



**Oxfordshire Cotswolds Garden Village
Design Charrette Briefing Meeting 24 June 2019 – 6.30pm – Bartholomew Room**

Senior Project Team:-

Silvia Lazzarini - Grosvenor
Rupert Biggin - Grosvenor
Richard Burton – Terrence O'Rourke
Paul Comerford - AECOM
Nick Church - PBA
Kevin Murray - KMA
Luke Francis – Four Communications

Eynsham Parish Council:-

Gordon Beach, Chairman
Sue Brown
Katy Crowe
Patricia Crowley
Peter Emery
Andy Mosson
Sue Osborne
Nick Relph
Carl Rylett
Katherine Doughty, Clerk to the Council

Kevin Murray opened the meeting and introductions were made. Mr Murray explained the intensive design process (Charrette). Charrette days were held between 15 – 18 May during which over 150 participants attended. During the charrettes, a wide range of issues were discussed which solely focused on the site. The programme included a site visit on 15 May, charrette days were held on 16th and 17th and exhibitions/presentations on 18th. There followed a community exhibition at West Oxfordshire District Council (WODC) Elmfield offices from 21 – 24 May. The exhibition material was then transferred to Eynsham Library for viewing from 19 – 22 June and a further exhibition was held on 24 June at the Sports Pavilion, Eynsham.

During the morning of the first charrette day, a series of technical briefings, survey reports and an update on the statutory planning process was undertaken. The [study visits](#) were discussed (pro's and con's) and exemplars that could be considered for the Garden Village (GV).

A number of subjects were discussed, including an overview of heritage, flooding considerations, transport, movements and connectivity. Accessibility/transport was identified as a key concern. Oxfordshire County Council's (OCC) Innovation Hub is providing input on key aspects of the design.

The subject of schools and community amenities was raised and whether a Burial Ground has been included in the plans.

The plans are in the early stages of being formulated and a Burial Ground will be considered in due course. Educational needs are being considered - currently 1 or 2 primary schools. A sixth form for Bartholomew School is to be confirmed. Academy Trusts will bid for the site.

The Council hoped Grosvenor will help existing amenities as well as provide new facilities at the GV as the success of the GV will depend on everyone working together.

WODC's Local Plan states a 40Ha requirement for the Science Park – Grosvenor is are trying to understand what kind of occupiers will be present in the future. It is anticipated the Science Park will complement Eynsham's existing businesses and they have been liaising with Siemens and Polar Technology on their future needs. Grosvenor is looking for the business use to be linked to office space and residential use.

Creation of a rehabilitation campus was discussed for patients who have undergone acute operations and Professor Steve Westerby from the John Radcliffe Hospital (JR) is very much involved in the project. Cllr Relph (who works for the NHS) felt the best location for patients is to return to their homes. The concept of building local capability instead of being part of the stream of traffic to the JR was understood. It was noted that a credible funder has now been found.

Cllr Crowley felt the strong link between employment and housing on the GV will have a significant impact on transport/traffic. Mr Murray advised they want to avoid the GV being dormitory and are looking for a major employer/investor to attract branding and identity.

In the afternoon of the first day of the charrette, 9 groups were formed which focused on different design themes. On the second day of the charrette, the designs were developed further with the groups considering aesthetics, views, styles, existing ecology, community facilities and green networks. Consideration was also given to the built form, drainage, geology, density, parking and street scenes.

At the end of the exercise, 3 GV design options were formed from the 9 groups. (1) 3 centres each having a 5 minute walk from the outer perimeter to the centre. (2) 3 centres positioned further south. (3) 1 centre with the hub making walking distances further/longer. Designs included a linear park with water running from north to west; retention of City Farm and its agricultural land and hedgerows and public rights of way retained as much as possible.

Cllr Emery felt the linear park could be continued from the GV to join the proposed linear park at the West Eynsham Strategic Development Area thereby providing a continuation in biodiversity and ecology. The Heritage Trail could also link up as it is a good network of paths.

The exhibition event at the Scout Hall was discussed. It was felt there were too many people present and residents didn't want to contemplate the GV until the A40 traffic problems are sorted. Concerns expressed include transport, access, engagement, air quality, future generations, energy and greenery.

Next steps – WODC is now working through its Area Action Plan (AAP) process. Grosvenor is now working with [BOBMK](#) (an independent design review panel) through to Autumn 2019. This is another layer of input from a design perspective. Further exhibitions will be held in Autumn 2019 and Spring 2020 with submission of an outline planning application anticipated in Spring 2020.

Councillors emphasised the need for the existing and new communities to be interlocked which is something that the new GV at Barton Park is missing – are we one community with a large road in the middle or 2 indistinct communities? Concerns come back to the A40 and how new and existing residents will safely and conveniently cross it.

It was noted that this issue was raised during the charrette. Constraints about what can and can't be done with the A40 have been recorded and Grosvenor is now trying to formulate options. Working out a solution is going to take some time, however options will be referred to the community.

OCC's Park & Ride proposals were discussed. Discussion as to whether the P&R site is an appropriate use of land took place. Councillors explained the P&R should be ideally located at Shores Green not Eynsham. There are 32,000 eastbound traffic movements a day along the A40 to the Eynsham roundabout vs 850 proposed parking spaces – Councillors consider there is little sense in the current proposal. A bus lane is needed from Witney through Eynsham. Councillors felt that a balance needs to be struck, but a balance isn't being met at the current time on the P&R.

Cllr Crowley left the meeting. The meeting was referred back to the presentation slides.

City Farm has important ecology that needs to be protected. Cycling and pedestrian use will be the preferred form of movement within the GV. A high-quality design is planned – a design code will be part of the outline application and within the AAP.

An 'elevator pitch' was invited - the benefits to the Parish Council will be running sports facilities, a community centre, elements of governance and management. Existing and new residents will also be able to be part of the management.

Cllr Crowe considered there is no 'big picture' plan and reiterated previous comments made of how the new and existing parts of Eynsham will be considered. Grosvenor advised that when the GV principles were first quoted, it was designed to be separate with amenities so there is no overburden on existing facilities – garden villages are designed to be self-sufficient. However, things are moving to shared facilities, cemetery, sports facilities and employment opportunities.

Cllr Emery re-affirmed that the GV is in our Parish so prospective Council members may live in the GV. Grosvenor confirmed that a separate Parish Council is not planned. Grosvenor supports a single Parish Council serving both the new and existing community. An 'elevator pitch' is not available because it is too early in the planning stages. Cllr Beach explained that the village organisations are well established to meet the challenges that new facilities would bring (Allotments Association and Village Hall Management Committee provided as examples). The Council is already planning ahead to accommodate the new development. It is regrettable to learn that WODC is sticking rigidly to GV principles of being a 'separate' settlement despite the evidence they gave at the Local Plan enquiry. Despite this, Grosvenor is considering locating key amenities closer to the village to support existing residents' and pupils use.

It was felt to be a positive and beneficial meeting which will be replicated in the future. Meeting finished at 9.00pm.