

# eynsham futures

## CREATING A NEIGHBOURHOOD PLAN FOR EYNESHAM Final Themes - Initial Community Engagement Themes March - July 2015

### HISTORY

#### Q2 WHAT DO YOU LIKE/VALUE ABOUT EYNESHAM'S HISTORIC ENVIRONMENT?

*Jane Baldwin's analysis of the "What I like" postit wall/handbill responses. These responses have been blended into the sub themes below.*

##### "Natural & Historic Environment

People like the size of Eynsham "not too big not too small" – it's rural village feel and location close to Oxford and Witney. The historic character of the village is important and in particular the sympathetically preserved historic core with characteristic stone walls. Other prized features include the Toll bridge, church, lock, the Square and Fish Ponds. People like the village's history and traditions – particularly the Eynsham Morris. People like the easy access via good footpaths to attractive countryside and the river for nice walks. People appreciate the Village's green spaces and trees – Millennium Wood, **Fish Ponds**, Fruitlands."

*Responses from the "My Big idea" postit wall/handbill have also been blended into the sub themes below.*

**EYNESHAM'S HISTORIC ENVIRONMENT IS A KEY FEATURE OF THE VILLAGE. The special quality of the centre was greatly valued and people wanted it enhanced and protected**

One of the most important aspects of the village.

Protect amenities e.g. village Centre

It is important that the village retains its individuality and does not, in effect, become a suburb to Oxford or Witney

Keep the centre residential: no smelly tacky food outlets +3

To maintain its own identity +1

No back garden development in Conservation Area- for example behind the White Hart

**THE MIX OF OLD & NEW that has grown up over the years was much appreciated**

I like the fact that historical features blend with contemporary environs (ha ha!)

Pleasant historic centre but not too 'chocolate box' – part of real village community

Mixture of different buildings. Open spaces

That the centre is not too spoilt at all by the modern developments around the edge.

A good mix of interesting housing and pathways

Mixed village environment

Interesting mix of building styles

**THE HISTORIC ENVIRONMENT ENHANCES FEELING OF CONTINUITY IN THE COMMUNITY**

Village community has been retained

That it is set around us – therefore keeps it alive to some extent.

Its connexion with ancient past – ecclesiastical community – feel still have today in contemporary community

Its attractive and gives a sense of continuity.

Sense of continuity

The feeling of continuance. Moving forward but considering the past is important.

Sense of continuity and the fact that it is a living, real village

Community safety. Spread of age, income, social range

**PLEASURE WAS EVIDENT FROM ATTRACTIVE BUILDINGS and the use of mellow old stone**

Lovely buildings

Attractive buildings

Attractive stone buildings, walls

Old stone houses, pubs

Cotswold stone

Stone walls x 4

Old buildings Survival of older buildings, Cotswold stone, thatched roofs!

Very attractive. Gives the village lovely atmosphere.

The interest it creates. The 'isn't this beautiful' factor – please keep it that way.

Very interested

It looks nice! Interesting history too.

It's lovely

Quirky corners. Unexpected alleys, grand and modest buildings intermingled.

Beautiful buildings, church. A heritage.

Its attractive and peaceful

Simply gorgeous place to live

The old village buildings and surrounding fields and walks are a great asset

The character of the ensemble and the old buildings. The roofscapes!

Attractive visually

... beauty of buildings.

Nice environment

Rural appearance

As agreeable unshowy but attractive architectural and social character

The centre has been sympathetically preserved

**The buildings**

Protect our old buildings

**PLEASURE WAS EXPERIENCED FROM HISTORIC ASSOCIATIONS especially the site of the Abbey and its Fishponds.**

The abbey connexions

Old stone buildings, remains of the abbey.

Abbey heritage. Churches – the different kinds. Range of period housing.

Learning about the Abbey

Abbey heritage, old railway lines.

Abbey, fishponds, stone buildings, apples.

Abbey trail, historic core, listed buildings

The village centre in particular and its connexion with the Abbey and its grounds.

Conservation area/stone buildings/abbey!

The church and village square, abbey stones, fishponds.

We like the fish pond!!!

Its historic core and Abbey Trail connected firmly to its countryside setting to the south and southwest

The lovely old stone and info posts about the history of sites.

