

**MINUTES OF EYNHAM FUTURES STEERING GROUP MEETING
7.30PM TUESDAY 29 SEPTEMBER 2015, BARTHOLOMEW ROOM, EYNHAM.**

PRESENT: Posy Parrinder (PP), Steve Parrinder (SP), Eleanor Chance (EC), Sue Chapman (SC), Angie Titchen (AT), Paddy Coulter (PC), Richard Higgins (RH), Dennis Stukenbroeker (DS), George Smith (GS), Richard Andrews (RA), Rolando Medina (RM), Jane Baldwin (JB), Sue Johnson(SJ). Charles Matthew (CM) in attendance.

APOLOGIES : Scott Roberts, Jane Osborne, Peter Emery (in email received after meeting)

- 1. DECLARATIONS OF CONFLICTS OF INTEREST :** None
- 2. PUBLIC PARTICIPATION-** Agreed it be allowed throughout the meeting.
- 3. MINUTES OF PREVIOUS MEETING :** Accepted apart from “West Oxon Clinical Care Commissioning Group are aware of Eynsham Futures” and not West Oxon Locality Forum
- 4. MATTERS ARISING –** The letter composed to David Cameron and others was sent and has been acknowledged, but DC has not replied yet (due to current busy schedule). It was not possible to arrange a meeting at a DC surgery prior to sending it. PP said she will email Natasha Whitmill, who manages his Friday afternoon surgery to say we do want to see him. Letter has been received and acknowledged by Barry Norton, leader of WODC. Nothing yet received in response from Ian Hudspeth, Leader of OCC.
No correspondence received back yet from either Dr Stephenson or Theresa Young at Eynsham Health Centre, in response to email of 30 Aug. PP will check it was received and follow it up. VG has offered to look at the Scoping Report when he has time. PP will ask him again when we have the final draft.
- 5. CORRESPONDENCE :** None
- 6. PROJECT PLAN PROGRESS**
Questionnaire – The questionnaire is available for completion by general public- online on the Eynsham Online website. More than 20 people have already done it. There is currently no timescale by which it has to be completed. It was agreed that paper copies will be made available in the library (PP), and given out at the public meeting on 7/10/15. SC & EC to take paper copies along to the weekly day centre for older people. Once we get a number of responses then help will be needed in analysing the questionnaire.

Sustainability Assessment Scoping Document – still needs some bits added to it, but needs to be finished soon, hopefully by the October meeting. This document has to be consulted upon by WODC. The Consultation Statement cross referencing- Housing, History done by PP. Still to be done- Transport-RH volunteered; Business & Education- PP volunteered.

Planning of Public Meeting on October 7th - at 7.30pm, in the Village Hall.

Practical arrangements were finalised. Aim is to hear what people have to say on options at item 7 below. PP to chair and do a short introduction. AT will outline Community consultations so far. RA will set out the Options for the plan. JB will take notes. Maps showing areas of possible planned development on the chairs. Posters were distributed to go up round village.

7. POSSIBLE OPTIONS FOR DEVELOPMENT

It was agreed that there are 5 issues that the NP needs to address:-

- i. Should the plan try to get away with the minimum number of houses being built in the next 15 years, or
- ii. support an increase above the minimum number of houses built, which may enable the village to get more infrastructure improvements eg for the Primary School and roads.
- iii. Which suggested developments should the neighbourhood plan support? – those to the west of the village or
- iv. north of the village (other side of the A40). Development is not possible to east due to Oxford Greenbelt nor south due to flood plain
- v. Redevelopment of the industrial area – Oakfield Road, Southfield Road and Oasis Park : how should this be taken forward? Just business expansion or mixed residential/business?

EFSG decided to approach the Local Enterprise Partnership (LEP), a national body that distributes money for economic development projects. Might they be interested in combining high tech industry with affordable eco housing and infrastructure projects in the Eynsham industrial area? PP agreed to contact them.

