



**Eynsham Neighbourhood**

**Plan 2017 – 2031**

# **Superseded Document.**

**This is not the current version of the Eynsham  
Neighbourhood Plan Document.**

**Please use the current version which can be found on the  
[Eynsham Parish Council web-site](#)**

# Eynsham Neighbourhood Plan

## Sustainability Assessment – Scoping Report

Version	v#	date	Nature of change	Editor	Reviewers
Draft		29/09/15	First formal release	RA	
Draft	v0.2	02/01/16	Update	RA	
Draft	v0.3	12/04/16	Reformat	RA	

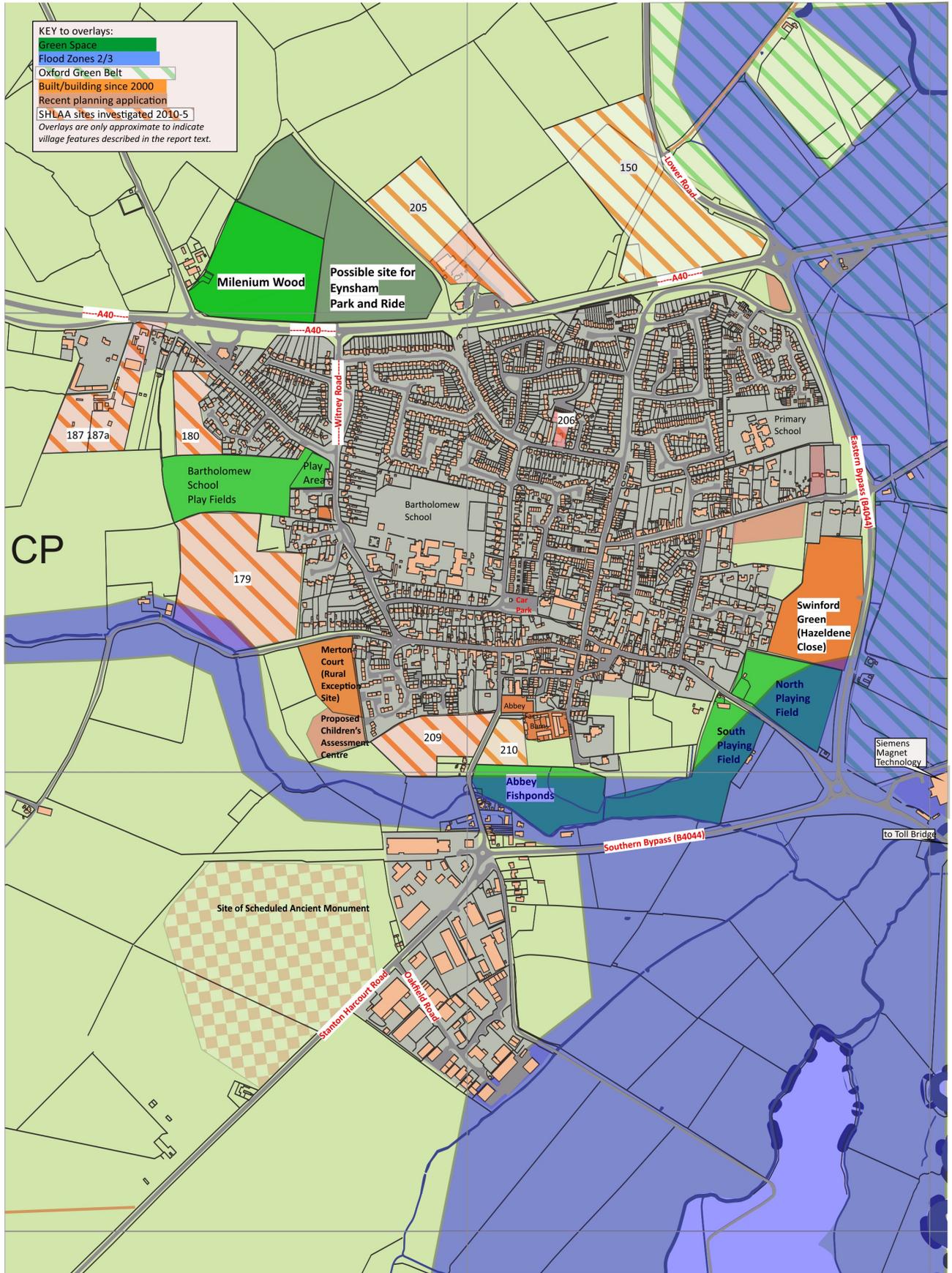
### Table of Contents

Map of the built-up area of Eynsham.....	3
1 Introduction.....	4
1.1 Purpose of this report.....	4
1.2 The Eynsham Neighbourhood Plan (ENP).....	4
1.3 Basis of the Scoping Report.....	4
1.4 Scoping Report Outline – Key Issues and limits on sustainability.....	5
2 Method.....	7
2.1 Stages of Sustainability Assessment.....	7
2.2 Sustainability Assessment - Stage A.....	8
A1. Identifying other relevant plans, programmes and sustainability objectives.....	8
A2. Collecting of baseline information.....	8
A3. Identifying Sustainability Issues and Problems.....	9
A4. Developing the SA Framework.....	9
A5. Consulting on the scope of the SA.....	9
3 Policy Context.....	10
3.1 Local Policy Context.....	10
4 Sustainability Context.....	12
4.1 Baseline Information.....	12
Section A. Nature Conservation and biodiversity.....	12
Section B. Landscape and Townscape.....	12
Section C. Air Quality and climate factors.....	13
Section D. Heritage and archaeology.....	13
Section E. Soil and Geology.....	13

Section F. Water.....	13
Section G. Human Population.....	14
Section H. Health.....	14
Section I. Material Assets.....	15
Section J. Employment and Jobs.....	15
Section K. Education and Skills.....	16
4.2 Issues, Problems and Trends.....	18
Table 4.2: Summary of Sustainability Issues and Problems, from WODC emerging Local Plan SA.....	18
S1. Planning for an ageing population.....	18
S2. House prices have outstripped incomes.....	19
S3. Specific health issues.....	19
S4. Poverty caused by lack of jobs and low skill levels.....	20
S5. Low level of crime but speeding vehicles and antisocial behaviour are concerns.....	20
S6. Access to public transport.....	21
S7. Commuting numbers and distances increasing.....	21
S8. Air quality.....	21
S9. Limited brownfield land puts onus on developing greenfield sites.....	21
S10. Waste collection and recycling.....	22
S11. Energy efficiency and decentralised energy for new developments.....	22
S12. Designed-in resilience to cope with more frequent extreme weather events.....	22
S13. Connected green spaces within new developments to benefit wildlife.....	22
S14. Archaeological and historical conservation.....	23
S15. Ensuring flourishing business and industrial area.....	23
S16. Large scale Gravel Extraction presents economic and amenity risk.....	23
5 Sustainability Assessment Framework.....	24
5.1 Assessment Considerations.....	24
5.2 Impact of development.....	24
1.Ensure everyone has the opportunity to live in a decent, sustainably constructed, affordable home .....	25
2.Improve health and well-being and reduce inequalities .....	25
3.Promote thriving and inclusive communities .....	25
4.Improve education and training .....	25
5.Maintain a low level of crime and fear of crime .....	25
6.Improve accessibility to all services and facilities .....	25
7.Improve the efficiency of land use .....	26
8.Reduce waste generation and disposal .....	26
9.Reduce air pollution and improve air quality .....	26
10.Address causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	26
11.Protect and improve soil and water resources .....	26
12.Reduce the risk from all sources of flooding .....	26
13.Conserve and enhance biodiversity and geodiversity .....	26
14.Conserve and enhance landscape character and the historic environment .....	26
15.Maintain high and stable levels of employment .....	27
16.Promote sustainable economic growth and competitiveness .....	27
17.Adverse impact on local people – during and after construction.....	27
18.Medical facilities.....	27
19.Burial Ground.....	27
20.Local Green Space designation for specific areas.....	27
Appendix A. Initial Consultations.....	28
A.1 Neighbourhood Plan Launch – March 20 and 21st, 2015.....	28
A.2 Follow-up events -.....	28
A.3 Public Meeting – October 7th, 2015.....	28

**Key:** *Italics are comments about the issue – not the proposed text of the report. The text in this section will be updated in due course.*

Map of the built-up area of Eynsham.