... and info posts about the history of sites.

The buildings, the history, the river

Interesting history too.

That it IS historic!

The fact that kings used to hold parliament here

That its there

Old stone buildings

Historic character of village centre

Historic character of village centre

Historical context

Heritage & historic character

1,000 + history.

Yes

One can still feel it's a village as it has been for 100s of years.

As it was when one could see and learn from the past

Old houses and history

The core of the village retains its historic character.

The fact that there has been a settlement here for so long.

We have been priviledged to live in one of the historic houses. Connexion with history, beauty of buildings.

Relics of ancient cultures, stone buildings, DIY and Market Garden shops.

The very old buildings

The beautiful church

Old buildings, history

The history and lovely old buildings

The toll bridge, the lock, the square and church, communal events, carnival

Architecture

The history x 3

Strong historical connections

History, amenity, village centre

The church

Improve St Leonards Hall, especially tall windows- blocked by furniture

(Re. the above) this improvement is already in hand- watch this space or the windows!

Talk to St Leonard's Church about their own planning process. Collaborate on meeting community needs & using Church space

**THE TRADITIONS LIVED OUT AROUND THE HISTORIC CENTRE WERE IMPORTANT**

Morris men

Shirt race

Old traditions

Eynsham Morris... traditions! May Day...Carnival Fishponds area and historical elements of village

The Morris!

**NO RESPONSE**

9 People.

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**Q 3a PARTICULAR BUILDING OR COLLECTION OF BUILDINGS WHICH ENHANCES THE CHARACTER OF THE VILLAGE.**

**The old historic buildings in Eynsham's centre/Conservation Area were clearly greatly valued by respondents. The Church & all the buildings around the Market Square and the buildings in Newland Street were mentioned the most. The recent conversions/renovations of the old buildings such as the Vicarage and 2 Barns sites were approved of and many of the collections of houses in the streets in the CA were enjoyed.**

THE OLD CENTRE/CONSERVATION AREA 5  
MARKET SQUARE, MARKET CROSS AND COTTAGES 25  
ST LEONARDS CHURCH 15  
BARTHOLOMEW ROOMS/HALL 13  
WAR MEMORIAL 1  
COMBINATION OF THE 5 ABOVE 15  
NEWLAND STREET, COTTAGES & PUBS 20  
VICARAGE CONVERSIONS AND NEW BUILD DEVELOPMENT 5  
ABBAY FARM BARN DEVELOPMENT; FISHPONDS DEVELOPMENT ( Abbey Farm?) 6  
BARN CONVERSIONS GENERALLY 1  
BLANKSTONES FARM DEVELOPMENT 1  
QUEENS STREET 5  
ACRE END STREET 5  
MILL STREET 4  
THE ELMS 3  
ABBAY STREET 2  
LORDS FARM 2  
CASSINGTON ROAD 2  
CHURCH ST 2  
ABBAY TRAIL 1  
BARTHOLOMEW SCHOOL- ORIGINAL BUILDINGS 1  
THE SHRUBBERY 1  
WILLOWBANK 1  
THATCHED COTTAGE IN CHURCH STREET 1  
HIGH STREET 1  
OXFORD ROAD 1  
THE PUBS 1  
AELFRIC COURT 1  
THE HOLT 1  
TOLL BRIDGE 1  
BAPTIST CHURCH 1  
THE NUNNERY 1  
COTTAGE IN SPAREACRE LANE 1  
MALTINGS 1  
UNDECIDED 1

NO RESPONSE 6

**POSSIBLE PLANNING ISSUES REGARDING THE ABOVE were highlighted with great support for conservation measures such as reduction of cars in the Square and sympathetic design for any new builds such as at Abbey Farm, near the Fishponds, and in the Vicarage garden.**

Newland Street, High Street, Queen Street, Mill Street, Acre End, Oxford Road – we need to preserve the approach to any planning in these areas. Some corners are already spoilt. Easy to spot!

Do like the old centre, but also the recent developments near Fishponds which have been built in a sympathetic manner.

Square (shame its overrun with traffic) and Acre End Street

The Square always pleases me, preferably without cars. With the combination of the church, Bartholomew Room, cottage, war memorial, and even the Red Lion it is the centre of the village and on occasions it is still a market.

