

## CHARACTER, DESIGN AND MASTERPLANNING

Objectives	Policies
<ul style="list-style-type: none"> <li>• To enhance our strong sense of community spirit and local identity.</li> <li>• To maintain and enhance the distinctive character and identity of the village conserve and, where possible, enhance the character of Eynsham and its surrounding countryside.</li> <li>• To encourage exemplary design quality and innovation in masterplanning exercises.</li> </ul>	<ul style="list-style-type: none"> <li>• POLICY ENP1: DESIGN, HERITAGE, AND SETTING</li> <li>• POLICY ENP2: SETTLEMENT BOUNDARY</li> <li>• POLICY ENP3: KEY VIEWS</li> <li>• POLICY ENP4: MASTERPLANNING</li> <li>• POLICY ENP5: PROTECTING THE HISTORIC ENVIRONMENT</li> </ul>

<b>ENP1- Design, Heritage and Setting</b>
<p><b>Development proposals should be of a high standard of design, in keeping with the character of the area as identified in the Eynsham Character Assessment and Design Code and, where relevant, the West Oxfordshire Design Guide. Residential development proposals will be supported provided:</b></p> <ol style="list-style-type: none"> <li><b>I. They are in keeping with the scale, density, height, design and appearance, orientation, roofscapes, layout and use of materials of adjacent development;</b></li> <li><b>II. They reference key characteristics, such as key spaces, verges, walls as well as building styles, plot occupancy, rural setting, relationship to key views within the village, taking into account risk to existing amenities and key views as set out elsewhere in the Neighbourhood Plan;</b></li> <li><b>III. They protect space small areas of greenery, including verges, for the contribution they make to the streetscape and environment, especially within a highly walkable village like Eynsham;</b></li> </ol>

- IV. They are designed to design and enhance the special interest and significance of any designated heritage asset and its setting in keeping with its immediate setting;**
- V. They do not result in adverse impacts on noise, odour, air pollution and light pollution;**
- VI. They provide sufficient suitable outdoor storage space and siting for refuse, recycling and parking of cars and bicycles. These should be discreetly sited wherever possible, i.e. not in front of dwellings;**
- VII. They safeguard trees, hedgerows and water features that have high amenity value, are important to the character of Eynsham and are valued community assets in terms of their natural capital and contribution to wellbeing and that;**
- VIII. They comply with Building for Life (BfL12 or newer) or equivalent principles unless it can be demonstrated that these cannot be achieved or are being met in an alternative way.**

#### **ENP2 - Settlement Boundary**

- A. The Neighbourhood Plan defines the single Settlement Boundary for the whole of Eynsham parish as shown on the Policy Map XXX.**
- B. Development proposals within the Settlement Boundary for sustainable development will be supported provided they are in accordance with policies of the development plan and with reference to the Eynsham Character Assessment and Design Code.**
- C. Proposals for new residential development must take into consideration the need to avoid coalescence with other settlements and to adhere to the settlement boundaries as set out below. In the same way the existing village is well defined and has a robust boundary at present these additional areas should also be seen as a permanent and defensible boundary beyond which the countryside remains intact and inviolate.**
- D. Outside of the Settlement Boundary land should be designated Green Belt.**

## **ENP3 – Key Views**

**All development proposals will be expected to have regard to the key views – identified at Map X and listed below – and wherever possible should seek to maintain and enhance them.**

- 1. Views north into the countryside towards Freeland and Church Hanborough from the Garden Village site**
- 2. East, north, and west from Cassington Road (including significant vistas such as Wytham Hill)**
- 3. East from Hazeldene**
- 4. North and south across the Oxford Road playing fields**
- 5. East down Oxford Road from the village centre**
- 6. Views of Abbey Fishponds**
- 7. Within the village towards the church (including along Swan Street)**
- 8. West and south from Thornbury Green**
- 9. North, south, east, and west from Chilbridge Road (including towards South Leigh)**
- 10. View north of village from open field just west of Polar Technology**
- 11. East, south, and west from Pinkhill Lane**

## **ENP4 – Masterplanning**

**A. Eynsham Parish Council will seek to encourage exemplary design quality and innovation (particularly on large strategic sites as part of the consultation process with developers and the LPA) but also applications must take into account the adopted local Design Code and this Neighbourhood Plan.**