© Crown Copyright and database rights 2012 Ordnance Survey licence number 100049287. You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form.

# 1 Introduction.

## 1.1 Purpose of this report.

Eynsham's Neighbourhood Plan will set the planning policy for the Parish for 15 years and the buildings themselves are likely to remain part of the village almost indefinitely. Design for the long-term and for true sustainability are a natural requirement for the Plan

In addition, it is a requirement of UK<sup>1</sup> and EU<sup>2</sup> law that the principles of sustainable development be incorporated in all levels of Planning Policy. To ensure this for Eynsham's Neighbourhood Plan, a Sustainability Appraisal (SA) will be a key element on the formation of a viable Plan.

This document summarises what the SA will contain, how it will be conducted and the criteria which will be used in ensuring that the Eynsham Neighbourhood Plan is both sustainable and deliverable while meeting the reasonable needs and aspirations of current and future village residents.

The SA will comply with that of West Oxfordshire District Council (WODC) which forms part of the emerging WODC Local Plan<sup>3</sup> to ensure consistency with the Local Plan and that all legislation and policies identified as relevant to Eynsham by WODC are addressed in the SA.

## 1.2 The Eynsham Neighbourhood Plan (ENP).

The plan is being prepared by the Eynsham Futures Steering Group (EFSG) under terms of reference set out by Eynsham Parish Council who are the AUTHORISED BODY. The plan is REGISTERED with the local planning authority, West Oxfordshire District Council, who provide support along with Oxfordshire County Council.

EFSG has been formed with three Parish Council members together with a number of other village residents and representatives of the local community.

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 these older houses built right up to the pavement. The village has been developed in stages to the form shown on the attached map (previous page).

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 corners 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 but there is green space on the village fringe, usually on the flood plain itself.

## 1.3 Basis of the Scoping Report.

WODC Local Plan is in preparation and the section dealing with the specifics of the Eynsham, Long Hanborough and Woodstock sub-area has been delayed to concentrate on the larger development plans for the three major towns. The housing quota for Eynsham Parish has fluctuated but currently stands at 250 dwellings more than already approved.

EFSG considers it prudent to consider more than this number given Eynsham's location so close to Oxford with its plans for economic growth based on science and technology developed at the University, which is seen as an essential element in ensuring the economic sustainability of the village. It is also likely that some other parts of Oxfordshire (e.g. Oxford City) will be unable to deliver on their allocation, resulting in an increased requirement from other adjacent areas.

The evidence base of the ENP will include the Eynsham Design Statement (2001), Eynsham Parish Plan

(2006) plus analysis of Census and similar official data presented in “Rural community profile for Eynsham” prepared by ACRE for ORCC, November 2013<sup>4</sup>.

Consultation with local residents, together with other stakeholders such as schools and businesses, has started with open-ended questions about the present state of the village and their concerns and hopes for the future. This approach was taken to avoid 'leading' questions at an early stage of the process. Information has been collected into themes which will be correlated with the scoping report to ensure that residents ideas, hopes and concerns are being taken into account at this early stage.

Now that residents own words have been heard, EFSG has prepared a conventional questionnaire form to gather quantitative data on the strength of opinions throughout the community on issues raised which are relevant to a Neighbourhood Plan.

Consultations are noted in Appendix A which will form the basis of the “Consultation Statement” to be offered as part of the evidence base of the Plan.

### **1.4 Scoping Report Outline – Key Issues and limits on sustainability.**

Two spacial issues dominate sustainability in the parish of Eynsham – a lack of space within current boundaries and the poor transport infrastructure which limits access to and from the village.

Eynsham fits neatly into the arc which makes up the West Oxford 'knowledge spine' running from Harwell and Didcot through Abingdon to Begbroke and Bicester which poses a significant opportunity for enhancing economic activity with high value jobs. There is a corresponding threat posed by a lack of local property that is affordable by even highly qualified graduate staff.

The village appears 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 historic Toll Bridge. However 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 trying to get to Oxford or the south.

Oxfordshire County Council (OCC) has announced plans for a roundabout giving access to a new Park and Ride on land it owns just north of Eynsham which should improve access to the A40 from the west side of the village. An electronic toll collection system to speed up traffic flow over the Toll Bridge has been suggested but implementation will depend on the bridge owner. Currently OCC are revisiting an old plan for a bus-lane between the village edge and the Toll Bridge.

Development to the east, south and south-west of the village is prevented by flooding (and the east is also Green Belt). Traditionally the A40 has been seen as a barrier to development to the north and WODC have prevented development west of the village as they valued the way the village blends into the open countryside of rural West Oxfordshire. There is no way to achieve our goal for new homes without crossing one of these traditional barriers to development.

The emerging WODC Local Plan currently identifies a number of sites for development but they are all isolated from each other making it difficult to deliver the necessary infrastructure to make the whole sustainable. Development to the west has been considered the least worst option but so far it is not clear how these individual developments could be delivered in a way which will provide acceptable vehicle access for current and future residents. Sites north of the village were also identified and the third connecting site now appears to be available. Together these sites could be enough to fund the essential connection to the village for pedestrians and cyclists that development north of the A40 demands.

EFSG will work with WODC to develop the details of the emerging Local Plan to address these issues as far as is practical but aware that some of the problems are not directly affected by Planning Policy.

**Table 1: Eynsham Neighbourhood Plan – Sustainability Objectives of the Plan.**

<p>Housing</p>	<p><b><i>Recognising that a decent, sustainably constructed and affordable home in a pleasant environment is a basic requirement for ensuring the well-being of all members of the community:</i></b></p> <p>Decide the appropriate number and types of homes required to meet the needs of existing and future village residents.</p> <p>Identify sites with the potential to deliver the homes required together with the necessary infrastructure to support the needs of individuals and the community generally.</p> <p>Create a comprehensive Plan document so that lessons learned in preparing the plan are not then ignored during the development itself.</p>
<p>Environment</p>	<p><b><i>Recognising that we are part of our natural surroundings and need to maintain and enhance both the natural and the built environment:</i></b></p> <p>To integrate new development with the design and setting of the existing village.</p> <p>To minimise adverse impacts on people and the natural/historic environment while encouraging access to and beneficial use of the countryside for both residents and wildlife.</p>
<p>Transport</p>	<p><b><i>Recognising that we cannot thrive in isolation and that people and businesses must have good access to and from the village:</i></b></p> <p>To encourage active mitigation of the current road access problems already faced by residents and businesses to ensure long-term viability of new developments.</p>
<p>Economy</p>	<p><b><i>Recognising that thriving and sustainable businesses are necessary for the local economy:</i></b></p> <p>To encourage the regeneration of the business and industrial area to the south of the village while ensuring existing businesses thrive and provide work for new residents.</p> <p>To allow for non-traditional housebuilding such as self-build, small-holding and the like to better use the countryside close to the village.</p>
<p>Community</p>	<p><b><i>Recognising the value of families and the wider community in contributing to the well-being of all generations, especially younger, older and disabled residents:</i></b></p> <p>To share the benefits of new developments with all residents, recognising that previous piece-meal developments have not always mitigated the full impact they have had on services, particularly schools and healthcare facilities.</p> <p>To ensure that new properties address important issues for existing residents such as an ageing population, more homes for single persons, down-sizers, young people and key-workers from the village forming their first households.</p>

## 2 Method.

### 2.1 Stages of Sustainability Assessment.

Sustainability Assessment will follow the 5 Stages (A to E) process from Table 5, p24 of “[A practical guide to the Strategic Environmental Assessment Directive \(2005\)](#)”. The term Sustainability Assessment Framework (SAF) is used to describe the means and process whereby the Sustainability Assessment of the Neighbourhood Plan will be assessed.

The stages are listed in Table 2 below and put into the context of the ENP on subsequent pages.

