

This the written statement of **Eynsham Parish Council**

1. Eynsham Parish Council (EPC) makes the following comments to the Inspector's Issues and Pre-hearing Questions IN.006 at 3.9.
2. EPC does not support the Inspector's comments that SHLAA sites should be 'allocated' to a particular policy or that there should be a 'menu' of suitable deliverable/developable SHLAA sites. Sites should not be accorded a 'status' in the Local Plan which would indicate the precedence for development of particular SHLAA sites.
3. In the Local Plan 2011 (Policy H1, Proposal 3 and 5.34) the 'Eynsham East' site of 100 dwellings was allocated in the Plan. This resulted in an anonymous, developer-led estate with poor access and unrelated to the village as a whole. This generated litigation at considerable cost to the district council and had a significant detrimental impact on the local infrastructure, including traffic, schools and healthcare. This is ongoing and has not been mitigated by the substantial s106 developer contribution generated.
4. The Local Plan 2031 should have the flexibility to allow the LPA to grant consent for development of SHLAA or windfall sites in accordance with the available or deliverable infrastructure, market forces and local demand, suitability to the environment and environmental impact. The LPA should be able to act in consultation with developers, other interested parties, the local community and parish council, including taking into consideration any adopted or emerging neighbourhood plan, to create comprehensive development plans, if required, that communities actually need to make development work.
5. Allocating or prioritising development sites, which focus on general housing targets, would be to the detriment of such development plans and/or the essential provision of infrastructure to support these sites.
6. The draft Local Plan 2031 sets out core objectives CO10 (Ensure that land is not released for new development until the supporting infrastructure and facilities are secured) and CO13 (Improve access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire). EPC supports these objectives. However the draft plan (and particularly policies OS1, OS5 and H2) does not include specific or effective policies to enable these objectives to be delivered and provide the essential infrastructure required to support such development sites.

7. As examples of the need for a more comprehensive approach in the local plan, the Inspector is invited to look at the following planning applications decided by the LPA this year:

- a) 14/1009/P/OP (Appeal ref: APP/D3125/W/15/3039143) Land West of Fruitlands, Eynsham, SHLAA Site 180 (Erection of 19 dwellings);
- b) 14/01863/OUT (Appeal ref: APP/D3125/W/15/3019438) Land West of Station Road, Eynsham, SHLAA Site 209 (Proposed residential development of up to 49 dwellings);
- c) 15/00761/FUL Eynsham Nursery and Plant Centre, Old Witney Road, Eynsham, SHLAA Sites 187 and 187a (Erection of 77 dwellings).

In each case these were applications for SHLAA sites and the LPA was obliged to refuse each one because of unsuitability or on inadequate access or infrastructure grounds. These were all opportunistic development proposals focused on housing provision which did not relate to each other or the village as a whole. In the example of the 'Fruitlands' application, the large volume of objections (including from EPC) were virtually unanimous on the inadequacy of the general infrastructure of the village to sustain further development on this scale.

8. The Inspector is also invited to look at application 15/03148/OUT which is pending at the date of this statement. This is for residential development of up to 160 dwellings on SHLAA Site 179, land west of Thornbury Road, Eynsham. This proposal basically replicates, on a far larger scale, the type of isolated development with limited access and significant impact on infrastructure which has been rejected by the LPA in the three applications set out in paragraph 7 above.

9. EPC reserves the right to make further written or oral representations at the second stage of this examination.

DS for EPC 16/9/15
EYNESHAM PARISH COUNCIL