**B. Large-scale residential development proposals of more than 100 homes or where this is a clear inter-relationship between one residential development and an adjoining proposal, shall be accompanied by a masterplan. It is expected masterplans will:**

- I. Be brought forward in a comprehensive and coordinated manner, in the case of a ‘Strategic Location for Growth,’ through the Area Action Plan and in respect of a ‘Strategic Development Areas’ through Supplementary Planning Documents such as West Oxfordshire Design Guide including a masterplan agreed with WODC and in line with the Eynsham Design Code 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;

- II. Provide parameter plans on land use, access and movement, landscape and open space, density, maximum building heights and urban design framework; Include energy efficiencies (e.g. mandatory PV, heat pumps, zero carbon technologies), SUDS and other climate resilience measures;
- III. Include an assessment of the impacts of the new development on residents of Eynsham Village, particularly the impact on local services and facilities such as education and healthcare;
- IV. Include a mechanism to ensure the timely provision of new adequate community facilities and a full phasing and delivery programme for the whole scheme;
- V. Make provision to mitigate infrastructure constraints including the main access roads (A40, B4449, B4044), where necessary;
- VI. Include an appropriate assessment of any impact on A40 and Toll Bridge traffic;
- VII. Where an area is designated as a garden village/city, a Masterplan shall ensure that development is in accordance with garden village/city principles (as set out by the Town & Country Planning Association). Other developments should be integrated as much as possible with the existing settlement;
- VIII. Include Place-making principles (set out in Design Code) having regard to the need to provide extensive and high-quality blue/green infrastructure to include opportunities for walking, cycling and riding;
- IX. Explain how applicants will meaningfully engage with the Parish Council and community as a pre requisite before submitting proposals.
- X. Provide comprehensive and sustainable stewardship proposals for long term maintenance of community assets;

#### **ENP5: Protecting the Historic Environment**

**Development proposals affecting the Conservation Area and Eynsham's designated and non-designated Assets will be supported provided they demonstrate how they protect and enhance the historic environment in relation to the following, where appropriate:**

- I. Protecting the setting of individual and groups of heritage assets, including features such as walls, verges, windows, roofscapes, hedgerows, *et al* and also traditional footways through the village; ensuring that where these significantly define the character of the area they take care to prevent significant harm to and retain the heritage value of both designated and non-designated heritage assets;**
- II. Demonstrating that the proposal is in accordance with National Policy, West Oxfordshire Local Plan and conforms to the Eynsham Character Assessment and Design Code;**
- III. Enhancing the Village Square as a space for markets and public events and as the context for its historic buildings;**
- IV. Undertaking archaeological investigations prior to submission of applying for planning permission in line with current guidance. Where a desk top analysis reveals areas of interest which could be impacted by the development, further work may be required from a watching brief through to cessation of works pending detailed investigations;**
- V. Protecting the context and setting of the Scheduled Monument which abuts the West Eynsham SDA character area**
- VI. Encouraging discrete siting of renewable energy installations and energy efficiency measures within the Conservation; and**
- VII. Incorporating and reusing existing structures where possible.**

## HOUSING AND DEVELOPMENT

Objectives	Policies
<ul style="list-style-type: none"> <li>• To 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.</li> <li>• To ensure new development positively responds to the climate emergency and contributes to achieving Net Zero by being sustainable now and in the long term, without compromising one for the other.</li> <li>• To ensure large new developments integrate all aspects of design, connectivity, and the natural environment.</li> <li>• To ensure that assets provided on large new developments (such as green and open spaces and community buildings) are transferred to an appropriate body to steward on behalf of the community.</li> </ul>	<ul style="list-style-type: none"> <li>• POLICY ENP6: HOUSING</li> <li>• POLICY ENP7: WEST EYNSHAM STRATEGIC DEVELOPMENT AREA</li> <li>• POLICY ENP8: SALT CROSS GARDEN VILLAGE</li> <li>• ENP9: CONNECTED PLACE - INTEGRATION OF NEW DEVELOPMENTS WITH THE VILLAGE</li> <li>• ENP10: LONG-TERM STEWARDSHIP OF COMMUNITY ASSETS</li> </ul>

