



# EYNSHAM PARISH COUNCIL

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## **Meeting Notes – Berkeley Strategic 12 December 2018, 10.30am at the Bartholomew Rooms**

### **Present:-**

1. Cllr Gordon Beach, Chairman, Eynsham Parish Council
2. Cllr Richard Andrews, Eynsham Parish Council
3. Cllr Peter Emery, Eynsham Parish Council
4. Cllr Carl Rylett, Eynsham Parish Council
5. Cllr Dennis Stukenbroeker, Eynsham Parish Council
6. Katherine Doughty, Clerk to the Council
7. Jon Lambert, Planning Director, Berkeley Strategic Land Limited
8. Judi Blyth, Berkeley Strategic Land Limited

Cllr Beach welcomed those present and introductions were made. The Council last met Berkeley in July 2016. Berkeley advised that as the Local Plan has now been adopted, it was an appropriate time to meet.

Cllr Andrews discussed the Neighbourhood Plan consultation responses including recommended walking distances to amenities in order to promote sustainable communities. It was noted that whilst Berkeley's objective is also to create strong communities in relation to existing neighbourhoods, it was difficult to fully understand the parameters of the recommendation and to appropriately capture their feeling in their consultation response. Following some discussion, the recommendation principle and Berkeley's corresponding response was more clearly mutually understood.

It was noted that Berkeley intends to masterplan the area (with EPC's input). The cost of delivering the infrastructure will need to be shared equitably between the parties, determined through the SPD and planning application process with the District Council.

Berkeley ask OCC on a weekly basis for the data modelling that they use for the park & ride. The lack of data is a continuing constraint to progress.

Berkeley is liaising with Eynsham Medical Practice and Eynsham Partnership Academy in order to update the plan with [John Thompson Partners](#). Berkeley/JTP is preparing a physical and technical constraints plan to share with EPC at end of January.

Previous traffic counts and the proposed Spine Road were discussed. Members advised that residents do not want a north/south Spine Road connection, however if it is resolved to have one then it should be designed to 20mph specifications; it should be a village street in accordance with the SDA in general.

Cllr Andrews discussed the A40 realignment behind the Garden Village and the difficulty in building south of the Chil. The southern countryside is of benefit to the village which is higher land and would otherwise therefore extend to urbanisation of the village. The current layout of the Spine Road is of 'less harm' to the Village.

The Neighbourhood Plan is unable to stipulate that development south of the Chil is unacceptable - it is for Berkeley to make a good/defensible case to do so and to build the Spine Road. Berkeley wish to gain general agreement on a masterplan before a planning application is considered.

Cllr Emery queried the masterplan process. It was noted that WODC is steering the process which Berkeley is leading - the masterplan will be supplementary planning guidance adopted by WODC. The only surveying work being commissioned is being pursued by Berkeley and they will consult with other parties. Berkeley is currently absorbing the full costs of preparing the masterplan.

Berkeley advised there are two separate forum meetings. One with WODC and OCC and the other with OCC, Jansons and Vanderbilt. In order to aid transparency, it was requested that EPC attend the WODC/OCC meetings – Berkeley felt that EPC should be included in order to understand how the masterplan progresses. EPC would like to engage, positively contribute and fully understand key elements of the masterplan.

The next step is for the physical constraints plan to be available in January followed by discussions on other infrastructure requirements, needs and aspirations of the village that the development could include.

Meeting finished at 11.47am.