

# eynsham futures

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

### HOUSING

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#### THEMES

##### **Need for all kinds of new housing and industrial facilities**

**Theme descriptor:** Residents are aware of the need to build genuinely affordable and a wider range of housing, from starter homes, social housing for essential workers in the village, life-time homes for families and housing for retired and older people. People consider that a range of facilities for retired people is required to enable them to downsize and free up larger houses for big families. Facilities include smaller homes and small blocks of retirement housing. Suggestions for older people are bungalows, sheltered housing and, so that they can move more easily into residential care if necessary, owned units in grounds of a residential home. Community or co-housing schemes which allow privacy, but also sharing of facilities should be considered. Plots should be made available to self-builders and travellers.

##### *Wider range*

- Wider range of dwelling types

##### *Starter homes*

- Space ear-marked: for starter homes. High eco spec
- Housing growth: meet the need for low-cost starter homes.
- For young couples
- For 'singles'
- Ensure accommodation for an influx of young families

##### *Social housing*

- Social housing for essential workers in the village.
- Not enough housing for village people, that is why my children live in Witney (Dislikes)

##### *Downsizing to free up bigger homes for families.*

- More life-time housing
- For big families
- There's a need for houses for people to downsize to

##### *Retired*

- Space ear-marked: for retirement housing. High eco spec.
- Retirement housing (small blocks).
- More retirement facilities including appropriate housing (to free up larger houses).

##### *Older people*

- Bungalows for the elderly;
- Oakenholt-type facility with owned units progressing to home all on one campus.
- Why are people in their 50's living in the (Mill Street, Old People's) flats (Dislikes)
- Sheltered housing for the baby boomers to come!
- For older people
- Not enough residential care for elderly (x 3)

### *Affordable*

- affordable housing (and I mean affordable!!!)
- Make space for self-build housing (v affordable!).
- Too expensive for young people, no affordable homes.
- Affordable.
- Affordable eco-homes X3
- Cost of housing.
- Too expensive for young people, no affordable homes.
- Affordable housing
- Can not afford house in Eynsham
- Gentrification! due to prices
- Affordable housing
- Build truly affordable flats/houses (2 beds)
- Smaller cheaper housing units.

### *Self-build*

- Space ear-marked: for self-build (see Kevin McCloud and the Bicester project). High eco spec

### *Travellers*

- Travellers and their dreadful mess
- Space for travellers

### *Community housing/sharing facilities*

- Build some community or co-housing schemes, allowing privacy, but also sharing facilities.
- Residential community house for small groups of people; having privacy and also sharing facilities.
- Co-housing schemes.

### **Don't spoil Eynsham's character versus adding value**

Residents advise that any housing permissions should add value to the community and that expanding industry in the village has huge potential of work for young people and opportunities for living near workplaces. However, there is a concern that too much development, with an expanding sprawl of houses and galloping urbanisation will destroy Eynsham's character. People feel that there has already been over-intensive development of restricted space in the village resulting in high density, cramped housing. It is considered that if housing was less commercially driven, then density and quality could be better controlled. In addition, people do not want large estates of cheaply designed houses that are expensive to buy.

- Ensure any housing permissions add value to the community
- Industry – young people huge potential for work and [opportunity for]

### *Don't spoil Eynsham's character*

- Expanding sprawl of houses
- Galloping urbanization.
- Too much development destroying the village
- Expanding nature- it will lose its "village" feel
- New housing? New village! Don't spoil Eynsham's character

### *Too many*

- Always building new homes (Dislikes)
- Too many new developments (Dislikes)
- Too many hus x2
- Its becoming too full
- Becoming too built up- not enough green spaces;
- Too many houses +1
- Building
- Too many houses and they are building more

- More houses are being built
- Eynsham is too small for more development
- The proposal to build 150 houses- crazy!
- Not too big
- Not too large
- Always building new homes (Dislikes)

#### *Density*

- Cramming more and more houses into any available space.
- Cramped housing developments.
- Cramming in too much housing.
- Too many houses being packed in to any possible space.
- Control housing density, i.e. not so much driven commercially.
- Over-intensive development of restricted space.
- In-filling the spaces
- 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.