ENP6: Housing
<p><b>A. Applications for residential developments of 11 or more homes shall set out how the proposed accommodation will meet the specific local housing needs of the Parish, including details of how the development:</b></p> <ol style="list-style-type: none"> <li>I. <b>Meets the specific local needs of local residents as evidence from any recent Housing Needs Survey or similar investigations;</b></li> <li>II. <b>Meets the need for the appropriate provision of affordable housing in line with the NPPF as well as a tenure mix in accordance with the latest requirements as set out by the LPA;</b></li> <li>III. <b>Meets the general demand for first-time buyers and those looking</b></li> </ol>

**to downsize for smaller (2-3 bedroom) dwellings**

- IV. Meets the needs of older people including new homes that are suitable or capable of adaptation to facilitate lifetime independent living;**
- V. Complies with the Nationally Described Space Standards or their successor;**
- VI. Enables residents to walk to key village facilities to maintain the compact, inclusive community nature of the village and deliver the 20 Minute Neighbourhood vision. Where this is not achievable, proposals should include appropriate mitigation which will ensure integration with the existing village; and**
- VII. Provides energy saving measures, including EV charging points for cars which are accessible via private drives or in front gardens unless it can be demonstrated that these cannot be achieved or are being met in an alternative.**

**B. On sites where over 11 homes are proposed to be built, the full 50% of affordable housing should be delivered and where over 100 homes are planned applicants must show that each phase has an agreed provision based on 50:50. Occupation of extra units should not be permitted until this is achieved.**

**C. If it is considered that too many homes will be converted to HMOs Currently conversion from family home to a House in Multiple Occupation (HMO) does not require planning consent, 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.**

**D. Where second homes, serviced accommodation and HMOs collectively make an adverse impact on available residential supply upon request from the Parish Council additional tools may be deployed such as Article 4 designation in favour of local people (as done in St Ives Neighbourhood Plan) and in addition elevated Council Tax may be applied for these uses. It is possible that planning permission might be required for a change of use in future where these changes are creating affordability issues.**

## **ENP7: Large Developments – West Eynsham Strategic Development Area**

**New developments within the proposed Strategic Development Area (SDA) must take into consideration the up-to-date Development Plans as set out in Local Plan policy, Neighbourhood Plan, the Eynsham Character Assessment and Design Code, and Oxfordshire County Council Street Design Guide. Applications should reflect the above policies and guidance and also include or ensure the following:**

- **A phasing of development programme, to be agreed with the Local Planning Authority, with input from the Parish Council and detailing the quantum and density of development in each phase, including provision of community infrastructure and affordable housing;**
- **Transport and access details, including the spine road alignment, phasing, extent and design ahead of new housing being built in the SDA;**
- **To ensure sustainability, reduced car use, no further increases in numbers above Oxfordshire County Council limits should be permitted until contracted hourly bus services from Eynsham centre run through the SDA;**
- **Existing buildings and structures such as the farm complex should be given a new purpose, refurbished and potentially forming a community hub with facilities. A development brief should be prepared and agreed with the Parish Council for the Community Hub;**
- **The designation, design and full implementation of The Chil Brook Linear Park and other green spaces and community assets, ahead of new homes being occupied, providing a strong landscape buffer between the new development, the village and the countryside as set out in Appendix XX. Vehicular bridges should not be permitted over the Chil Brook until such time as the future of the Spine Road concept is finalised;**
- **Confirmation of long-term, community-led stewardship arrangements with agreed funding for all the green spaces and community assets in the SDA before the scheme can extend south of the Chill Brook stream.;**
- **The siting of substantial landscaping buffers on all boundaries of the SDA to prevent future vehicular links being created from the SDA into wider countryside;**
- **The offsetting of negative impact of major works such as river crossings or roads through or adjacent to open countryside on wildlife, biodiversity and public access; and**
- **The provision of food growing areas, including allotments and foraging areas suitable for access and use by all residents.**



