



EYNESHAM PARISH COUNCIL

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Meeting Notes – Grosvenor 20 December 2018, 10.00am at the Bartholomew Room

Present:-

1. Cllr Gordon Beach, Chairman, Eynsham Parish Council
2. Cllr Peter Emery, Eynsham Parish Council
3. Cllr Dennis Stukenbroecher, Eynsham Parish Council
4. Cllr Richard Andrews, Eynsham Parish Council
5. Cllr Carl Rylett, Eynsham Parish Council
6. Katherine Doughty, Clerk to the Council
7. Cllr Charles Mathew, Oxfordshire County Council
8. Cllr Ed James, Oxfordshire County Council
9. Silvia Lazzarini, Head of Planning and Design, Strategic Land, Grosvenor Britain & Ireland
10. Andy Sharpe, Director of Project Management, Strategic Land, Grosvenor Group
11. Joe Cawley, Associate Director, Four Communications on behalf of Grosvenor
12. Paul Comerford, Director, Planning, Buildings and Places, AECOM on behalf of Grosvenor
13. Richard Burton, Director, Terence O'Rourke

1. Recap on agreed engagement/collaboration note

Cllr Beach welcomed those present and introductions were made. It was agreed that monthly meetings would be beneficial and forthcoming meeting dates are to be organised (Clerk/Cllr Rylett to co-ordinate). It was noted that West Oxfordshire District Council's (WODC) Community Forum is set to continue (organised by Andrea Clenton) and a meeting with Cllr James Mills, WODC had been held with Grosvenor to review Garden Village (GV) principles.

Councillors expressed their objections on the way the forum meetings were organised, their content and the number of non-Eynsham resident attendees. It was understood that WODC plan to arrange a site visit to Bicester as it has certain qualities that may be applicable to the new GV such as its eco-qualities, infrastructure and self-build plots.

Cllr Beach discussed the Council's lack of involvement and requested that the Parish Council is invited to future WODC/Grosvenor meetings. It was agreed that Grosvenor will look into ways to replicate the approach adopted for West Eynsham SPD in which the Parish Council can be included in masterplanning meetings with WODC relating to the preparation and evolution of the AAP.

2. Grosvenor update on progress

It was noted that the 'land assembly' have consolidated all the land ownership into a trust and Grosvenor is now in touch with all the landowners (92% of the land allocation). The remaining 8% includes the woodlands, fuel station and David Einig site. It is their intention to move forward - the landowners retain the land until it is sold.

Cllr Beach requested a definitive map of all the land under Grosvenor control. It was noted that there is currently an indicative map of the area of growth and another detailing Grosvenor's control (excluding the 8%). The map now has a fixed boundary for the Park and Ride (P&R).

Surveys have commenced which will inform the masterplanning process. Phase 1 ecology surveys have been completed with further surveys running through to the summer. There are two separate surveying companies for Grosvenor and WODC to aid conflicts of interest. On completion of these and other surveys, the results will be mapped and shared with others and an infrastructure strategy and constraints plan agreed. Grosvenor is also formulating a strategy to value and improve nature. WODC's survey results will be checked for comparison purposes. Grosvenor is pursuing net biodiversity gain.

Landscape, visual and character baseline studies will be completed in January and again the summer. Topographical and arboricultural surveys will be undertaken in the next couple of months.

It was felt the P&R designs were poor as they did not include retention of hedges and green elements/landscaping. Better drawings are needed to ensure they include all the necessary details. There is a series of drawings and assessments that support the P&R that can't be articulated in plans and OCC is concentrating on meeting timescales to obtain funding (as opposed to trying to explain how the P&R will correspond with the GV or the existing community). Drawings have been seen that allow a reasonable connection between the development possible. OCC is stipulating that the P&R is separate from the GV so that Government is not lead by its inclusion (in the grant decision process). Grosvenor is not waiting for OCC to make its decisions; they continue to work proactively.

Following surveys and baseline analysis, it is anticipated that all constrains will be known by spring and they will be used to inform the next round of consultations. OCC is already undertaking trenching on the site, so they are already ahead.

3. Planning programme

A pre-app has not been submitted to WODC at the current time. The first pre-app will be Environmental Scoping which form the Environment Impact package which is a critical part of the programme. All assessments will be undertaken so they are robust in a valid application to be completed in due course. Cllr Beach requested the Council is involved in pre-app meetings regardless of how technical or otherwise, they might be.

4. Site visits (other developments and OCGV site)

200 people are part of the stakeholder group for site visits. There is a need to be clear about what they need to get out of the trips. Cllr Beach asked Grosvenor for information on an existing settlement that has been dramatically extended to form a new village, to help inform us on how and what we should be doing now to integrate that into our existing village. A location might be exemplar of certain examples only. WODC advise the development is going to be distinctive part of the village (as opposed to a GV). Regardless of what the development is, it is in our parish we need to understand its' needs.

5. Feedback from EPC on community matters/Neighbourhood Plan (NP)

Cllr Andrews reported that the comments are now online with our corresponding response. Some issues include the 'distances' for example. We have tried make it clear that these are recommendations and to be used as a guide. We are pressing WODC to process the NP for adoption without delay. We hope that everything it contains is a positive contribution to Grosvenor's development. It was felt that Grosvenor's representations came from a point of view of being prescriptive rather than the content being recommended. It was noted that a new school for West Eynsham SDA has become unclear. (Cllr Mathew is to pursue OCC's Schools policy accordingly).

6. Next steps

It was agreed to set 3 meeting dates before Easter – the next meeting is to include a walking tour with Robert Crocker's involvement. It was agreed that these meeting notes may be made public.

Attendees were thanked for their time. Informal meeting closed 13.15pm.