**Table 2.1 : Sustainability Assessment Stages**

Stage A	Setting the context and objectives, establishing the baseline and deciding on the scope of the SA
A1	Identifying other relevant plans, programmes and sustainability objectives
A2	Collect baseline information
A3	Identify sustainability issues and problems
A4	Develop the Sustainability Assessment Framework.
A5	Consulting on the scope of the SA to ensure it covers all the significant impacts of the ENP
Stage B	Develop and refine options within the ENP and assess the effects.
B1	Test the ENP against the Sustainability Assessment Framework
B2	Develop and refine possible options identified in the ENP
B3	Predict the effects of the ENP, including the options
B4	Evaluate the predicted effects of implementing the ENP, including the options
B5	Present measures to mitigate any detrimental effects of implementing the ENP
B6	Present measures to monitor the impact of the ENP during implementation.
Stage C	Prepare the Sustainability Assessment Report in a form suitable for public consultation, including preferred and non-preferred options.
Stage D	Formal consultation on the draft ENP and its SA
D1	Allow the public and relevant bodies to comment on the ENP and on its SA report, gathering additional information through the comments made.
D2	Evaluate the effects of any changes considered appropriate in the light of comments made.
D3	Make documented decisions on the options and provide feedback on how each comment was taken into account in preparing the final form of the ENP.
Stage E	Monitoring the significant effects of implementing the ENP
E1	Finalise plans for monitoring the effects of implementation and comparing them with those predicted.
E2	Prepare plans for responding to (mitigation of) adverse effects of implementation.

## 2.2 Sustainability Assessment - Stage A.

Stage A covers the creation of this Scoping Report and sets out the subsequent steps.

### A1. Identifying other relevant plans, programmes and sustainability objectives.

Section 3 offers a review of the policy 'context', noting the sustainability objectives, targets or requirements included within each policy identified as relevant to the ENP.

Extensive reference will be made to the context review in WODC scoping report prepared for the emerging Local Plan<sup>5</sup>, specifically Appendix II, pages 1 to 41.

### A2. Collecting of baseline information.

Baseline information is based on the Eynsham Parish Plan (2006) plus an analysis of Census and similar official data. This information will be compared with a more recent collection of the current issues and concerns of village residents to see if these have changed in the last 10 years.

Further gathering of quantitative data is planned as part of the SA process.

Data will be presented under the categories recommended by the SEA Regulations<sup>6</sup>.

**Table 2.2 : Baseline data categories**

A	Nature conservation (biodiversity, flora and fauna)
B	Landscape and townscape
C	Air quality and climate factors
D	Heritage and archaeology
E	Soils and geology
F	Water
G	Human population
H	Human health
I	Material assets
J	Employment and jobs
K	Education and skills

Evidence will be presented, where possible, for the sustainability baseline in the form of

- Information on current situation and trends
- Details of any existing targets and an assessment of the situation relating to them.
- Information specifically relevant to areas likely to be affected by the ENP.
- Data gathered at national, county or district level will be used where more local data is not available, noting the relevance and applicability to the Parish of Eynsham and the ENP.

**A3. Identifying Sustainability Issues and Problems.**

Analysis of baseline data ( 4.1 ) and a review of the sustainability issues identified by WODC will be made to ensure their relevance to Eynsham. An initial assessment is presented in 4.2

Relevance for Eynsham will also be checked against the 2006 Eynsham Parish Plan responses and the comments received at recent ENP launch events.

Further checks of relevance will be made through questionnaires as the ENP is developed and at the time that this SA scoping report is subject to consultation (Stage A5. ).

**A4. Developing the SA Framework.**

The SA Framework will be derived from the WODC SA report<sup>7</sup>, amending the framework to ensure it is relevant to the situation of Eynsham.

The framework will be made open to public comment in draft form via Eynsham Parish Councils web-site and publicised on village noticeboards and through Eynsham News (delivered to all parish households)

**A5. Consulting on the scope of the SA.**

This document will be submitted to the following for consultation:

- WODC and OCC.
- The Environment Agency
- English Heritage
- Natural England
- Local groups, particularly those with an interest in sustainability.

and made available via the Parish Council Web-site for general local comment.

All responses will be recorded and used as feedback to amend the SA where appropriate.

At this stage the strategic options to be tested appear to be

1. Housing growth concentrated to the west of the village.
2. Housing growth concentrated to the north of the village.
3. Plan for only the minimum acceptable number of new homes.
4. Plan for more than minimum housing growth to fund additional infrastructure.
5. Options for economic development, including regeneration of the Southern Industrial Area, perhaps including a degree of residential development as well. It is also possible that economic development may offer a better chance than residential development for necessary infrastructure such as better road access.

Other items for consideration as the plan develops include

6. Non-traditional use of land, particularly at the village edge, such as small-holding, self-build and non-permanent dwellings for Travellers.
7. The permanent protection of specific village features through obtaining a “Local Green Spaces” designation and through Tree Preservation Orders.

### 3 Policy Context.

#### 3.1 Local Policy Context.

Local policy context down to District level can be found in the WODC scoping report prepared for the emerging Local Plan<sup>8</sup>, specifically Appendix II, pages 1 to 41 and to duplicate the list here will add no value to this report.

Instead, the following table presents the ways in which the ENP will approach its task, using the 16 key sustainability issues listed in section 3.43 of the report mentioned above.

**Table 3.1: Sustainability Issues identified from WODC emerging Local Plan SA applied to Eynsham**

	ENP element	Sustainability issue identified
S1	Social – supporting an ageing population	Housing design must suit all ages (e.g. 'lifetime homes' standard) with some smaller homes suitable for down-sizers; suitable healthcare and transport infrastructure must also be provided.
S2	Social – unaffordable housing is forcing the generations apart. Economic. (see S15)	It is increasingly difficult for local people to enter the local housing market making inter-generational support less practical and reducing the social cohesion that comes when grandparents look after children and adult children support their ageing parents
S3	Social – specific health issues for young and old helped by better access to countryside.	Mobility and general health of old people as well as obesity in children can be mitigated by an increase in physical activity. Mitigate by better access to the countryside and ensuring that walking or cycling to school is practical.
S4	Social – poverty caused by lack of jobs and skills	Unemployment is typically low and skill levels are generally adequate in the Parish – this item is less significant to Eynsham.
S5	Social – fear of antisocial behaviour and speeding	Fear is more of an issue than crime; landscape/environment design needs to make people feel more secure
S6	Social – exclusion due to lack of public transport	Public transport accessibility is generally good but landscape design must allow easy access to public transport from new developments and not impede the free flow of public transport by adding congestion.
S7	Social – poor work-life balance driven by long commutes and traffic delays	More people are wasting more time commuting. The A40 between Witney and Oxford, seen as one of the County’s worst congestion problems, runs adjacent to the village, seriously delaying access for businesses and commuters
S8	Environmental – air quality	Air quality objectives currently met but remains a risk due to A40 congestion.
S9	Environmental – building homes will eat into the countryside	Apart from the old nursery site, brownfield land is limited to the industrial area which is still required for business use so housebuilding will largely be on greenfield sites. Such urban extensions may be relatively sustainable if, but only if, the infrastructure required to support them is provided and efficient use is made of the land.
S10	Environment – waste generation and collection	Waste collection and recycling are well managed at District level. The 'bring' site in Back Lane remains a source of nuisance due to fly-tipping
S11	Environment – help to meet international CO <sub>2</sub> targets	New developments must feature increased energy efficiency and the use of renewable and low-carbon decentralised energy production

S12	Environment – resilience in the face of more extreme weather events	New developments and infrastructure must be designed to be resilient to the effect effects of climate change as new developments will have a 20-100 year life-span.
S13	Environment – ensuring biodiversity is maintained or enhanced	Although there are no sites of special biodiversity in the parish, connected green spaces within new developments are essential to 'ordinary' wildlife such as sparrows and hedgehogs, both in serious national decline.
S14	Environment – maintaining historical and cultural heritage	Although not having the world-class archaeological and historical assets of some nearby locations, conserving those we have, including the site of Eynsham Abbey and many listed buildings, remains important to local residents aware of the long and well-documented history of the parish.
S15	Economic – ensuring the local economy thrives to support a prosperous community	The parish appears prosperous with low unemployment and good levels of economic activity but occupation levels in the business / industrial area has been poor and the large employers have reported problems due to poor access and difficulty in attracting highly skilled staff to an area where even they cannot afford to buy homes. Long-term prosperity is less likely as a dormitory for Oxford.
S16	Economic – encourage long-term prosperity with high added-value businesses.	The parish is on a significant gravel deposit and feels threatened by regular attempts to exploit this, right up to the eastern village boundary, particularly if low-tech extractive industry gets in the way of high-tech ones.