## **ENP8 - Large Developments – Salt Cross Garden Village**

- A. The comprehensive development as set out in the Masterplan should be subject to a major consultation with the community and elaborated in detail in an overall Section 106 Planning Obligation to which all parties will be signatories, i.e. landowners, developers, The LPA and Eynsham PC.**
- B. A comprehensive Planning Application should cover a range of matters, including details in subsequent reserved matters, taking material considerations into account, including the Local Plan, this Neighbourhood Plan, the Eynsham Character Assessment and Design Code, and the Oxfordshire County Council Street Design Guide. The application should include the following:**
- I. A phasing of development programme, to be agreed with the Local Planning Authority, with input from the Parish Council and detailing the quantum of development in each phase, including 50% affordable housing, access arrangements and provision of community infrastructure. Early phases may require funding of bus services to connect to Eynsham otherwise a limit will need to be set at 400 homes under OCC Street Design Guide.**
  - II. Each phase will need to be approved in the overall Outline Planning permission and later under reserved matters and should set out the amount and type of housing, including the affordable housing, community and other infrastructure as a proportion of the whole Masterplan; the phases must all consider impacts on Eynsham and how these will be mitigated;**
  - III. Specialist studies to consider mitigation of adverse effects from the A40 and the Park and Ride including air quality, noise and vibration, plus studies on biodiversity assessment and net gain calculations to be secured by the scheme, green infrastructure and landscape and visual impact assessments, investigations into ground conditions, archaeology, contamination, surface water and sustainable urban drainage systems, optimal areas of good soil and geology for food growing within the Garden Village. Design should implement climate resilience measures such as EV charging points, solar panels, permeable paving and SUDS to conserve water resources and so on;**
  - IV. A Design Code which will consider various matters including layout, built form, density, nature and climate resilience and will also reflect on character found in Eynsham village. Existing streams, ponds and other natural or semi natural features will be**

incorporated into the design including mature trees, existing hedgerows, paths and rights of way, woodland areas and topographical features will be protected and enhanced to form significant landscape buffers with the countryside. To maintain dark sky visible from Eynsham village street lighting in the SDA will be minimal low level and directional;

- V. A full list of infrastructure items to be included within the Garden Village will need to be approved, and funded by developers including the full scope of the parks and natural areas for biodiversity and areas for food growing before development is commenced.
- VI. Confirmation of long-term, community-led stewardship arrangements with agreed funding for all the green spaces and community assets as set out in Garden Village principles to ensure whole place long-term maintenance (could be Parish Council or appropriate body but not a private management company) with endowment funding. Viability arguments shall not be used to undermine Garden Village status.

#### **ENP9: Connected Place - Integration of New Developments with the Village**

**A. The village should be connected and integrated with new developments. To achieve this effectively development proposals should:**

- I. Where appropriate, demonstrate direct, secure, safe access to key facilities and the village centre for pedestrians, cycles, pushchairs, and mobility vehicles. These designated routes should be constructed to adopted standards;
- II. Provide paths wide enough for concurrent use by permitted wheeled equipment and pedestrians in accordance with guidance from Oxfordshire County Council;
- III. Provide, wherever practical, a green corridor to the open countryside, especially in the West Eynsham SDA character area and link up with existing footpaths and bridleways, while not having any adverse effect on the village character; and
- IV. Should development be proposed for facilities of a larger nature than has previously been allowed within the parish then a whole-parish approach should be used to determine the optimal location for these facilities to serve all of the community.

**B. Paths which are not adopted as highway are adopted as bridleways should be taken into ownership of the Parish Council to ensure they are retained and maintained.**

#### **ENP10: Long-term stewardship of community assets**

**A. Where major development is proposed and is required to include future community assets such as various forms of green-blue infrastructure and community assets such as buildings, stewardship mechanisms for long term maintenance need to be incorporated into applications for planning permission, with S106 Planning Obligations setting out the details before development commences, as follows:**

- I. Named body or trust to which assets and funding will be transferred including any interim governance arrangements for stewardship; NB Method of delivering resident input into the governance of the relevant body to be advised;**
- II. List of physical, social and environmental infrastructure to be covered by the stewardship mechanism including maintenance regime and renewals for items including equipped play, landscaped areas, public realm, semi natural areas including woodland, hedgerows, meadows, water bodies as well as buildings, walls, fences, gates, paths, parking areas and so forth; and also necessary consents;**
- III. Indicative annual running costs for long term maintenance and management plus capital renewals including any staffing costs and reasonable contractor costs to establish viability of the transfer of assets.**

**B. Long term stewardship is increasingly important to placemaking on large schemes and is also in law and policy a requirement for designated Garden Villages or Towns. Only small proposals of less than 100 homes may secure a lesser arrangement. However, where small sites are part of a larger scheme an overall S106 Planning Obligation will be required to deliver identical arrangements for stewardship, ensuring equality and fairness for residents. This will be different to the Management Company model which will not be acceptable in either the Garden Village or the SDA.**

