fall outside the remit of the Neighbourhood Plan, should include due regard to the intent of the Plan, particularly in regard to the appropriateness of particular buildings in relation to their rural location and proximity to the village and its residents.**

A1 The proposed Park and Ride will be a significant landscape feature adjacent to the village. Its layout and buildings should be designed to complement and enhance the rural location and include full screening from all sides with trees and hedgerows typical of its location.

A2 The Park and Ride presents an opportunity as a transport hub for the district with good public transport and cycle links to Hanborough Rail Station and buses to both the central and eastern areas of Oxford. However, the opportunity has to be turned into reality and hence an 'opportunity' alone should not be viewed as justification for anything without robust and realistic plans for implementation.

A3 Eynsham Parish Council will seek to encourage rationalisation of the junctions on the A40 associated with residential, business and the Park and Ride developments as part of any masterplan or AAP process. Ideally the development should help fund a realignment of the A40 as this is the most appropriate way to ensure good access to the site without causing further chaos during rush-hours while providing safe crossing for path users. If funding for additional work on the A40 cannot be achieved, the line of an upgraded A40 should still be fully planned and agreed with the highway authority and then protected by legal agreement as part of the AAP masterplan.

A4 In considering the suitability of proposed crossings it is recommended that EPC work with the Highway Authority to take account of the needs at each crossing point – the number of school students having to cross the highway to reach school for example, and the likelihood that 'at grade', bridge and underpass crossings will be used in practice and present a thorough justification for their choice in comparison to the impact on traffic flow and congestion.

A5 The impact on the village setting and nearby properties of significant structures such as bridges should also be taken into account.

Appendix B. Public Realm Projects.

Eynsham Parish Council is responsible for allocation of CIL funds – see also ENP15 D – for which the following aspirations are summarised here:

EPC intentions for public realm projects to be funded by CIL payments based on findings during consultations with residents:

A Improved parking for residents and visitors in the historic village centre.

B Implementation of traffic management and cycle path projects within the parish.

C Creating an attractive feature of the village entrances and of the approach to the business area along Stanton Harcourt Road.

D Consideration given to purchasing assets of community value where appropriate to protect them from development.

E Improved Street Scene especially near Spar, Harris's Corner and Library.

F Providing facilities at new allotment sites.

G Creating a village museum.

H The Parish Council should publish and maintain a list of projects with approximate costs so that residents can comment on the projects chosen and funds can be allocated to appropriate projects in a timely manner.

A10 On-street parking, particularly in the historic village centre, has been identified by residents as a major cause for concern which may be improved by adding parking restrictions for the existing village to the Traffic Orders that will be required to enable developments. Improvements to the physical layout of parking spaces will be a suitable project for CIL funding. See ENP9.

A11 Amendments to Traffic Orders and CIL or S106 money may also contribute to

- Completion of the West Oxford Community Path/cycleway within the Parish of Eynsham
- Implementation of a 20 mph speed limit on existing village roads.
- Improvements to key street-scene locations such as the library, Spar and Co-op.

A12 'Assets of Community Value' may be purchased by the Parish Council to protect them from unwanted development under particular circumstances. The Parish Council should consider if this is appropriate where Local Green Space designation is not granted.

A13 Although not specifically mentioned by residents it is recommended that well-placed public seating be installed to encourage and enable residents to walk further to shops, bus stops and the like.

Example project idea – an improved "Library Square"

1. New shared surface to link footpath and road.
2. New tactile kerbs.
3. Street trees.
4. Paving bands.
5. Double-sided benches
6. Cycle stands.
7. Planting tubs.
8. Level entry to shops.
9. Delivery bay.
10. Improved library access.
11. New road surface.
12. Trees retained.
13. Ramp to normal road level.

Appendix C. Explanatory Notes.

A Neighbourhood Plan has to be accepted by residents through a referendum and therefore must be accessible to all residents, not just those who understand the planning terminology that is used of necessity in a document that will be used by planners. These notes form an integral part of the Neighbourhood Plan and take the form of question and answer.

Q. Do developers have to follow the plan?

A. The policies (in blue) must be followed. The terms 'shall' and 'should' are often used with the following meanings:

Shall or must indicates a requirement critical to achieving an objective of the Eynsham Neighbourhood Plan (ENP). Often relating to a required process or principle, failure to comply will result in inevitable refusal of permission except under exceptional circumstances where it can be demonstrated that the community will suffer a more serious loss if the requirement is not complied with.

