



**Oxfordshire Garden Village  
Informal Meeting 29 January 2020 – 7.30pm – Bartholomew Room**

**Senior Project Team:-**

Rupert Biggin - Grosvenor  
Richard Burton - Terrence O'Rourke  
Paul Comerford - AECOM  
Silvia Lazzerini - Grosvenor  
Ross McWilliams – Four Communications

**Eynsham Parish Council:-**

Gordon Beach, Chairman  
Sue Brown  
Andy Mosson  
Nick Relph  
Carl Rylett  
Katherine Doughty, Clerk to the Council

**Masterplan Framework update presentation**

Over 200 attendees attended the last public exhibitions on 29 and 30 November. The 23 exhibition boards are now available on the [garden village website](#). Positive feedback has been received. A number of public consultations have now taken place and further events are planned to include a public exhibition for the Outline Planning Application and a Stewardship Workshop.

**Movement & Connectivity**

Grosvenor has developed a Movement & Connectivity Strategy that includes sustainable modes of transport, street networks and connections to local settlements. Cycle connections to Hanborough and Oxford/Botley are being explored as part of the strategy. The team is also working with Oxfordshire County Council (OCC) and the Government's Housing Infrastructure Fund (HIF) to provide A40 crossings at the right time to align with the school and other key areas.

The A40 crossings were discussed in more detail. It was noted that a Witney Road bridge to the development was initially being explored, however this is more likely to be an underpass near the Park & Ride site. In addition to an underpass, a bridge near the B4449/A40 roundabout is being considered. These will be in addition to 'at grade' crossings.

**Community**

Existing and future residents will enjoy the benefits from the development. These include:-

- Over 40% of the site is green open space
- Natural habitats protected and enhanced
- 2,200 mixed tenure homes
- Housing for all generations
- 8.45 hectares of formal recreation
- Over 12km of recreation footpaths/cycleways
- 1 hectare of burial grounds
- Up to 9 hectares for primary and secondary education
- A 27 hectare employment campus with >2,000 jobs
- 5% self-build and custom housing
- Allotments
- 4.5 hectares new woodland planting
- 4 times the natural green space required by current standards for a development of this size

Councillors felt the Burial Ground (2 acres) needs to be within walking distance of the existing village and near a crossing as opposed to being located in the far left-hand corner of the development. The team agreed to explore the possibility of relocating it closer to the A40. This may be a mixture of 'eco-burial plots' and standard burial plots.

EPC felt that the length of A40 between the future and existing communities should be a 30mph speed limit (to replicate Sunderland Avenue, Oxford).

The current site plan proposed to restrict through-access (east to west) by private car in order to promote walking/cycling. Some tertiary streets are to be car free. The development's Design Code will include areas with 10-20 mph speed limits.

The project team will look to engage further with the community on stewardship and management and build on the options present at the most recent public exhibition. The team will be holding a community workshop in the future and will continue to work closely with Lands Trust, Wildlife Trust and other key local stakeholders.

### **Landscape & Biodiversity**

5 Key influences were considered - Topography and Hydrology, Heritage, Ecology and habitats and Views. 40% of land is being kept as green open space. Grosvenor expressed that it wants a net gain in biodiversity to be 'real' rather than offsetting the biodiversity at alternative locations some distance away. The net gain could potentially be in the region of 10-15%. The higher valued ecology is to north of the site. Large areas contain valuable arable plants, hedgerows and trees; all to be worked around as much as possible.

### **BOB:MK Design Code Review**

Grosvenor have been working with BOB:MK to review the Design Code. All of the Garden Village principles are all being worked on – they do not want to cherry pick whichever ones suit them.

The Masterplan Framework was presented to the community in two sessions in 2019. The key points considered were neighbourhoods, innovative approaches to public and private transport, best use of land in the site, landowner inclusion, landscape strategy development, biodiversity /ecology, place making and street hierarchy.

The Design Code will have the 3 neighbourhoods which will tie into the Area Action Plan (AAP). Employment and residential uses will be combined and neighbourhood hubs will have a variety of uses. A further review by BOB:MK is planned for March.

Grosvenor was asked how garden village principles and land value capture will be achieved. West Oxfordshire District Council (WODC) is to decide whether the development will be zero rated CIL or S106 agreements (preferred by Grosvenor as it was felt that CIL dilutes contributions). A S106 agreement could fund a crossing, all community facilities and infrastructure. S106 can contain triggers of funding subject to conditions, ie occupation.

### **Next steps**

- Outline Planning Application scheduled for submission at the end of March.
- Public exhibition in Spring 2020.
- AAP Examination in public and adoption Spring/Autumn.
- Outline Planning Application anticipated for determination in Autumn 2020.

### **Other issues raised**

- Sewage concerns – Thames Water is working with Grosvenor to improve existing infrastructure and provide a new strategic solution.
- Climate change – Grosvenor is working with various groups to explore renewable energy – the development is proposed to not have gas, with electricity providing heating and hot water for the new homes. Scottish & Southern Electric advise it is possible to upgrade the local substation and there is a potential to link up with the proposed Aurora Solar Farm to use green energy. Fabric efficiency of homes will be key. The energy solution has to be bespoke to the site.
- Building Regulations – The development will be part of the national standard of monitoring.

The Chairman reviewed the notes from previous meeting.

- New sports facilities need to be integrated with existing provision including the Pavilion. It was noted that WODC is working with Sport England on a preferred strategy. WODC is pursuing a sports and recreational strategy for the whole district.
- Governance has purposely been left 'til now as it is for the community to decide how it should be organised.
- It was noted that the historic Tilgarsley site will be left as open space with nature/history trails and information boards. Eynsham History Group should be engaged to develop a strategy for the site. Grosvenor is not currently considering a museum in the garden village as they had not been made aware of any proposals for one, which was contrary to Councillor's understanding.

Masterplan exhibition queries:-

- Concern was raised about the height of the buildings. Grosvenor advised that in the principle centre, the maximum height of buildings may be 4 storeys although there will be a greater percentage of lower buildings.

The current plan shows a school and other buildings on the high points, not any 4 storey buildings. Some buildings may become iconic of the village – to be included in the Masterplan framework.

- Biodiversity and consideration to the soil and assessment of its quality. Grosvenor advised it forms part of the consideration. The best and most versatile land will be protected where possible, while the east will be developed. Arable land with high ecological value will be protected and improved. If land is preserved, the balance is the consideration of the density of development, however this can be achieved without having to deliver high storey development. Biodiversity has been taken as a priority. The Construction Management Plan will need to deal with soil which will ideally be used on site.
- How many of the 600+ trees on site will be lost and will you be retaining only mature trees? An arboriculture survey has been undertaken and an Impact Assessment will be submitted showing both those kept and those removed. The vast majority of A, B and some C category trees will be retained. A Landscape Strategy will detail the number of new trees. This information will be provided as part of the outline planning application. It was noted that the best trees will be included in the public realm rather private gardens.

Meeting ended at 9.30pm approx.