#### *Power of free market*

- Large estates of cheaply designed houses that are expensive to buy.
- Control housing density, i.e. not so much driven commercially.
- The power of profit making developers free-market ?????

#### **Eynsham's infrastructure can't cope**

Residents state that new housing needs infrastructure, but they are concerned about this provision based on their experience of recent developments. They say that there are new housing plans in place without thought for infrastructure and that planning applications continue to be made without considering infrastructure. There are strong views that Eynsham cannot cope with any more development until the necessary infrastructure is put into place. This is associated with roads, congestion, parking, drainage, sewage, school and health facilities and village amenities.

#### *Eynsham's infrastructure can't cope*

- Can't cope as a housing village.
- It becoming a centre point for Oxford, Witney, Kidlington and other areas as a "housing" village and it can't cope now.
- All the plans for new houses when infrastructure is not in place – how will the village cope?
- Facilities/amenities being over stretched by the big housing developments
- More development puts more strain on drainage and sewage
- Too much expansion, inadequate infrastructure to cope with demand placed on health service, school, streets clogged with parked cars.
- In-filling the spaces, proposed building putting pressure on already stretched infrastructure and Traffic!
- Planning applications continue to be made without thought for the infrastructure, roads, schools, health etc.

#### *New housing needs infrastructure*

- New housing needs to include better roads, schools & infrastructure
- If development goes ahead we need more amenities. Drs, schools
- Rebuild primary school next to Bartholomew & improve facilities
- Make schools bigger
- Infrastructure before housing

**Suggestions for development sites** - Please note, these are resident suggestions only. Everyone in Eynsham will have the opportunity to decide which options for development sites will be put forward to the WODC in the Eynsham Neighbourhood Plan.

Residents suggested that new housing development location **could**: use up sites within the village envelope before permitting expansion; be on greenfield sites to the west of the village

although some people do not want new houses on open green land; along the Stanton Harcourt road and a bit further down Chilbridge Lane; on brownfield sites as infill by relocating the primary school and freeing up the site for down-sizing and retirement homes or using redundant buildings on the industrial estate or; providing mixed housing/starter business units. New housing to the west should be managed to maintain a rural aspect, for example, residents do not want housing on the Fruitlands wood site.

*Use up sites within village envelope first*

- Use up sites within the village envelope before permitting expansion

*Greenfield:*

- Build houses on the Stanton Harcourt Road and a bit further down Chilbridge Lane.
- Manage building houses to the west of the village so as to maintain rural aspect.

*Brownfield sites*

- Use up sites within the village envelope before permitting expansion
- Use brownfield site first! Yes x2
- Retirement/downsizing using the sites freed by the school relocation
- Support new houses on spare land in the industrial estate on the Stanton Harcourt Rd.
- Develop older buildings on the industrial estate.
- Industrial: Redundant buildings and sites at Oakfield estate etc to be encouraged to be redeveloped to small incubation/starter "clean " business units but incorporating starter residential, i.e. mixed development.
- Retirement/downsizing using the sites freed by the school relocation

*Mixed development*

- Industrial: Redundant buildings and sites at Oakfield estate etc to be encouraged to be redeveloped to small incubation/starter "clean " business units but incorporating starter residential, i.e. mixed development.
- Utilise brownfield industrial sites by creating a vision for mixed-use sites on industrial land where alternative commercial use will not happen

*New houses on particular sites or green land (see Natural Environment theme in Environment, Green and Sustainability)*

- Against housing on Fruitlands.
- That people are blocking off the wood in Fruitlands. because they are going to build house (Dislikes)
- New houses being built on open green land. (Don't like)

**Design** – Richard, this theme overlaps with the sustainable village design theme in the **environment, green issues and sustainability** area. It is more developed here, but I think some mention of it there is also necessary in relation to green issues and sustainability.