## 4 Sustainability Context.

### 4.1 Baseline Information.

Baseline Information is derived from the WODC scoping report prepared for the emerging Local Plan<sup>9</sup>, specifically paragraphs 3.11 to 3.42 of that Plan.

The WODC data is compared with that supplied by OCC Data Observatory/ACRE report<sup>10</sup> and tested against recently gathered local information.

The categories for baseline information are listed in A2. Table 2.1

#### Section A. Nature Conservation and biodiversity.

The parish does not include any Conservation Target Area (CTA)<sup>11</sup> as Eynsham Hall is just north of the CP boundary and well away from any area proposed for development. There are green spaces on the edge of the village which provide space for wildlife while allowing public access to appreciate it

- The Millennium Wood, north of the A40, owned by Woodland Trust.
- Meadowland / flood plain east of the village between A40 and the river Thames.
- Eynsham Abbey Fish-ponds site (managed by the Parish Council) alongside the Chil Brook.
- Meadow and arable land south of the village.
- Arable fields and rough meadow westwards from the village edge.

Bird population features flocks of Fieldfares and Redwings on the fields in winter, Swifts nesting in older properties make their presence obvious in summer while Buzzards, Red Kites, Kestrels and Sparrowhawks are seen daily indicating a good if relatively unspectacular level of bio-diversity.

#### Section B. Landscape and Townscape.

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 round to the north east corner 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 but there is green space on the village fringe. To the east and south the landscape is flat, silt over gravel and used for arable crops but subject to regular flooding from the Thames, Evenlode and the local Chil Brook which drains much of the land west of the village.

The land to the west of the village is once again flat and arable with some small areas of woodland. Currently the village tends to blend into the landscape to the west and has always been seen as the point at which the rural part of West Oxfordshire begins. To the north west the hamlet of Barnard Gate is more wooded and graded as the land rises from the Thames gravel.

The built environment includes elements from the medieval through to modern. The map indicates the stages of development over the years. The 'centre' is fairly spread out with shops along the roads which converge near the small square and Parish Church.

Older buildings are mainly stone, some recycled from the medieval Abbey, while red brick became more popular in the 19th century. There is no strong sense of a local style and many recent developments have taken this as a reason to build in lots of different materials in a way that often looks more untidy than architecturally interesting.

The conservation area was established in 1975 and there are a significant number of interesting listed buildings.

### Section C. Air Quality and climate factors.

Busy roads bound the village on three sides. The A40 borders the northern edge and is so busy that it must affect the air quality especially for residents living nearby although no part of the Parish is an Air Quality Management Area.

The B4044 Southern and Eastern bypass has moderate traffic outside peak hours but there are regularly queues on both stretches towards the Toll Bridge in the morning peak (queue is on the other side of the river in the evening). There are fewer houses along this road than the A40.

The centre of the village can become clogged with traffic, particularly if a bus and lorry meet in the narrow sections along Acre End and High Streets causing some air quality concerns for older properties which were built right up against the narrow roadway.

### Section D. Heritage and archaeology.

Eynsham Abbey was a major centre of learning from late Saxon times until dissolution. All that remains now is the Parish Church and the site of the Abbey Fish-ponds, now maintained as a public open space by the Parish Council. Newland Street was started as a property development enterprise by Abbot Adam (1215)

*Archaeology – details of previous digs, etc.*

*Ancient monument site*

### Section E. Soil and Geology.

Eynsham village lies within the “Upper Thames Clay Vales” under the National Character Area classification scheme - a landscape that is predominantly characterised by relatively low-lying and level landform of gently undulating vales, with agricultural fields of pasture and arable enclosed by a framework of trees and hedgerows.

Under the West Oxfordshire Landscape Assessment the land divides up as follows:

- South West, including the Southern Industrial zone : open rolling vale farmland
- West and North-west including areas proposed sites west of the village : Semi-enclosed rolling vale farmland.
- East and North-east, mostly within Green Belt and River Evenlode floodplain: Open flat vale farmland.
- South and South-east : Floodplain Pasture, mostly functional floodplain and unsuitable for development.

Underneath is mainly gravel terrace and land east of the village has been proposed for gravel extraction.

The farmland is almost all Grade 3 and used for arable and grazing as appropriate.

### Section F. Water.

Rivers – Thames, Evenlode, Chil and Lim Brooks plus a number of natural springs

Flooding can have a significant effect on the landscape with significant areas of the Parish outside the built-up area in the highest risk flood zones. Some homes in the Station Road area and a few in Barnard Gate are actually in flood risk areas and were affected by the 2007 floods, in this case flash-flooding by the Chilbrook.

Mitigation measures have since been taken to reduce the flood risk in the Station Road area.

### Section G. Human Population.

Eynsham has a higher proportion of pensioners than either West Oxfordshire or the UK as a whole, with significantly fewer children and working age adults as a proportion of the total. Table 4.1.7

The census population estimate by 5 year bands shows a significant dip in the 20-35yr age range while there are peaks at 40-49 and 65-69 yr bands, indicating that many young adults leave the village while people come into the village when they are looking to put down long-term roots or perhaps on retirement.

Maintaining a good age-range balance is seen as valuable in that new grand-parents can support their children in their early years as parents while support can be offered in the opposite direction as the older generation gets more frail. At present, many of the younger adults have to move to cheaper areas so families can only keep together with extra travel, usually by car.

In parts of West Oxfordshire, 'retirement villages' provide activities and support for older people on-site. This has proved very popular elsewhere and may be appropriate for Eynsham, although it may create a parallel community, detached from the rest of the village.

For an older generation who want to be part of the wider community, homes need to be designed for down-sizing. These may only have 2 bedrooms but can afford to be more spacious and constructed to at least 'lifetime homes' standard. See 4.2 S1. , 4.2 S2.

**Table 4.1 : Age and other population profile data**

Measure (taken from 2011 census in Eynsham Community Profile)	Total	Notes		
		%	%WODC	%England
How many people live in the Parish of Eynsham	4650			
How many children under 16	795	17.1%	18.5%	18.9%
How many working age adults	2805	60.3%	63.1%	64.7%
How many people over 65	1050	22.6%	18.4%	16.3%
People from ethnic minority groups	365	7.8%	7.4%	20.2%
People born outside UK	350	7.5%		13.6%
How many households in the Parish of Eynsham	1975			
Pensioner households	550	27.8%	22.8%	20.7%
One-pensioner households	295	12.3%		
One-parent households with children	90			

**Section H. Health.**

Eynsham's health is better than the national average. There is no 'health deprivation hot-spot' in the Parish and only 260 people of working age identified themselves as having a limiting long-term illness in 2010 census, 9.% of the population compared to a national average of 12.8%. 125 people claim Disability Living Allowance (2.7% vs 5.1% nationally) with an upward trend of about 2% every year, while 110 aged 65+ claim Attendance Allowance (10.6% vs 16.7% nationally) a figure which seems fairly constant. (Data from ACRE Community Profile)

Eynsham does have a thriving Medical Centre which is part of the same practice as Long Hanborough. There is considerable concern in the village that it can often take 2 weeks for non-urgent appointments and this can be longer if you want to see a specific doctor or at a time which makes it easier for working people. People with cars often book appointments at the Long Hanborough surgery to get an earlier appointment.

Information has been hard to obtain from the Medical Centre but the building is quite new and it is

believed that there is adequate space within the centre to cope with more residents; it is possible that their problem is the same one of recruitment and retention of skilled staff experienced by technology businesses in the village due to the poor affordability of housing.