Comments from EFSG:

- if the minimum option is pursued the village is always going to run at a deficit on infrastructure requirements, as developer contributions never fully cover the costs.
- the Primary School is full, the building is old and very old-fashioned (open plan classrooms), but no money available for reconstruction.
- need to go for at least the minimum number of houses. The numbers will undoubtedly rise when WODC's quota of Oxford's unmet need for homes becomes clear.
- everyone was encouraged to write individually to have their say about the latest planning application for 160 new houses in the village on field at end of Thornbury Road. EPC will also respond to the consultation.
- We think OCC & WODC want to link up the 3 proposed building plots in west of the village with a link road to the west that leads onto the A40- maybe as part of the agreed medium term improvements to A40 (Science Transit Scheme)
- OCC has a current public consultation on A40 plans. The medium term is funded. Long term is not yet. All affect proposed site options.
- comparing the north and the west options: if north option is viable for housing, then this is a good reason for opposing gravel extraction on part of the site (as may have been suggested in the past).
- the potential for additional employment opportunities in this area could be one of the key drivers for housing development locally. Without local employment all additional residents would be forced to travel on already packed roads to get to places of work.
- While we do have local businesses keen to expand, they are often unable to recruit staff due to high house prices. So we need to take account of these business concerns in the plan

It was agreed PP to draft letter to all businesses in Eynsham to seek their views for our Scoping Report, on these and other issues.

8. REPORTS OF TASK GROUPS

Business : Scott Roberts (Polar Technology), following discussion with Craig Marshall of Siemens, sent us a comprehensive email about the developments which would assist business growth in this area. The things they suggested were:

Local affordable housing – small houses/apartments are much needed. Their companies would be interested in being involved in a scheme.

IT infrastructure – Phone signal and 4G availability are currently causing problems

Roads – cycle path to/from Botley would be very useful

Transport problems (crossing the toll bridge and using the A40) make business in the Eynsham area very problematical. Up to 50% of visitors to Polar technology ring to say they are stuck on the A40!!! They strongly support a scheme for electronic charging at the Toll Bridge.

Expansion plans-Polar Technology hopes to expand its' operation. They expect to employ 200 additional people over the next 3 to 4 years. They plan to develop in close collaboration with local Eynsham representatives especially over the effect on local footpaths and ecology.

Housing : meeting of Housing Task group on 25/9/15, and minutes from this meeting shared with this group (available to view in Dropbox).

Using WODC housing list waiting list figures, the greatest need is for 1-2 bedroom homes. 281 households qualify for affordable housing here of which 87% need 1-2 beds. Nearly 24% are over 60s.

But discussion with Abbey Properties & Abbey Rentals revealed that 90% of 1-2 bed houses in Eynsham are purchased by Buy to Let landlords. The price for property generally has risen steadily to above 2007 “crash” levels. Smaller properties have seen the biggest percentage rise. Study of SHMAA figures confirms this plus growing lack of affordability for those on lower incomes in West Oxon.

Suggestion was that the community consider addressing this in the NP- eg by getting more Housing Associations involved providing small affordable houses/rural exception site/combined residential and business development (as above).

Landscape & Design: PP had met with Nina Turner and passed on resources/information on issues raised so far esp. Local Green Spaces. Nina is researching this and also the feasibility of including a special village improvement scheme in the NP.

Transport & Infrastructure: The group were meeting soon to do some independent surveys of traffic.

Oxfordshire County Council consultation has begun on improving the A40. On Saturday October 10th 2015 there is an exhibition in the village hall from 10.30 am – 16.00 pm. All were encouraged to go & have a say. EPC are being consulted.

Medium Term plans- have funding and are currently being formulated with detailed consultation in Autumn 2016. A bus lane between Eynsham and Wolvercote is proposed linked with a Park and Ride at Eynsham – site to be determined but it may be in the field to the east of the Millenium Wood. Junction improvements also are planned in 3 Eynsham locations on A40. A bus lane is proposed from centre of village to Toll Bridge.

5 Long Term (as yet unfunded) suggestions- including public transport proposals and/or dualling the road from Witney to Wolvercote possibly bypassing Eynsham to the north, have been made for relieving pressure on the A40 with very different price tags attached. All the options impact the village.

Education : The Eynsham Partnership Academy (EPA) are in discussions with OCC regarding the implications of 160 new houses at the Thornbury Rd proposed development. The scale is too small to trigger the sort of major resources needed to cope. EPA have stressed the pressure being put on the schools particularly the Primary.

Health : Meeting with a GP and the Practice Manager to seek their views would be useful. PP to resend earlier email requesting their views.

Gravel: The Eynsham Society contributed to an independent professional report challenging the latest plans for gravel extraction in this area and the Eynsham Parish Council also made a submission, objecting to any more extraction to the south.

Community Engagement Group: The consultation report is on Facebook and on Eynsham Online but are not getting much feedback.

Hard to reach groups-

Suggested groups to approach were

- the Parents Associations at the two schools
- those without computers (go to the Day Centre)
- Sports and Social Club
- Allotment Association

9. NEXT MEETING : Tuesday October 20th 2015 at 7.30pm in the Bartholomew Room, Eynsham