

# Option 4: DEVELOPMENT NORTH of the A40

Shape of area chosen to limit farthest distance to village centre and to suit a future re-routing of the A40

This roundabout gives access to the development. Rest of bypass route is a long-term possibility, not part of this option

KEY to overlays:

- Local Green Space
- Flood Zones 2/3
- Built/building since 2000
- Recent applications & SHLAA sites investigated 2010-5
- Ancient Monument
- Oxford Green Belt

Overlays are only approximate to indicate village features described in the report text

Roads —————

- bridleway
- Bus Lane
- Possible A40 bypass route
- A40 crossing points
- footpaths
- Bus Stop
- cycle path

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800 new homes = new Primary School



Less than 1.2km (15 min walk) to village



No new traffic into village centre



Compatible with a future northern bypass



Potential for excellent bus links on Park & Ride



Totally dependent on safe A40 crossings to be part of Eynsham



With safe pedestrian and cycle crossings under the A40, a development of this size could be integrated into an enlarged Eynsham. Anything bigger would be an entirely separate community and it is hard to see how the same facilities already built up in the village could be duplicated unless the new settlement was even larger than Eynsham.

Without either sharing our facilities or duplicating them, the development would become a dormitory for Oxford with no real connection to Eynsham except for Bartholomew School - but the A40 presents the greatest risk to pupils on their way to school. So we would still need a safe crossing of the A40, whatever happens!

Re-routing the A40 north of the site as part of a dual-carriageway upgrade would solve the issue but even a development of this size could not fund such a major road project on its own.