## NATURAL ENVIRONMENT

Objectives	Policies
<ul style="list-style-type: none"> <li>● To 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.</li> <li>● To ensure new development positively responds to the climate emergency and contributes to achieving Net Zero by being sustainable now and in the long term, without compromising one for the other.</li> <li>● To ensure large new developments integrate all aspects of design, connectivity and the natural environment.</li> </ul>	<ul style="list-style-type: none"> <li>● ENP11: GREEN INFRASTRUCTURE AND BIODIVERSITY - THE SETTING FOR NEW DEVELOPMENTS</li> <li>● ENP12: PROTECTING NATURE AND BIODIVERSITY NET GAIN</li> <li>● ENP13: CLIMATE CHANGE AND COMMUNITY RESILIENCE – FABRIC FIRST</li> <li>● ENP14: LOCAL GREEN SPACES</li> <li>● ENP15: TREES IN THE ENVIRONMENT</li> </ul>

<b>ENP11: Green - Blue Infrastructure and Biodiversity - the Setting for New Developments</b>
<p><b>A. New developments should integrate all aspects of design, connectivity and the natural environment. Consideration should be given to the setting of new development and the relationship between village and countryside by:</b></p> <ol style="list-style-type: none"> <li>I. <b>Appropriate and carefully planned landscaping including the creation of visual buffers between the edges of developments and open countryside by the planting of suitable hedgerows and trees;</b></li> <li>II. <b>Inclusion of open spaces within and at the edges of developments;</b></li> <li>III. <b>Using species and planting distances appropriate for their location, balancing public amenity and biodiversity;</b></li> <li>IV. <b>Designing the planting adjacent to paths and other publicly accessible areas to maximise user safety and minimise opportunities for anti-social behaviour;</b></li> <li>V. <b>Protecting existing Green Infrastructure, where it is prominent in the public realm, particularly the specific locations set out in</b></li> </ol>

- ENP12, 13. Exceptions should only be made where public amenity benefit or biodiversity gain can be clearly demonstrated;**
- VI. Expecting lighting within and around development to respect the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances surveys are expected to determine where these movement corridors are and measures put forward that demonstrate how these will be protected and enhanced;**
  - VII. Utilising Sustainable Urban Drainage Systems where possible, in association with retention of natural systems such as watercourses and ponds – culverting is undesirable – and permeable surfaces will be used in developments to ensure water resources are protected and kept free from pollution; and**
  - VIII. Providing, where necessary, in respect of larger development proposals, a viable stewardship plan for the long-term maintenance of any Green Infrastructure, secured through a legal agreement or other appropriate mechanism before planning consent is granted.**

**B. Where identified potential Nature Recovery Areas exist, as in the Oxfordshire Treescapes Report, these should be addressed in the layout design and should be included in any planning applications.**

**C. Land benefiting from Biodiversity Net Gain (BNG) should be calculated as additional to areas of public access to enable nature to flourish.**

#### **ENP12: Protecting Nature and Biodiversity Net Gain**

**A. In order to contribute to the achievement of increased biodiversity within the Eynsham Neighbourhood Plan Area, proposals for both residential and non-residential development should, where appropriate:**

- I. Include a biodiversity action plan which demonstrates how net biodiversity gain will be achieved;**
- II. Include measures to ensure that 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. Development adjoining rivers or streams must provide a minimum of an 10m buffer of complimentary habitat between the built environment and top of**

the bank of the watercourse. Details must be supplied of ecologically beneficial management of buffer habitats to protect the aquatic environment from pollution and disturbance, and to create movement and habitat corridors for wildlife. Where possible, opportunities should be taken to restore degraded aquatic environments to a more semi natural condition;

- III. Seek to protect 'Best and Most Versatile' agricultural land unless demonstrably impractical;
- IV. Protect and enhance locally important biodiversity sites and other notable ecological features of conservation value including screening through landscape work to protect key views and enhance the PROW network;
- V. Avoid impacting on Species and Habitats of Principal Importance as published under section 41 of the Natural Environment and Rural Communities Act 2006 (or as subsequently amended);
- VI. Ensure that lighting within and around development respects the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances surveys are expected to determine where these movement corridors are and measures put forward that demonstrate how these will be protected and enhanced; and
- VII. Incorporate the specific nature recovery methods, using established and accepted models to calculate Biodiversity Net Gain (BNG) and demonstrate the minimum needed to enable nature to recover and to supplement BNG. New development should not be permitted to adversely affect the integrity of the Oxford Meadows SAC and should reduce potential impacts through creation of SANG sites within close walking distance of the new housing.