Should indicates a requirement that is considered very important to achieving an objective of the ENP. Failure to meet such requirements will give grounds for refusal of permission unless a clear, perhaps alternative but comparable, benefit can be shown to outweigh the negative effects of failing to meet each requirement.

Q. Why do you include 'get-outs' like the 'except where...' comments above?

A. The policies are implemented by elected (WODC) representatives who need to have some discretion when deciding what is the best option for the community they represent as it isn't possible to write rules which cover every circumstance.

Q. Why have so many policies that are prescriptive; what about market-forces?

A. Eynsham is well placed between Oxford City and the countryside of West Oxfordshire and as a result house prices are high and in no way limited by the cost of building which is typically less than 50% of the price of each dwelling.

Under these circumstances developers are able to sell anything they put up. Homes built in Eynsham should possess an excellent standard of design, energy efficiency and landscaping but there isn't any market pressure to 'build better' as anything will sell. We believe it is necessary to establish high but realistic standards to ensure that responsible developers are not undercut by those who are less concerned with building long-term, sustainable homes.

Q. Why don't you insist that every house is an eco-home then?

A. Currently, national policy doesn't allow that as it might prevent house building in places where the cost of building is a much higher portion of the total cost. In our case, the cost could be taken off the extra value of land when it is given planning consent which is a windfall profit given to private owners. Homes that do not fuel climate change are a benefit to the whole community and so we hope that landowners and developers will use their windfall to build really excellent houses and benefit the whole community, but we cannot force the issue as the law stands today.

Q. Why are you so keen on large developments – many residents want lots of smaller ones?

A. Large developments are often associated with standard house designs that lack much 'soul' and often don't seem to fit with what's already there. We think this should be addressed by policies that apply to all developments, not just some; we hope our policies will prevent poor developments.

However, large developments built to a masterplan, which integrates homes with infrastructure in considerable detail, are the only way to ensure that large infrastructure such as new roads, schools and public buildings can be delivered.

Developers would love lots of small sites as they would not have to provide these facilities. For this reason our policies insist that large sites are developed as an integrated whole.

Q. Why does ENP1 and Note A emphasise a 1200m limit for development? Why not 1150 or 1250m?

A. Residents have often stressed the need to keep Eynsham feeling like a village. When we unpack this 'feeling' the main spatial element is the closeness to the countryside. Given Eynsham's near-circular form we have sought an objective measure to judge how easy it is for people to walk from the edge to village facilities and from the built-up centre to the open countryside. As there isn't a clear commercial centre, we have identified a nominal centre with

reference to public facilities in use on a regular basis in Note B. We consulted published guides on what is a walkable distance; these include 2000m for students to senior school and 1200m as the maximum for normal journeys. The next complication is that walking is rarely possible in a straight line so an allowance for that has to be made in defining a zone which can be part of the built-up village and what should be open countryside.

We have taken our 1200m walking distance and reduced that to a distance of 1000m 'as the crow flies' from the centre to where we think the ideal limit to the urban extent of Eynsham should be. Almost all of the existing village is within that area so we consider this a fully justifiable choice.

We have added a second zone of 1200m radius which we regard as less than ideal but tolerable for development given the pressing need for homes; beyond that, development should only be permitted under exceptional circumstances, two of which are suggested in the ENP.

There will always be arguments about precise numbers but we believe the ENP offers objective and justifiable figures to guide the LPA in making the final decision in each case.

Appendix D – Road types.

ENP7 – Transport describes a hierarchy of three road types – this is the definition of each type.

'**Main Roads'** are A40, B4449 and B4044 used by traffic to and from the village providing links to neighbouring villages, towns and the the national road network. If these roads are blocked, traffic will not be able to come or go to the village or its associated employment sites; the ENP endeavours not to add any requirements which would slow down traffic on these roads which affect a far wider area than just Eynsham.

'Link Roads' connect new residential or employment sites to the Main Roads. They will be designed to a suitable standard for through (including HGV) traffic and to enable access to the new developments and designed to provide quick, safe routes with minimal, if any, homes directly onto them so they may have speed limits of 30-40 mph. Safety of pedestrians and cyclists would be ensured by cycle lanes and suitable crossings provided at natural crossing places

'Residential Streets' should be places primarily for people where vehicles are also permitted. It is currently the Parish Council's intention that all residential streets throughout the village have a 20 mph speed limit and measures are planned for existing roads to bring speeds down to this level. Therefore, unless a 20 mph limit is not generally adopted within the village, all new streets should be designed to keep speeds below 20 mph.