Newer [as opposed to older 1960s -1990s?] estates are more attractive. New houses behind old vicarage, plus the renovated vicarage look great.

Bartholomew Rooms are quirky and quirky is good

We do not need any more building

The old vicarage. Signage is horrible and the parking in front.

Bartholomew Room, church. Area around this needs opening up as public space, enlarging square with grass areas.

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**Q 3b EXAMPLES OF PARTICULAR BUILDINGS OR OTHER THINGS WHICH DETRACT FROM THE CHARACTER OF THE VILLAGE.**

**Top of the list of places that people did not like the appearance of were the SPAR area and the Mill Street Block of shops and flats including the Post Office. Design densities and standards on new build estates were also frequently criticized.**

SPAR AREA 9

POST OFFICE SHOPS WITH FLATS ABOVE 6

OVERCROWDED INFILLING 5 (e.g. STAR CLOSE, ACRE END CLOSE, CLOVER PLACE)

RECENT NEW HOUSING ESTATES/LOWER BUILDING STANDARDS 7

INDUSTRIAL AREA 1

DERELICT INDUSTRIAL SITES 3

PIMMS OFFICES, ABBEY STREET 2

ST LEONARDS HALL 1

BURGER VAN 1  
SHOP FRONTS ON THE SQUARE 1  
RED LION PUB 1  
FARM BUILDINGS AND VICARAGE CONVERSIONS 1  
TRUCKS ON SQUARE & MILL ST 2  
BETTY'S MEADOW NEAR TOLL BRIDGE 1  
LACK OF TREES IN CENTRE 1  
TOO MUCH TRAFFIC ON OLD NARROW ROADS/PAVEMENTS 2  
COUNCIL/EX-COUNCIL HOUSES 2  
1970'S HOUSING 1  
PAVILION & PLAYING FIELDS 1

**DESIGN OF NEW BUILDS- it was generally felt that infilling had been at too high a density and that there should be greater provision of open space in future.**

Too much new development, filling in every conceivable space without much thought

Acre End Close development, houses are packed in and built over a fantastic garden.

I object to some of the other newer developments, infills, which have been done to a lower standard

Some new housing quite ugly and spoils the historic buildings already there.

**DESIGN OF EARLIER DEVELOPMENTS does not enhance**

1970s style doesn't age well and looks shabbier (stone/wood better than concrete)

**TRAFFIC CONSIDERATIONS AND STREET SCENE THAT DETRACTS FROM THE CONSERVATION AREA**

Too many cars, more families which will explode facilities i.e. 5 years time, roads too narrow and old to cope

Would be good to see the Red Lion enhancing the centre rather than distracting from it. No trucks on Square or Mill Street.

Think St. Leonard's Hall could be vastly improved, ie clean woodwork in front of arched windows. Nicer shop fronts on the Square.

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#### **Q 4 FAVOURITE WALKS**

**THE FISHPONDS AREA AND THE ABBEY TRAIL WERE HIGHLY VALUED, FOLLOWED BY THE CHILBRIDGE ROAD COUNTRYSIDE TO THE SOUTHWEST AND WEST.**

STATION ROAD/FISHPONDS 28

ABBEY TRAIL & EYNHAM UNLOCKED 7  
OXFORD ROAD (JUBILEE) PLAYING FIELDS 2  
CHILBRIDGE, TWELVE ACRE FARM & NUNNERY TO SOUTH LEIGH 16  
RIVER THAMES, TOLL BRIDGE AND EYNHAM LOCK 6  
PINKHILL LANE/CIRCLE 5  
CASSINGTON ROAD AND MILL 1  
MILLENIUM WOOD 3  
VILLAGE ROADS 3  
ALLOTMENTS/FIELDS 2  
FREELAND 1  
CITY FARM 1  
WHARF STREAM WAY 1  
FRUITLANDS (NOW BLOCKED BY FENCE) 1  
UNSPECIFIED WALKS 8  
GENERAL DOG WALKING 2  
NON WALKERS 10  
NO RESPONSE 4

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#### Q 5 VALUED EYNHAM LANDSCAPES/VIEWS

There was a great attachment to and enjoyment of Eynham's surrounding rural landscapes. People greatly enjoyed a range of views. Most popular was the landscape to the south- the Fishponds and the former Abbey site, closely followed by (and complementary to the former) the view from the churchyard of Wytham Hill. Many people also loved the area to the west & southwest around Chilbridge Road towards Twelve Acre Farm and the area around the Thames and the Thames lock scored highly too.