There is a community hospital and minor injuries unit at Witney (6 miles away) while all services are available at the Oxford Hospitals (about 10 miles). Access to the Oxford hospitals is poor, despite the efforts of volunteer drivers who provide transport to those without their own car, a situation that affects many older people who need to visit the hospitals the most. ACRE found that the time by public transport to Oxford hospitals was 97 minutes, over 50% longer than the national average. There is now a service direct to the hospitals (S7) along the A40 but this doesn't go through the village and the walk to the only bus-stop is too long for many infirm people to contemplate.

See also 4.2 S3.

### Section I. Material Assets.

Eynsham has a good range of community assets, e.g.

- Village Hall – one large room with a stage, one smaller room, offices.
- Sports Pavilion on the southern playing fields with sports changing facilities and a social area plus kitchen available for hire.
- Three church halls and a Scout hall, all including kitchen facilities, available for hire.
- The historic Bartholomew Rooms are used for meetings and exhibitions.
- A Leisure Centre with gym and fitness suites, on the site of and shared with the senior school.
- 2 MUGA pitches; one (floodlit) at the senior, one at the primary school.
- There are a total of six football pitches available on the north and south playing fields and a separate Cricket pitch with its own pavilion on the eastern edge of the village.
- There are three play areas for children up to 14 years.
- There is a village Sports and Social Club.

### Section J. Employment and Jobs.

Eynsham is considered to be one of the areas for future economic development in the emerging WODC Local Plan. Currently employment is provided by:

Siemens Magnets – a world-centre for superconducting magnets used in CT scanners and one of the largest single employers in West Oxfordshire, employing about 500

The southern industrial area south of the B4049 has a wide mix of businesses, many of them light industrial and motor trade; to the north of the road is an office park. Both sites have experienced poor utilisation and rents are about 20% below normal West Oxfordshire levels, mainly due to access problems resulting from congestion and delays on A40. Some of the industrial buildings date from 1960's or earlier and are in need of replacement; at least one office building has been proposed for conversion to 16 flats under the government's 'right to convert' regulation which bypasses standard planning controls but nothing has come of this so far.

There are a number of businesses based in the village centre together with a range of local shops that covers all basic requirements. There are 7 pubs in the village, one pub-restaurant on the A40 and another at Barnard Gate. There are three coffee-shops/snack shops.

Census data shows that there are 2490 economically active residents.

2001 Census data showed that 545 people worked within 5km of home, while 1350 worked within 5-20km, a distance which includes Witney and Oxford.

Getting to Oxford requires access to the A40 via the Eynsham roundabout or the B4049 to West Oxford

via the Toll Bridge. Both routes are often stationary or stop-go during peak hours. Access to Oxford from the west of the village is particularly bad as there is no right turn onto the A40 but even the route through the village via Witney Road and Spareacre Lane can be blocked by traffic waiting to turn left at the A40 lights.

See also 4.2 S7. , 4.2 S15.

## Section K. Education and Skills.

Both Bartholomew School (years 7-13) and Eynsham Community Primary School are part of the Eynsham Partnership Academy (EPA) group with 4 other primary schools in neighbouring villages.

**Eynsham Community Primary School** – has 387 pupils with a current intake of about 60 pupils per year (2 classes). A new pre-fabricated block was constructed in 2014 to accommodate Nursery and reception classes but the main building was constructed in 1967 to an open-plan design (rather than separate classrooms) which is not conducive to current teaching practice and was cited by the inspection team as a significant contributor to a recent brush with 'Special Measures' during 2011-13. Some extra partitioning has been installed to somewhat remedy the situation but, for the year starting Sept. 2015, years 5 and 6 will have to share class-room space. It was also noted that there were more pupils than average for a Primary school

The conclusion is that the school is already fully stretched to capacity and in a building which is not really suitable even for updating to a format for effective teaching. Being in a relatively prosperous area the school was passed over for funding when many similar buildings across the country were replaced between 2003-2010.

The Primary School site is shared with an established Nursery School housed in another temporary-style building which will be absorbed into the EPA/Primary School in September 2015, and the Orchard Children's Centre, purpose-built as a 'Sure Start' centre in 2010 which is not part of EPA but is now again threatened with closure by OCC. The site also includes a multi-use games area and a wooded area used as a Forest School but the grounds are prone to water-logging and it is often necessary to ration outdoor play times as not all pupils can be out at the same time.

**Bartholomew School** takes pupils from year 7 to 13 from all the other EPA primary schools plus some from West Oxford and other nearby villages. The buildings are generally of indifferent quality, most dating from 1960-1980, many unsuitable even for the most simple improvement as this would disturb asbestos insulation and render them unusable.

For Sept. 2015 another 8 classrooms will be available – 6 funded by the Education Funding Agency and 2 from EPA reserves; this will allow the school to have a 7 class annual intake (currently it is 6) and the school will have a capacity for 1200 pupils.

The Sixth Form (Years 12, 13) comes from an even wider catchment and currently stands at 300 though once the Sixth-form centre is rebuilt in 2016 that number will rise to 400.

The school site is not too restricted for space and there are playing fields 'detached' on the western side of Witney Road which were, under OCC management, offered, against school wishes, for housing development. This offer will not be repeated by EPA and would be strongly resisted by Sport England who were initially opposed to the building of the 8 new classrooms as they were on ground used for sport and only agreed when equivalent facilities were provided on the detached playing fields.

Ideally the school needs rebuilding to modern standards as the piecemeal renovation of the existing buildings, when availability of funds allows, is difficult on a working school site. However, there is a recognition that neither land nor funding is likely for this ideal scenario and plans are being put in place for continuing to upgrade the existing site.

There is one other Nursery School (Witney Road) and a play-group established in the Village Hall.

See also 4.2 S4.

## 4.2 Issues, Problems and Trends.

Table lists those areas identified by WODC for the District as a whole. We have used and adapted these to the specific circumstances of Eynsham. Some issues do not significantly affect Eynsham and other issues have been expanded to cover issues which affect Eynsham more than the District as a whole. First references are to the Baseline Information given in Section 4.1; second reference links to the the discussion of each issue.

**Table 4.2: Summary of Sustainability Issues and Problems, from WODC emerging Local Plan SA<sup>12</sup>**

	Reference	Sustainability issue identified
S1	Section G. ,	An ageing population.
S2	Section B. ,	House prices have outstripped incomes.
S3	Section H. ,	Specific health issues such as obesity in children.
S4	Section J. Section K.	Unemployment, low skill levels and sustaining an excellent standard of general education in outdated and unsuitable buildings at primary and senior school sites
S5	,	Low level of crime but speeding vehicles and antisocial behaviour are concerns.
S6	,	Access to public transport
S7	Section J. ,	Commuting numbers and distances increasing. The A40, adjacent to the village, is one of the County’s worst congestion problems.
S8	Section C. ,	Air quality objectives are currently met, despite the A40 congestion.
S9	Section B. ,	Limited brownfield land puts onus on developing on greenfield sites.
S10		Waste collection and recycling are managed at District level.
S11	Section A.	Energy efficiency, renewable and low-carbon decentralised energy is seen as a key requirement for new developments
S12	Section F.	More frequent extreme weather events requires designed-in resilience.
S13	Section A.	Connected green spaces within new developments important for wildlife
S14	Section D.	Archaeological and historical conservation important to local residents.
S15	Section J.	Occupation levels in the business / industrial area have been poor with reported problems due to poor access and difficulty in attracting highly skilled staff.
S16		Perceived threat posed by large-scale gravel extraction.

### S1. Planning for an ageing population.

Baseline Data clearly shows that Eynsham has a higher proportion of older people.

The ENP will therefore address the need for houses designed for down-sizing – perhaps two-bedroomed but not 'lowest cost' like the 'entry level' houses with a similar number of bedrooms. Such homes must meet 'lifetime homes' standard to enable older residents to live in adapted accommodation; in other cases 'lifetime homes' makes commercial sense as well.

Consideration must also be given to the need for support to older people. Housing built round a social support centre could be much more efficient to operate, reducing the 'care miles' that seems an inherent part of social care provided in people's homes.