B. Development which would result in the loss or significant damage to trees, hedgerows or ancient woodland sites will not be permitted. The Parish Council will seek their reinforcement by additional planting of native species whenever appropriate. Protective buffers of complementary habitat will be expected to adjoin these features, sufficient to protect against root damage and improvement of their long-term condition. A minimum buffer zone of 10m (or greater if required) is considered appropriate, and 15m for ancient woodland.

## **ENP13: Climate Change and Community Resilience - Fabric First**

**A. Commensurate to their size and scale, development proposals should consider a Fabric First approach to their design to minimise their carbon emissions and meet the energy efficiency requirements set out in relevant policies in the Development Plan. Developers should consider the following development principles:**

- I. Minimise the use of high carbon cost building materials such as Concrete, Cement and Steel. b) Maximising use of materials which score highly on Building for Life criteria<sup>17</sup> such as wood, wood and/or hemp fibre; and**
- II. Using modern design techniques such as EnerPHit as a best practice standard to achieve good air-tightness and insulation in retrofit and Passivhaus for new development.**

**B. Maximising opportunities for the use of renewable and low carbon forms of energy will be beneficial and the following would be favourably regarded:**

- I. Solar or wind powered systems that share land-uses with biodiversity and sustainable agriculture such as grazing. On cessation of the main use the land shall be returned to a mixed biodiversity led land use. These renewable energy uses should not be regarded as previously developed land but as greenspace under temporary alternative use; and**
- II. switch over from gas central heating should now be implemented in favour of other forms of renewable energy provision in new development. Eynsham's vision is for community to benefit from measures such as combined heat and power or other provision that deliver sustainable efficient affordable energy**

**C. Development proposals are encouraged 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:**

- I. Construction with very high standard of insulation and air-tightness and fitted with the internal ducting necessary for Mechanical Heat Recovery Ventilation;**
- II. A minimum of 3 kW PV generation capability built onto the layout;**
- III. The provision of/ or the capability to provide a charging point**

- suitable for different types of electric vehicles;
- IV. Water-saving fittings as standard for toilets and showers;
  - V. Grey and rainwater harvesting and storage facilities; and
  - VI. Combined Heat and Power schemes.

#### **ENP14: Local Green Spaces**

The following Local Green Spaces are designated in the Eynsham Neighbourhood Plan:

- LGS1: Eynsham Millennium Wood
- LGS2: Witney Road Green
- LGS3: Dovehouse Close Open Space
- LGS4: Hazeldene Close Open Space
- LGS5: The Gables Paddock and Orchard
- LGS6 and 7: Fruitlands Wood
- LGS8: Litchfield
- LGS9: Old Railway Line

Development within any designated Local Green Space will only be permitted in very special circumstances.

#### **ENP15: Trees in the landscape**

**A. Development should, as far as practical, preserve or enhance the quality and quantity of tree cover of sites affected by development by ensuring:**

- I. Whenever possible existing healthy mature trees should be preserved, particularly as part of hedgerows and site boundaries; and
- II. 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.

**B. Veteran and ancient trees should be identified and protected within the parish as part of the evidence for the Neighbourhood Plan and, where not proposed to be designated under Tree Protection Orders, these trees should be included and protected in nature core or recovery areas, in the**



**proposed Chill Brook Linear Park, and in designated local green spaces. In proposed new developments vintage and ancient trees identified in the NP must be protected as part of any planning application and efforts made to incorporate them in the layout.**

- C. Where there is development planned close to or including potential nature recovery areas as identified in the Oxfordshire Treescapes Report, the opportunity to connect nature especially where nature recovery can augment existing relict woodland or stands of trees should be encouraged.**

FACILITIES, INFRASTRUCTURE, AND ECONOMY

Objectives	Policies
<ul style="list-style-type: none"> <li>• To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability.</li> <li>• To support the existing economy and new, appropriate employment initiatives.</li> <li>• To support the existing retail offer and appropriate expansion initiatives.</li> </ul>	<ul style="list-style-type: none"> <li>• ENP16: COMMUNITY INFRASTRUCTURE AND FACILITIES</li> <li>• ENP17: BUILDING A STRONG, SUSTAINABLE ECONOMY</li> <li>• ENP18: VILLAGE RETAIL</li> </ul>