*Building design:* Whatever the building, residents consider that it should be good quality (unlike the poor quality and standard, according to one resident, of his/her recent new house in Eynsham) and building regulation checks should be done on all completions and identified problems should be attended to. New build should also be affordable, eco-friendly and low/zero carbon and preferably use local materials and with stone predominating. Regarding building styles, creative post- modern styles and not boring repetitions of the past are suggested. On the other hand, it is advised the any development reflects the village style.

*Village design:* Residents want to retain the large village feel of Eynsham (see Environment section) and its integrity, i.e., they do not want it split by the A40. They would like mixed size developments with lots of green space around them, more small housing developments and a central space for a park-like green square. Good examples of both mixed and small are the recent developments of the old Vicarage site and Merton Close which is an affordable, small scale development built on a "village green" design, [built on a Rural Exception Site for local

people<sup>1]</sup>. Also mentioned by residents is the juxtaposition of different spaces and things in interesting ways, for example, small-scale, “clean” industry and historical buildings. Competing priorities for village services are noted, for example, “A rest home before a new school?” Particular types of housing development are not favoured, for instance, rental property expansion and gated communities.

Suggestions are made for whole village design include developing design codes for new housing and new housing plots and for expansion of the conservation area to limit the impact of any development on the spirit and atmosphere of Eynsham.

#### *Energy efficiency*

- All new house builds to high specification of energy efficiency.
- New housing to be of the highest environmental standards
- Top grade insulation for all new houses.
- All new houses orientated SOUTH.
- Eco development houses.
- High eco spec.
- Eco build for all new homes and businesses
- Affordable eco-homes X3
- Eco-homes
- Zero carbon housing
- New homes + eco-homes X2
- Environmentally sustainable schools
- Self-build low carbon housing using local materials
- Any new house should have gardens and permeable driveway for water absorption = <flooding X4

#### *Building materials*

- limit use of brick and encourage use of stone for building materials.
- Stone walls x4
- Self-build low carbon housing using local materials.

#### *House style*

- We need more creative post-modern styles -- not boring repetitions of the past.
- Ensure any development reflects the village style.

#### *Quality*

- Good houses (Brownies)
- The property I live in. Quality and standard of the newbuilds in Hazeldene Close is appalling. Damp, mould, noise transference between properties – its v. loud. On completion of new build, building regulation checks should be carried out and where not met, problems should be addressed and not ignored.
- I object to some of the other newer developments, infills, which have been done to a lower standard

#### *Size (see Environment section)*

- Large village feel and facilities – not too big or small
- The best I’ve seen for a village this size
- Its size
- Like its village feel but still has everything one needs
- I like that it is a village, but so close to Witney and Oxford. Don’t want it to become part of them.

#### *Mixed*

- Mixed in terms of size.
- Small developments with a lot of green space.
- Wider range of dwelling types

*Green space (SEE ENVIRONMENT, GREEN ISSUES AND SUSTAINABILITY FOR MORE DETAIL)*

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<sup>1</sup>Bracketed explanatory note by Eynsham Futures team

- Any new development of house should be arranged around green space for community use
- Housing with lots of green spaces around them.
- developments with a lot of green space
- Need more open space
- Open space very important

#### *Suggestions*

- Find a central space for park-like green square X2
- Like juxtapositions of different spaces in the village as a whole eg, Industry and Abbey
- Small - More small housing development like Merton Close -- affordable and built on a "village" design.

#### *Good examples*

- Old Vicarage development v. gd.
- Merton Close -- affordable and built on a "village" design.

#### *Design codes*

- Village design code for new housing
- Designed and supported by robust S106 agreements for the whole village
- Design codes for new housing plots guiding green spaces distribution vs size of development plots
- Expand the conservation area to limit the impact of any development on the spirit and atmosphere of Eynsham

#### *Concerns*

- Don't want a village split by the A40!!
- Do we really need new developments or just infill?

#### *Priorities*

- Housing: a rest home before a new school?
- Obviously a strong need for housing for the elderly.

#### *Particular types of housing development are not favoured*

- Rental property expansion (Don't like)
- New Children's Home. ( Assessment Centre ) (Dislikes)
- A gated community which can create nimbyism – no more please.
- NIMBY attitudes.