One expression of this is the 'retirement community' which are very popular with those who can afford the costs. For many people though this isn't affordable and the ENP will need to consider how the equivalent of the upmarket 'retirement community' can be offered to Housing Association tenants for example.

Ideally accommodation suitable for older people would be located close to shops, public transport and medical facilities and the ENP will consider how this can be achieved should sites near the village centre become available.

## S2. House prices have outstripped incomes.

The Rural Community Profile gives an affordability ratio for Oxfordshire of 15.4, meaning that the lowest quartile house prices are 15.4 times as high as the lowest quartile of incomes. This is only slightly worse than 15.2 for England. WODC LP 2031 identifies Eynsham as being in the area with the highest house prices so affordability is likely to be much worse here than in the county generally. These figures are from 2012 but local estate agent confirms that prices are now above 2007 peak with the highest increases for 1-2 bed properties, boosted by high rents for such properties.

One problem is that currently about 90% of 1-2 bed homes currently offered on the open market are bought by buy-to-let landlords (according to the <sup>13</sup>Rental/Estate Agent based in Eynsham)

The ENP should consider the following specific issues which may be affected by the planning regime.

Housing Waiting List (HWL)<sup>14</sup> figures (Sept 2015) shows 281 eligible households of whom 48 have a local connection which may be family ties or local employment. Of these, 245 require 1 or 2 bed properties, e.g. 66 are over 60 or disabled, 100 have no children and 79 have one child) Only 36 families have two or more children requiring 3-4 bed homes.

WODC will generally ensure that 50% of developments are "Affordable" which generally means "HWL rented housing" although a few shared-ownership properties may be included.

The "Affordable Housing" should help those born in the village who stay (unlike local graduates who often leave) but may be forced (by rental costs) to move away from their families reducing the ability of the generations to support each other caring for grandchildren and grandparents at the appropriate times. One solution is the use of "Rural Exception" sites where preference can be given to those with a local connection. An additional benefit in that "Rural Exception" sites define the limit of the village as they are outside the area that would normally be given planning consent.

However, economic viability depends on employers recruiting graduate and post-graduate staff who cannot afford to buy property in Eynsham and do not qualify for HWL housing despite meeting the "local employment connection" criterion for Rural Exception homes. EFGS will explore options for providing starter homes so as not to condemn young skilled individuals to many years of renting. Discussions<sup>15</sup> with the two major recruiters of graduate staff suggest that 60 housing units are needed to satisfy this particular requirement.

Mixed development of business premises with small residential starter homes in the Southfield/ Oakfield business area is another option that will be considered.

***It is increasingly clear as indicated in S1 and S2 that Eynsham needs predominantly 1-2 bed homes tailored to the specific (and quite different) needs listed in S1 and S2 above.***

## S3. Specific health issues.

WODC identified the need for better access to the countryside as a remedy to childhood obesity. For Eynsham, a similar case can be made for ensuring that older people can keep mobile and active with consequent benefit to their health and reduced costs for care.

The ENP will aim to maintain the good access to countryside enjoyed by current residents and extend this to new developments; easy access to schools and local facilities will be sought for pedestrians and cyclists from all new developments. Distance from such facilities will be used as one of the criteria used to judge the suitability of new development sites.

**S4. Poverty caused by lack of jobs and low skill levels.**

Census data shows that neither of these are significant issues for Eynsham.

Eynsham's problem in the 'education and skills' category ( 4.1 S1. Section K. ) concerns general education – not in the level of achievement which is very good – but a concern that this will be increasingly difficult to sustain due to the unsuitable buildings from which both primary and senior schools have to operate. The buildings all date from the 1960-1980 period and are now outdated and difficult to upgrade in any way for fear of disturbing any asbestos – see baseline data (p 16).

The ENP should ensure that the spacial policies allow for the schools to develop physically so that they can deliver an excellent education that is the basis for all high quality jobs and the highly skilled workforce compatible with the knowledge-based economy of the Oxford area.

With both schools at capacity before any new housebuilding, there is a clear need for expansion with extra classrooms and other facilities, something not always forthcoming with S106 allocations. Although The ENP cannot decide details of CIL funding for schools from future local developments, one of the long-term roles of the EFSG/EPC in following up the ENP will be to spotlight any failure to deliver these necessary upgrades to Eynsham's schools.

The County Council's only solution for lack of school places is busing children outside the village. Currently OCC are formally objecting to any significant new building in Eynsham on the grounds that there are inadequate school places available, indicating how dire the current situation is already.

Selling the Primary School site for residential development after rebuilding on land already controlled by EPA may be an option, another being to have two Primary Schools or adopt a dual-site Primary/Junior School solution to keep the Primary element to a reasonable size but these are decisions for EPA. Close consultation between EPA and Neighbourhood Plan teams has been established and will be maintained.

**S5. Low level of crime but speeding vehicles and antisocial behaviour are concerns.**

Although Eynsham's narrow roads, often with many parked cars outside older, terraced properties without any off-road parking, make high speeds difficult to attain, even modest speeds can become a hazard particularly for children and older people trying to cross the road between parked cars.

Currently the proposed development to the west of Eynsham will discharge all its traffic onto Witney Road which will have the effect of slowing traffic on one stretch of road where more than 20mph is achievable but this is not an ideal method of traffic calming and will only be effective during peak times.

Eynsham has started consultations about the introduction of a village-wide 20mph limit and all new developments should be designed to be self-enforcing 20mph zones, as achieved on the most recent Hazeldene Road development on the east side of the village. So far feedback from the consultation has been overwhelmingly positive.

Although fear of anti-social behaviour was cited during the 2006 Village Appraisal as a reason for older residents not going out of an evening, such behaviour is actually rare and sporadic, often one or two individuals getting out of hand and causing trouble until they are caught and suitable intervention taken.

Early intervention by the Police/PCSO's has been very effective in minimising poor behaviour and suitable locations where young people can gather away from residential properties (to minimise nuisance from noise) but still observable by the police are very helpful.

Occasional alcohol-fuelled rowdiness has occurred in the village, usually associated with a public house in a densely populated area, a situation that would not normally be permitted in new development anyway.

**S6. Access to public transport.**

Generally access is very good with a frequent service; however, steady reductions in services 11 and 18 mean that older people in the northern half of the village are increasingly faced with too long a walk to the remaining S1 bus route and no access to S2 along A40.

Data shows it difficult to get to Hospitals – improved by S7 service but only marginally as it doesn't go through the village and doesn't run at times suitable for most workers.

Bus stops on the A40 at the eastern edge of the village would allow residents to use S2 and S7; this could be incorporated into the safe pedestrian/bicycle crossing of the A40 that is an essential prerequisite of any development north of that road.

NP should seek for good pedestrian access and bus shelters as part of any CIL agreements to encourage use of such services.

#### **S7. Commuting numbers and distances increasing.**

Census data summary seems to show it is very quick to commute to jobs. This isn't borne out by day-to-day reality for most commuters so we are not sure how the census questions were phrased. The decision of the Local Enterprise Partnership (and not OCC) to fund £36M of improvements to the A40 because it is such an impediment to economic activity shows that commuting is far from quick!

The commute to Oxford is very bad and the proposed improvements to the A40 may offer a small but welcome improvement. ESG plans to work closely with OCC and their chosen design consultants to ensure that access to new bus services using the proposed bus lane are available for local residents and a safe crossing can be provided under or over the A40 to access the new Park and Ride bus and before any development north of the A40 is undertaken.

The ENP will suggest measures to minimise queueing time getting out of the village.

OCC are consulting on further measures such as dualling the A40 past Barnard Gate or even re-routing the A40 round the area which might be occupied by the Park and Ride and/or a northern development. ENP will aim not to preclude any realistic future developments but new developments are unlikely to fund any such schemes.

#### **S8. Air quality.**

Eynsham is not an Air Quality Management Area which officially means the area does not have a problem. However, the A40 must present a risk and would have to be taken into account in considering development north of the Village.