<b>ENP16: Community Infrastructure and Facilities</b>
<p><b>A. New residential development shall ensure that new residents have convenient and safe access to appropriate community facilities including, health, education, utilities such as superfast broadband recreation and leisure. In particular, and where appropriate:</b></p> <p><b><u>HEALTHCARE AND EDUCATION</u></b></p> <ol style="list-style-type: none"> <li>I. <b>Support will be given to proposals that help to improve the quality and range of healthcare service within the ENP area. 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, such as Community Infrastructure Levy.</b></li> <li>II. <b>New developments shall, as appropriate for their size and nature, contribute to the expansion or new building of educational facilities including if needed a community college see (d) below.</b></li> <li>III. <b>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</b></li> </ol>

refused. In addition, the loss of any existing education and training facilities will not be supported unless there is clear and convincing justification or appropriate replacement provision is made elsewhere within the ENP area. Schools should not be sited on primary distributor roads running through new developments and should have outlook over substantial green spaces.

## **UTILITIES**

- I. Utility networks shall demonstrate adequate capacity for the needs of new residential developments without causing problems elsewhere. Developers should demonstrate in an application ~~before planning approval is given~~ that each utility has or will have adequate capacity before occupation including wastewater, waste and recycling, electricity, and potable water as well as superfast broadband and EV connections to each property. Large developments ~~will need to have~~ should incorporate renewable energy in the form of PV panels on the roof and no residential occupation should be permitted unless appropriate utility services are in place for the property.

## **NEW COMMUNITY FACILITIES**

- II. In terms of new community facilities, where deemed appropriate by the Parish Council and in accordance with the scale of development, this may include a 'local centre' including a community building. Such a 'local centre or hub' should be centrally located within a neighbourhood to maximise accessibility by non-car modes such as local buses, cycling, walking. Any local community centre should be accompanied by other facilities including shared workspace with super- fast broadband, café, nursery, allotments with water supply, fully equipped play areas. It may be that this hub encompasses a training centre/community college as given the potential scale of local employment activity, Eynsham Parish Council seeks to ensure that suitable training institutions provide a local support centre for apprenticeships or other training opportunities.
- III. EPC will seek the support of relevant authorities in achieving both physical infrastructure and the involvement of an appropriate provider for such a centre. All public buildings including health care, schools, community centres and other facilities should ensure that they provide for renewable energy and passive design

- measures to ensure future energy costs are not prohibitive.
- IV. Stewardship arrangements should consider inclusion of such community facilities and open spaces within and around community hubs. Where larger development proposals have an 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.**

#### **ENP17: Building a Strong, Sustainable Economy**

- A. New developments shall support the existing and potential scale of local employment in the Eynsham area. In new business space or industrial developments consideration should be given to overall layout and design principles as set out in the Eynsham Character Assessment and Design Code and these should incorporate renewable energy measures to help achieve zero carbon.**
- B. The loss of existing business land will 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. Residential use could be permitted, where clearly-demonstrated, to support the operation and retention of local businesses, for instance above business premises.**
- 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, including charging points for staff parking. Other energy saving measures should be included within the design and layout of new employment areas including orientation, and other passive measures as well as use of renewables.**

**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 be in keeping with its location, context, and local need, and take into account of other policies in this Plan, especially ENP1, and the Eynsham Character Assessment and Design Code.**

#### **ENP18: Village Retail**

- A. New retail development should preserve or enhance the existing range and scale of local shopping opportunities in Eynsham centre or where there is significant new development such as at Chill Bridge Farm. Where possible retail facilities should utilise existing buildings which are suitable for conversion and refurbishment.**
- B. Retail development will be supported 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. Charging points for electric vehicles should be provided in new retail developments to increase their attractiveness for visitors and where there is minimum of 10 new parking spaces.**
- C. New homes should have ready access to a local convenience store and the size of such local stores should be appropriate for the area which they serve.**
- D. Development of a small convenience as part of a new community hub will be best located in the north-west area of Eynsham and options must be set out including conversion of existing buildings at Chil Brook Farm which is a very accessible location.**
- E. A change of use resulting in a reduction of the total number of shops, pubs, restaurants, and similar facilities will not normally be supported to ensure that the village can meet the needs of existing and future residents following proposed new development. Only where it can be clearly demonstrated that there is no reasonable likelihood of business use being viable will such a change of use be supported. Where necessary Article 4 Directions should be used to protect assets of community value from relaxation of permitted development rules including public houses, shops, and other existing buildings.**