Developers will be expected to show appropriate references to standard design guides such as the 'Manual for Streets' and the Sustrans 'Handbook of Cycle-friendly Design' to demonstrate that transport infrastructure has been well designed as part of their planning submission.

Similar standards would also be expected within employments sites where appropriate.

Developers are encouraged to adopt 'Home Zone' or similar standards which offer an even higher standard of pedestrian safety where they consider this practical.

Appendix E – abbreviations.

Abbreviations are defined where first used – see link

ENP	Eynsham Neighbourhood Plan.
EFSG	Eynsham Futures Steering Group.
EPC	Eynsham Parish Council.
WODC	West Oxfordshire District Council.
OCC	Oxfordshire County Council.
LPA	Local Planning Authority – currently WODC.
LDP	(WODC) Local Development Plan.
NPPF	National Planning Policy Framework
SA	Sustainability Assessment.
SEA	Strategic Environmental Assessment.
HGV	Heavy Goods Vehicle
S106	Section 106 agreement... and....
CIL	Community Infrastructure Levy … *methods by which developers pay to ensure necessary services are provided, from schools to allotments*

REFERENCES

a Natural England Reg 14 reply. https://eynsham-pc.gov.uk/variable/organisation/173/attachments/NEresponseENPnov18.pdf

b "Rural community profile for Eynsham" prepared by ACRE for ORCC, November 2013

c For more details see Creating Successful Masterplans published by CABE

d As set out in the Building for Life 12 (BfL12), 3rd Edition, Design Council CABE/Home Builders Federation, Jan 2015, http://www.designcouncil.org.uk/resources/guide/building-life-12-third-edition

e An updated version of BfL12 should be used when available or an equivalent verifiable third-party comprehensive quality standard may be used at the LPA's discretion.

f For example using standards such as HAPPI - http://www.housinglin.org.uk/Topics/browse/Design_building/HAPPI

g Homes capable of easy adaption for the less able http://www.lifetimehomes.org.uk/

h More detail than the district-wide assessment would be appropriate at masterplan stage but not the level expected of a full planning application. See West Oxfordshire CIL and Local Plan Viability Final Report Feb 2015 section 10

i * Regulation 122 of the Community Infrastructure Levy Regulations (as amended)

j Further information for Developers on sewerage and water infrastructure can be found on Thames Water's website at: https://developers.thameswater.co.uk/

k Demystifying Green Infrastructure, UK Green Building Council, 2015. https://www.ukgbc.org/wp-content/uploads/2017/09/Demystifying-Green-Infrastructure-report-FINAL.pdf

l Natural England recommends the use of one or other of the following bio-diversity impact calculators: https://www.gov.uk/government/collections/biodiversity-offsetting#guidance-for-offset-providers-developers-and-local-authorities-in-the-pilotareas or http://www.environmentbank.com/impact-calculator.php. Note; the 'Guidance for developers' and 'Guidance for offset providers' documents provide a calculation method.

m Schedule 41 lists priority species http://publications.naturalengland.org.uk/publication/4958719460769792

n Watercourse impact , including the Thames and Evenlode, assessed under Water Framework Directive (WFD) through the Thames River Basin Management Plan (RBMP)

o Scottish standards set out in section 7.1 : http://www.gov.scot/Resource/0050/00501006.pdf ENP5.

p Until CABE code is replaced, Passivhaus is one accepted zero-carbon standard http://www.passivhaustrust.org.uk

q e.g. Solar installation on Eynsham Village Hall financed by Oxford Low Carbon Hub (www.lowcarbonhub.org) in co-operation with Eynsham's Transition Town group GreenTEA (https://greenteaoxon.net).

r Advice from Natural England indicates that sedum matting is not an ideal green roof and makes reference to http://livingroofs.org/ as a source of suitable information. ENP5.10.

s These derive from a Written Ministerial Statement dated 25 March 2015

t OCC are preparing a cycling design guide due Spring 2017 which should be consulted when available.

u Manual for Streets 2014, *https://www.gov.uk/government/publications/**manual-for-streets***

v Home Zone Design Guidelines *www.theihe.org/wp-content/uploads/2013/08/**HomeZone**Gudelinesv2.pdf*

w Natural England draws attention to http://publications.naturalengland.org.uk/publication/35012

x Resident's responses on local history are recorded in http://eynsham-pc.gov.uk/variable/organisation/173/attachments/history_theming_final.pdf

y See https://www.oxford.gov.uk/info/20064/conservation/876/oxford_views_study

These external links are offered in good faith but may be changed or removed at any time.

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