VILLAGE , FIELDS AND CHURCH FROM THE FISHPONDS 10  
ABBEY PRECINCT AND FISHPONDS 18  
CHURCHYARD AREA/ABBEY SITE 3  
LITCHFIELD WALL/STATION ROAD/RURAL ASPECT OF SOUTH 9  
VIEWS OF WYTHAM HILL AND WOODS (FROM THE CHURCHYARD AND AROUND THE VILLAGE) 23  
APPROACH TO THE VILLAGE FROM STANTON HARCOURT ROAD 3

VILLAGE FROM CHILBRIDGE ROAD 2  
VIEWS OF LAND ON WESTERN EDGE VIA CHILBRIDGE ROAD TOWARDS TWELVE ACRE FARM 12  
VIEW FROM TWELVE ACRE FARM TOWARDS EYNHAM/SOUTH LEIGH/STANTON HARCOURT 5  
VIEWS FROM OLD RAILWAY FOOTPATH 1

THE THAMES, MEADOWS AND EYNHAM LOCK 13  
TOLL BRIDGE 4  
WHARF STREAM 1

VIEW OF EYNHAM FROM WYTHAM WOODS 1  
NEWLAND STREET 6  
QUEEN STREET 2  
OXFORD ROAD FROM QUEEN ST 1  
APPROACH TO THE VILLAGE FROM CASSINGTON ROAD 2

VILLAGE SQUARE AND CENTRE 6  
ROOF SCAPES 2  
TREES IN VILLAGE AND CHURCHYARD (BAN ON LEYLANDII) 2  
ABBAY STREET/CHURCH STREET 2  
PLAYING FIELDS 4  
WASTIE LANE 1  
GENERAL VILLAGE OUTLOOKS (e.g. FRUITLANDS) 4  
NO RESPONSE 3

**There was a strong sense of the need to give protected status to some of the best loved/used rural areas around Eynsham, in particular the places highlighted in the above list.**

*Input of the "My Big idea" postit wall/handbill responses. These responses have been counted into the above sub themes.*

Protect a swathe of countryside to S and SW of village between Oxford Rd, B4044, route of old railway to W & Chilbridge Rd, incl. land to W & E of Station Rd, to create a rural setting for CA, Fishponds and Listed Buildings.

Preservation of the rural aspects of the village

Conserve views into & out of Fishponds, adjoining Playing fields, around Station Rd & Chilbridge Rd.

Protect an area of countryside to S & SW of village-important for setting of CA, LBs & Fishponds

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## **Q6 A LOCAL EXHIBITION CENTRE OR MUSEUM?**

**There was strong support for the idea of an Eynsham Museum.**

In Favour- 65 (incl 8 from postits on Big Idea wall)

Against- 8

Maybe (e.g. Temporary exhibitions)- 2

NO RESPONSE- 6

### **OF THOSE IN FAVOUR- SUGGESTED THEMES**

**ABBAY HISTORY, STONES, ARTEFACTS AND ARCHAEOLOGY- 20**

**LOCAL HISTORY WITH ARTEFACTS, PHOTOS, RECORDINGS AND MAPS- 29**

GENERAL EVOLUTION OF THE VILLAGE 21

FARMING/ALLOTMENTS 2

RAILWAY 2

RIVER 3



COMMERCE 3

CHURCHES 1

FAMILY HISTORIES 2

### OTHER SUGGESTIONS

Bartholomew room location- 1

Library location- 1

Village Hall location-1

Could work with Woodstock museum, maybe link in with Oxford museums to set up art etc.

Similar to Charlbury.

I enjoy the art exhibition in the Bartholomew Room.

With a little tea shop?