## SUSTAINABLE TRANSPORT AND PARKING

Objectives	Policies
<ul style="list-style-type: none"> <li>• To ensure that all residents have ready access to local transport networks by private car, bicycle or public transport.</li> <li>• To maintain and create excellent paths are created for pedestrians, cyclists and mobility vehicles.</li> </ul>	<ul style="list-style-type: none"> <li>• ENP19: SUSTAINABLE TRANSPORT</li> <li>• ENP20: PARKING</li> </ul>

<b>ENP19: Sustainable Transport and Active Travel</b>
<p><b>A. The Neighbourhood Plan promotes Eynsham as a safe place in which accessible and safe connectivity shall be made between new development and Eynsham for pedestrians, cyclists, riders and public transport. Sustainable transport requires car use to be minimised wherever possible.</b></p> <p><b>B. Development proposals that would result in a reduction in the capacity or safety of active travel infrastructure will not be supported.</b></p> <p><b>C. Encouragement shall be given to the use of alternatives to private cars and documented in Travel Plans submitted with the planning application, where appropriate.</b></p> <p><b>D. Active travel will therefore be achieved through better design and will help build a healthy community through the following ;</b></p> <ul style="list-style-type: none"> <li><b>I. All development should include new paths to link in with existing developments (particularly cul de sacs) and the existing path network wherever practical to encourage active travel; space for cycling and bike parking/storage must be provided;</b></li> <li><b>II. Where achievable, new major developments should be directly accessed by motor vehicle from existing main roads (A40, B4044, B4449) and not through existing village roads, especially not through the centre of Eynsham;</b></li> </ul>

- III. Details as to provision and routes for bus transport services must be supplied with planning applications and if not sufficient a cap may be placed on numbers of homes being occupied until this is in place;
- IV. New streets should include measures to achieve 20mph, encourage non vehicular priority in residential streets such as shared surfaces, support easy access in terms of crossing points for pedestrians and cyclists and accord in other ways with place making principles in Manual for Streets and Oxfordshire County Council Street Design Guide (e.g. to reduce noise and pollution);
- V. Verges, hedges and landscaping will be encouraged on main roads to reduce adverse impacts visually and to encourage safe, non-vehicular means of access; and
- VI. Details of construction management plans will need to be provided in planning applications including the avoidance of the village centre by construction traffic.

E. Measures to install appropriate provision for electric vehicle charging points taking account of best practice will be welcomed. Charge points should be in line with the OCC Standards in Oxfordshire Electric Vehicle Infrastructure Strategy (2020-2025) or any updates. Details as to allocation, location and management electric vehicle charging facilities should be included within the relevant Transport Assessment or Transport Statement.

F. A network of segregated safe and convenient cycle and walking routes will be needed to connect large new developments to the heart of the village without having to walk along major roads. For larger development sites where school provision is made, applications should ensure that schools are sited within the heart of the catchment area where parents and children can easily access on foot or by segregated cycle way. Design and siting of primary schools, in particular, should discourage school drop offs by car as this impedes safety. School play areas and sports fields should also share boundaries with other natural or semi-natural green spaces rather than roads.

## **ENP20: Parking**

- A. Eynsham Parish Council, in conjunction with other relevant authorities and as soon as possible before major development begins, will seek to ensure that:**
- I. Residents are consulted as to establishing designated 'residents parking' in the village centre such as Acre End, Mill, Thames and High Streets;**
  - II. 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;**
  - III. New developments should not exacerbate existing parking problem within the existing village centre and shall ensure adequate and appropriate parking for new residents having regard to the Eynsham Character Assessment and Design Code;**
  - IV. New development shall include appropriate parking for both residents and visitors;**
  - V. Safe storage for bicycles and, where appropriate, motorised mobility vehicles shall be provided;**
  - VI. Where possible provision should be made for the charging of electric vehicles at each new home. Where this cannot be achieved provision for the charging of plug-in and other ultra-low emission vehicles should be made in safe, accessible and convenient locations; and**
  - VII. Public charging points must be provided at various points within the village and at any new community hubs in new development. Public realm provision should also provide EV charging points.**
- B. Development that reduces the available parking space in Eynsham will not normally be permitted.**