#### **S9. Limited brownfield land puts onus on developing greenfield sites.**

This issue is definitely applicable to Eynsham where there is no more 'brownfield' land within the residential area of the village and only one small site (the plant nursery) on the fringes.

There are some significant areas verging on dereliction in the southern industrial area which have attracted attention from people keen to divert residential development away from the village core. However, reducing the economic activity around the village risks changing its nature from a working village to a dormitory and runs contrary to WODC plans for Eynsham as an economic hub.

Some commercial property has been under-used for a long time but the market is currently picking up with real interest reported for a number of sites. Furthermore Eynsham lies in the arc identified at County level as the 'Knowledge Spine' from Milton Park/Didcot/Harwell through Abingdon and Begbroke to Bicester and EFSG support WODC in wanting more economic activity in Eynsham.

Consideration will be given to a mix of residential and business development as a response to the reports from employers that lack of affordable housing for new graduates is a particular problem and this may be one way to utilise the available land most efficiently.

All the agricultural land which might be developed is Grade 3 without (official) footpaths and much of the more bio-diverse land is flood-plain and therefore excluded from building.

#### **S10. Waste collection and recycling.**

West Oxfordshire's waste and recycling rates are slightly worse than UK average. Eynsham was one the communities which pioneered the kerb-side recycling scheme now used in the District and will no doubt

continue to recycle at a good rate and it is not obvious how the ENP can affect this.

There is a lot of concern about the 'Bring Site' in the main village car park which is continually used for fly-tipping. A new site, away from homes, would be a better option if the ENP can identify one.

Dog-mess probably got more comments than any other issue during the first consultations; to encourage dog owners to behave responsibly and have no excuse for not 'picking up', correct location of new bins and their installation as part of any development will be a requirement placed on developers.

### **S11. Energy efficiency and decentralised energy for new developments.**

Eynsham already has a couple of decentralised energy schemes – at the Village Hall and Pavilion. Recent developments have had token schemes with a few solar panels on the new homes.

The ENP intends to take seriously the requirement to “[support the transition to a low carbon future](#)” set out in (section 17 of) the NPPF. This is now more difficult as the national drive to zero-carbon homes by 2016 has been abandoned while the recent European Court of Justice ruling that energy-saving retrofit must be subject to 20% VAT emphasises the need to build to the highest standard from new, when there is no VAT, to ensure the goal of true sustainability can be met at an affordable price.

There does not appear to be a mechanism to enforce a zero-carbon standard locally. This might be seen as raising the cost of housing at the same time as complaining about affordability, but if there is a requirement to build to a higher standard, the price of land – which will be subject to a huge windfall profit when granted planning consent – will have to be adjusted down to account for the higher build cost as the sale price will always be set by what the market can (just) afford.

### **S12. Designed-in resilience to cope with more frequent extreme weather events.**

Flash and fluvial flooding has affected parts of the village. Measures have been taken to minimise the risks and will be required on any new developments, particularly to slow down and minimise run-off into the Chil Brook. This stream caused the worst flash-flooding in 2007 as it rose very fast and has constrictions to its flow under Station Road and the Southern Bypass preventing free discharge into the Thames and flooding properties as it 'backs up'.

Flood alleviation schemes will be a requirement of any development, in line with current WODC practice.

### **S13. Connected green spaces within new developments to benefit wildlife.**

*This seems a very good idea for people too.*

Most of the trees in the Parish are in hedgerows. It has been noted that there are relatively few mature trees in the village or close surroundings so the preservation of those we have and addition of new hedges and trees must be a feature of any new development.

Hedges offer the best opportunity for wild-life to move through residential areas and, when well designed and planted alongside grassed areas, provide attractive and low-maintenance green space which is now recognised as beneficial to the health and well-being of people as well.

### **S14. Archaeological and historical conservation.**

Eynsham has one schedule pre-historic site west of the industrial area north of the Stanton Harcourt Road. Records of a settlement begin in AD571 and Eynsham Abbey was founded by Aelfric – a scholar of international standing – in 1005 growing in size and wealth up to the dissolution. In 1213 Abbot Adam engaged in some land speculation, creating 'Newlands' (Street) extending the village northwards.

The Abbey was systematically recycled over the next 250 years with many of the stones reused in the Conservation Area houses. The Abbey site, much of which is within the churchyard, is also a scheduled monument which has been partially excavated.

Village history has been well studied and recorded by the active local history group and others, resulting in a significant body of historical knowledge.

There are a number of attractive and historically interesting locations and views near the Abbey site and Newlands Street protected by their Conservation Area status.

#### **S15. Ensuring flourishing business and industrial area.**

Eynsham is identified by WODC as an employment hub and most village sentiment seems to be in favour of Eynsham being a working village with good local employment prospects.

The lack of suitable homes for graduates starting out in their careers have been identified and noted in S2 as a significant concern to local employers. This is compounded by the congested road access which makes it difficult for staff to commute into the village. Delays are so pervasive that businesses report that meetings are regularly delayed as visitors are 'held up in traffic' well into the morning.

EFSG will endeavour to work with the Local Enterprise Partnership (LEP), Housing Associations and others to address the issue of suitable housing and is aware that the improvements to the A40 close to the village between now and 2020 are funded through the LEP because poor access is impeding economic development for the whole Oxford/West Oxfordshire area.

The possibility of mixed residential and high-tech business developments to address both problems at once will definitely be explored further.

#### **S16. Large scale Gravel Extraction presents economic and amenity risk.**

OCC still have land to the east of the village identified for possible gravel extraction. This land is both green-belt and flood-plain so would not be considered for development.

There is concern that existing housing and the Primary School are quite close to the possible site of gravel extraction, about the extra traffic generated and the fact that dust and vibration of the sort inevitable with quarrying may prevent some high-tech businesses operating nearby.

Most of these matters are outside the direct scope of the ENP but the potential problems that any possible future gravel extraction would pose to either residential or business development will be kept under close scrutiny as the ENP develops and as OCC finalises its Minerals Strategy, currently being prepared for examination in public.

## 5 Sustainability Assessment Framework.

### 5.1 Assessment Considerations

The Eynsham Neighbourhood Plan will be based on the current state of the locality set out in section 4.1 to meet the future needs and challenges set out in 4.2.

As the ENP is constructed we will continually need to make judgements concerning different elements and options to ensure that the end result does indeed meet the future needs and wishes of local residents and meets statutory requirements for sustainability.

The Sustainability Assessment Framework constitutes the criteria by which the ENP will be judged both during and at the end of its creation process.

Final judgement will always be a balance between competing requirements and will be made based on the extent to which the plan -

- Provides a framework for future developments within the parish of Eynsham.
- Complies with the needs and express wishes of local residents.
- Is in general conformity with the WODC emerging Local Plan interpreted to meet the specific conditions of Eynsham.
- Complies with National Guidelines in relation to Sustainable Development including, where local conditions allow, going beyond minimum guidelines for sustainability.
- Complies with National Guidelines in relation to the preservation and enhancement of the natural environment within the context of building new homes and businesses.

### 5.2 Impact of development.

Particular consideration will be given to the effect of development proposals in the following areas

- The impact on the setting of the village and surrounding countryside.
- The adverse effects on existing residents, both during and after development is completed, particularly the number of people affected.
- The special value or vulnerability (landscape, amenity, heritage) of any areas affected by proposed development.
- Balancing the long-term benefit of building to higher than minimum environmental standards against the short term gain of maximum land-owner profits.
- The cumulative nature of effects, for example where new development will compound (or possibly ameliorate) pre-existing problems within the village.
- The cumulative effect of developments, contrary to typical planning policy which considers each individual application in isolation.
- The reversibility of any proposed development.
- The effects on adjacent communities.
- The effect, positive or negative, on human health, well-being or the natural environment.

**Table 5.2: Sustainability Assessment Framework – Assessment Criteria**

Based on: Sustainability Objectives from WODC emerging Local Plan SA, with cross reference to Sustainability Issues and SEA / NPPF topics.