#### **From Community Day Big Idea-**

Its history/heritage – ‘virtual museum’

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### **Q7 VILLAGE SOCIETIES/ACTIVITIES BELONGED TO/PARTICIPATED IN**

#### **A very wide spread of interests were represented**

Eynsham Society 16

History group 12

Garden Club 10

Neighbourhood Plan 9

Arts Group 6

Allotments 6

Pubs 6

St. Leonard's church and assoc. activities 6

Green TEA 5

Morris Dancing 4

WI 4

Art class 4

Eynsham folk weekend 4

Eynsham Choral Society 4

Yoga 3

Theatre Club 3

Probus 3  
Croquet Club 2  
Orchard Group 2  
Parish Council 2  
Pilates 2  
Country market 2  
Community Choir 2  
Bartholomew Players 2  
School Governor 1  
Library Book Club 1  
Bridge club 1  
Oasis church 1  
Road Runners 1  
ENES 1  
Open gardens 1  
Gym 1  
Fishpond volunteer 1  
Film shows 1  
Day centre 1  
Bartholomew school events 1  
Carnival 1  
Organic group 1  
Zumba 1  
Royal British Legion 1  
Village Hall management 1  
Friday Pathfinders 1  
Liberal Democrats 1  
Bartholomew Sports Centre 1  
Book Club 1  
Lunch club 1  
Cricket Club 1  
Sports 1  
Scouts 1  
Guides 1  
Seasonal activities 1  
Lots 1  
No response 12

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**Q 8 WAYS TO ENSURE THAT NEW DEVELOPMENTS IN EYNHAM FIT IN WITH EXISTING BUILDINGS.**

**IT MATTERS** There was a strong consensus that new developments should be designed to blend or complement the existing older buildings, in the historic centre in particular.

YES- 29 ..... NO- 0 ..... NO RESPONSE 6

**SHOULD BE MODERN IN STYLE BUT SYMPATHETIC TO OLD** Some preferred this approach.

Modern architecture can complement existing architecture and can add additional character.

Think they should be of their time, therefore sympathetic but new individual build.

I prefer post-modern architectural creativity than mere representations of the past.

Context is everything. Modern is not necessarily bad. Beware pastiche.

But not to create a false museum look.

There is such a range of buildings that Eynsham is a different village depending where you live e.g. Shakespeare/Stratford or Fruitlands/Old Witney Road or Spareacre/Marlborough

**SHOULD BE SYMPATHETIC WITH TRADITIONAL BUILDING STYLES – Most people favour traditional building styles/ materials to mirror the old historic houses.**

Houses should be sympathetic to Cotswold stone look/but not all/mixed looking quite good e.g. Hazeldene.

Very difficult to tie in with conservation area. Not bland mass-produced housing.

What to do I do not know. More stone-faced houses.

(New development needs to fit in with the old) otherwise it will be completely ruined.

Sympathetic building materials v. important.

Give priority to traditional design and small developments which fit in with and integrate into the village – not large anonymous, detached developments like Swinford Green.

Try to preserve village atmosphere in centre. More gravel will be needed though.

Use it [Heritage?] as the basis for any new house designs.

Proper stone building. +1

Buildings in high quality Cotswold stone (not reconstituted).

Use the right stone and not the reconstituted stone blocks – they are too square.

Yes, small scale developments, buildings in the conservation area should be of natural stone.

The designs are sensitive to their surroundings,[ that a feeling of space still exists – room for areas of relaxation – trees] –see below[ that cars are catered for without blocking up through routes.]–see below

Local materials.

Its crucial. Match architectural style.

Correct building materials, one/two bed properties for affordable housing.

Build in stone.

Small, sympathetic buildings.

This is normally safeguarded by planning authority

Fitting in important in centre.

Similar building style and not too crowded.

Roof tiles and stone need to be looked at. Developers seem to do as they please.

Yes. Eynsham has a wide variety of housing styles so maybe quality and conservation.

We have to accept that a further 250 houses are needed as part of West Oxon. Plan and to work positively with WODC could be a damage limitation excersise. Need style of buildings and materials to be appropriate for the site and surrounding existing buildings.

### **UNSYMPATHETIC BUILDING STYLES that respondents hope can be avoided in future**

The 60s, 70s buildings grate badly with the historic core of the village. New developments need to bridge the gap.

New developments need to adhere to high standards of design irrespective of style – avoid mistakes of the past (Mill Street/Swan Street).

It would be good for them to complement the old buildings rather than the dreadful 60s and 70s buildings.

### **NON HISTORY/HERITAGE PLANNING ISSUES—for Housing? Environment?**

#### **SMALL SCALE DEVELOPMENTS**

Small developments only. Large detract from village life.

#### **IMPROVE THE INFRASTRUCTURE FIRST**

Infrastructure! Jobs so people can live and work here.

But no more further housing development please before infrastructure improved.

Updating drains and roads matter too.

Infrastructure needed.

Can the sewage system cope?

### **USE BROWNFIELD SITES FIRST**

Keep them small and on brown sites with adequate parking.

To put them if poss. On brown field sites.

### **ECO-FRIENDLINESS/SUSTAINABILITY**

Need to ensure that new developments are eco-friendly/sustainable and come with adequate funding to really help with required infrastructure.

Look for quality architects and builders who can interpret green designs and eco-living that is affordable. Housing for young.

### **PRESERVE/PLANT GREEN SPACES AND TREES**

That a feeling of space still exists – room for areas of relaxation – trees  
Keep green spaces, trees etc., sensitive architecture.

Plant trees.

### **NO NEW DEVELOPMENTS – 2**

No new developments.

Stop building any more houses.

### **GENERAL PLANNING ISSUES INCLUDING GOOD PARKING/TRAFFIC PROVISION**

Have to ensure that there is enough parking.

Yes, don't allow big developments to be plonked down on green fields or stuck on the end of the village.

Yes, it matters but the outskirts are a lost cause.

There should be no more building in the central (original) village but outer developments (e.g. Hazeldene Close) are not really part of the village.

Yes. Talks with WODC to ensure it happens.

Consult with architects and locals.

Cars are catered for without blocking up through routes.

Please don't keep filling back gardens with houses, build affordable homes on the outskirts of the village.

High quality design and materials. How to control cars and street clutter??

Steady, planned growth.

Yes, but because of newcomers from abroad, Oxford enhancing its academic circuit, Woodstock and other areas with more people settling out of London, we have no choice. Eynsham is too central and is good for housing. It depends where they are.

I recognize the need for additional housing. Design should be sympathetic and accessibility, both pedestrian and vehicular must be considered.

Careful choice of building materials. Enough space/no overcrowding e.g. Star Close.

Range of affordable buildings. Shops people walk to. Recreational activity, local businesses (employment).

Yes, get involved with NP.

Yes, need to keep monitoring planning applications.

Yes, careful planning.

Yes, no more gated communities/ghettos.

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## **Q 9 OTHER IDEAS ABOUT EYNESHAM'S HERITAGE**

### **INTERESTING HISTORIC THEMES**

What about the Civil War? Esp. as river access to Oxford – surely something happened here?

Don't forget Barnard Gate is part of Eynsham.

The Eynsham Morris?

I don't think enough is made of our historic heritage, for example Aelfric and other important personages/characters associated with the village both past and more recent.

Orchards – see Green TEA!

Any records of tannery, bottlemaking? Recording voices of living people who have memories of what Eynsham used to be like.

### **OUR TREE HERITAGE**

Have we got heritage trees? A trail about the very old trees in Eynsham?

More emphasis on landscape and trees. More street trees.

Be careful not to get rid of all the open space in effort to be PC and build on brownfield sites. Trees important, not Leylandii.

### **DESIGN OF NEW DEVELOPMENTS/RESTORATIONS**

Sensitive development with traditional materials.

The centre must be left as it is without unnecessary modernization. Too much development and it is no longer a village.

Good quality historic buildings need to be restored sensitively, for example St. Leonard's Hall.

New houses in conservation area in natural stone  
Character lost if too much in-fill building.

It would be good to keep it [Eynsham's Heritage] alive and keep it up to scratch. Not build inappropriately, i.e. eyesores. A museum and inf. In library and schools would help understand. Get more ideas from residents.

### **THE RIVER/CANAL**

The Toll bridge must be preserved.

Restore the old canal channel. Create canal boat hub marina – 3.

### **ABBAY INFORMATION BOARDS APPRECIATED**

Like the info. Board in the Square. Encourage schools to study them/explore facts.

No response 53