These questions may be asked of the ENP in general and be used to assess the suitability of specific sites or proposals

Headline Sustainability Objective	Question to be asked - Does the plan or proposal..... ?	Issues covered	SEA topic & NPPF Para
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed, affordable home	<ul style="list-style-type: none"> <li>• Increase affordable housing provision</li> <li>• Provide high quality housing, sustainably built and designed for long-term sustainable living.</li> <li>• Provide a mix of housing to meet the current and future needs of the community, particularly as the age-level of the population rises.</li> </ul>	S1. S2. S11. S12.	Population and human health NPPF paras 47-55
2. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> <li>• Protect human health</li> <li>• Minimise number of people inconvenienced or put at risk to health, particularly during construction.</li> <li>• Support healthy and active lifestyles</li> <li>• Improve accessibility to the countryside</li> <li>• Improve access to healthcare and other services</li> </ul>	S3. S6.	Population and human health NPPF paras 69-78
3. Promote thriving and inclusive communities	<ul style="list-style-type: none"> <li>• Tackle social exclusion wherever it exists</li> <li>• Increase the vitality of village commercial life while maintaining an already thriving community life.</li> <li>• Ensure people are able to walk to shops / schools to promote personal contact and community spirit, encouraged to do so by safe, green, pathways.</li> <li>• Provide further opportunities for cultural, leisure and recreational activity</li> <li>• Provide appropriate locations for non-traditional homes, e.g. small-holdings, self-build sites and sites for temporary homes.</li> </ul>	S3. S6.	Population and human health NPPF paras 23-27 & 69-78
4. Improve education and training	<ul style="list-style-type: none"> <li>• Provide the necessary infrastructure to maintain and improve education and skills for the new residents.</li> <li>• Ensure that education is not adversely affected.</li> </ul>	S4.	Population and human health. NPPF para 72 contribution to CIL
5. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> <li>• Help to ensure safe and supportive communities</li> </ul>	S5.	Population and human health NPPF para 69
6. Improve accessibility to all services and facilities	<ul style="list-style-type: none"> <li>• Reduce the need for car travel to work / education</li> <li>• Improve accessibility by public transport, particularly direct to Oxford (S2 and S7)</li> <li>• provide good pedestrian access and safe access for bicycles, wheelchairs and buggies.</li> <li>• Maintain and improve accessibility by car</li> <li>• Reduce traffic congestion with improved parking</li> <li>• Minimise additional traffic onto already congested village roads</li> </ul>	S6. S7. S8.	Population and human health NPPF paras 23-27 & 69-78

7. Improve the efficiency of land use	<ul style="list-style-type: none"> <li>Maximise the use of previously developed land provided it is not of high environmental value</li> <li>Use land efficiently</li> </ul>	S9.	Material assets NPPF para 111
8. Reduce waste generation and disposal	<ul style="list-style-type: none"> <li>Facilitate the reuse, recycling and recovery of waste</li> <li>Offer improved facilities for the depositing of materials for recycling (e.g. 'Bring' site)</li> <li></li> </ul>	S10.	Soil, health, biodiversity & material assets NPPF para 5
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> <li>Reduce road congestion and negative impacts on air quality, to ensure all areas meet air quality objectives</li> <li>Limit exposure to poor air quality</li> </ul>	S7. S8.	Air, climatic factors NPPF paras 109-125
10. Address causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<ul style="list-style-type: none"> <li>Reduce the need to travel</li> <li>Promote the development of renewable, low-carbon, and local energy sources</li> <li>Seek to increase the energy and water efficiency of buildings through sustainable design and construction</li> <li>Take into account the likely impacts of climate change and use sustainable drainage solutions.</li> <li>Promote local food production</li> </ul>	S6. S7. S11. S12.	Air & Climatic factors NPPF paras 17, 93-99, & 103
11. Protect and improve soil and water resources	<ul style="list-style-type: none"> <li>Seek to maintain and improve water quality</li> <li>Ensure that new development meets water efficiency, waste water and sewerage requirements</li> <li>Protect the best and most versatile agricultural land</li> <li>Seek to bring contaminated land back into beneficial use through remediation</li> </ul>	S16.	Soil and water NPPF paras 109-125
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> <li>Avoid development in flood risk areas</li> <li>Account for the effects of climate change</li> <li>Promote the use of sustainable drainage solutions</li> </ul>	S11. S12.	Climatic factors, material assets NPPF paras 93-104
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> <li>Mitigate any loss or damage to local biodiversity</li> <li>Maintain or enhance areas identified or managed for nature conservation and seek to extend such areas through the designation of 'green spaces'</li> </ul>	S13.	Biodiversity, flora and fauna NPPF paras 109-125
14. Conserve and enhance landscape character and the historic environment	<ul style="list-style-type: none"> <li>Conserve and enhance areas, sites and buildings contributing to the natural or cultural heritage (e.g. archaeological and architectural) of the Parish</li> <li>Maintain or enhance landscape character as defined by the village character appraisal</li> <li>Promote access to and enjoyment of the Parish's historic environment and countryside.</li> </ul>	S14. S16.	Landscape and cultural heritage NPPF paras 109-141
15. Maintain high and stable levels of employment	<ul style="list-style-type: none"> <li>Seek to provide a range of local employment opportunities appropriate to the skills of the community</li> <li>Support locally based businesses</li> </ul>	S4. S15.	Population and human health NPPF paras 18-22

16. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> <li>• Support, develop and attract long-term sustainable business sectors</li> <li>• Seek to enable new enterprise and innovation</li> <li>• Promote agricultural and countryside diversification</li> </ul>	S15.	Population and human health NPPF paras 18-22
---	---	------	---

**Table 5.3: Additional Sustainability Assessment questions to be asked for each site considered for development.**

This table includes elements not specifically asked by WODC SA.

17. Adverse impact on local people – during and after construction	<ul style="list-style-type: none"> <li>• How many people will be seriously inconvenienced or exposed to a risk to health during construction.</li> <li>• How many individual residents will suffer significant temporary or permanent loss of amenity, contrary to the generalised requirements of this document.</li> </ul>	S15.	Population and human health NPPF paras 18-22
18. Medical facilities	<ul style="list-style-type: none"> <li>• ensure that adequate Medical services are available for new residents. (Mentioned, in passing, in 2.)</li> </ul>		
19. Burial Ground	<ul style="list-style-type: none"> <li>• provide or facilitate the provision of a new village burial ground</li> </ul>		
20. Local Green Space designation for specific areas	<ul style="list-style-type: none"> <li>• Identify spaces which justify the designation, including playing fields, areas which should remain 'open' and 'green',</li> <li>• promote small green spaces within the built-up area to improve perceived wellbeing</li> </ul>		

## Appendix A. Initial Consultations.

Now included in Consultation Analysis document.

Sources of information:

West Oxfordshire District Council Infrastructure Funding Gap Analysis July 2015.

<https://www.westoxon.gov.uk/media/1033735/infrastructure-funding-gap-analysis-july-2015.pdf>

Cost of new primary school - <http://www.building.co.uk/cost-model-primary-schools/5056116.article>

## REPLACED BY NEW VERSION

### NOTES:

- 1 Environmental Assessment of Plans and Programmes Regulations 2004.
- 2 Strategic Environmental Assessment (SEA) criteria are taken from Annex II of EC Directive 2001/42/EC
- 3 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 4 [ACRE](#) - Action with Communities in Rural England; [ORCC](#) Oxfordshire Rural Community Council
- 5 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 6 [A practical guide to the Strategic Environmental Assessment Directive \(2005\)](#)” headings from Figure 10
- 7 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 8 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 9 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 10 [ACRE](#) - Action with Communities in Rural England; [ORCC](#) Oxfordshire Rural Community Council
- 11 Oxfordshire County Council Biodiversity Action Plan / Wild Oxfordshire
- 12 [West Oxfordshire Local Plan – Pre-submission drafts of SA report, February 2014 and Local Plan, February 2015](#)
- 13 Abbey Properties, Eynsham
- 14 WODC Housing Manager summary of Waiting + Transfer List, Sept 2015
- 15 Scott Roberts, Chairman, Polar Technologies and Craig Marshall, MD, Siemens Magnet Technology

REPLACED BY NEW VERSION