



**Oxfordshire Cotswolds Garden Village  
Design Charrette Briefing Meeting 23 September 2019 – 7.00pm – Bartholomew Room**

**Senior Project Team:-**

Rupert Biggin - Grosvenor  
Richard Burton – Terrence O'Rourke  
Paul Comerford - AECOM  
Simon Speller - PBA  
Ross McWilliams – Four Communications

**Eynsham Parish Council:-**

Gordon Beach, Chairman  
Patricia Crowley  
Ross Macken  
Andy Mosson  
Nick Relph  
Carl Rylett  
Mark Zumbuhl  
Katherine Doughty, Clerk to the Council

Apologies: Silvia Lazzerini (Grosvenor), Kevin Murray (KMA).

1. Introductions

Introductions were made and attendees were welcomed.

2. Update on the Eynsham Neighbourhood Plan (ENP)

Cllr Beach reported that West Oxfordshire District Council (WODC) is working on its Executive Decision Notice to include all modifications raised by the Independent Examiner, in the Referendum version of the Plan. The Executive Decision Notice and Referendum is anticipated in early November. It is anticipated that following its adoption, the Neighbourhood Plan would immediately be revised to include Local Green Spaces that are currently excluded.

3. Progress on Masterplan

It was noted that one of two Design Reviews have been undertaken by [BOB-MK](#). They are design panel experts who have suggested ways the masterplan can be improved and were recommended by WODC. The design review process runs alongside the Area Action Plan (AAP) and charette processes. Grosvenor is working on improvements to the transport infrastructure in the masterplan, to include cycle connectivity with Hanborough Station.

The 3 layout options included in the AAP were discussed. It was noted that extensive consideration is being paid to the site's 9 assets (geology, heritage, vegetation, hydrology, aspect and vistas, topography, ecology, routes and leisure and agricultural land).

It was felt beneficial to replicate early settlement patterns which have 'orders' and a legible network to streets. A strong movement analysis (pedestrian) is linked to Witney Road in order to provide a positive route to Bartholomew School. Whilst there are currently a number of existing and proposed 'at grade' (on the same level) crossings between Eynsham and the Garden Village (GV). Oxfordshire County Council (OCC) are currently reviewing options to provide a grade separated connection (i.e. a bridge). Due to the extent of residential properties that abut the A40, these options are limited, however Grosvenor believe that they have identified a possible location at the Witney Road/A40 junction, which with some junction remodelling could potentially be an option for a bridge. This will form part of the assessment being undertaken by OCC. The Parish Council is generally supportive of a green bridge at this location, albeit an additional bridge further east would also be beneficial to link with the 'current' centre of the community. The proposed 2 new roundabouts on the A40 (west of Witney Road junction) were discussed. One would service the proposed park & ride while another would service the GV and West Eynsham Strategic Development Area.

Landscape of the GV was discussed and Councillors positively noted the preservation of existing historic routes/Public Rights of Way. New pocket parks could be created to meet the needs of residents – the southern boundary could be wooded to help with screening, noise pollution and air pollution.

A number of other land uses could include farmland, a burial ground, a linear park, hill-top park, ecological corridors and multi-functional activity spaces. Residential land use (32% of total land) was compared to green space use (25.3%). The total public open space across the site is approximately 40% of land area once Parks & Gardens, Woodland, Allotments, Formal Sports, Public Squares, and Play areas have also been considered.

The masterplan proposals are being developed based on the Sustainable Drainage Systems (SuDS) principles, creating areas of wetlands, ponds and swales to transmit and attenuate drainage flows (hold back peak flows to limit the impacts of flooding) and create ecological habitats. Cllr Rylett referred to a recent site visit to a Natural Flood Management scheme at Milton Village and has offered to share details so that we can see how these principles can be built into the scheme (if they aren't already).

Cllr Beach discussed the provision of new sport facilities at the GV in association with the Pavilion Rebuild Project. There is a need to dovetail provision of existing services and amenities with those proposed to ensure the current community does not have a lesser standard (in accordance with the ENP) or there is an unwanted duplication. The scheme should be complimentary to, not competing against the facilities that exist or are proposed in Eynsham. The Council is to produce supporting documents (including existing and proposed demands/ users of the Pavilion) for a Sport England grant application. Running routes around the perimeter of the GV was discussed and the opportunity to provide a safer environment for runners and cyclists, including along Lower rd, was welcomed.

The Council emphasised creation of a bridge over the A40 will be key to the GV success and echoed Grosvenor's sentiment that OCC's park & ride needs to be well integrated into the site. Grosvenor expressed their view that foot/cycle bridge over the A40 is important to accommodate people walking and cycling between the two villages. There was a discussion around the limitations of the land south of the bridge, as well as limitations north of the bridge, meaning the north could be more landscaped. Councillors would like the A40 length that will run between the 2 communities, to have the same feel as that of [Sunderland Avenue, Oxford](#). With tree planting/vegetation, a 30mph speed limit and a broad road expanse, the A40 could be integrated into both communities.

Cllr Beach advised that the Council has requested the Secretary of State 'call in' OCC's planning application. A 'Regulation 25' letter has meant OCC's need to consult further on its plans.

#### 4. Consultation activities – Four

It was noted that the next public consultation is planned for the end of November. In the meantime, a newsletter and Design Charrette Report has been published. Also, a charrette video has been uploaded to the [GV website](#).

Grosvenor is in the process of drafting its response to WODC's AAP consultation. It was noted that some residents are understandably confused as to 'who is doing what' and this can be worked on. Grosvenor will seek to clarify the roles of each party and issue this ahead of the next public consultation event.

Parameter Plans are currently being developed which will set out the proposed landscape (including green and blue (water) infrastructure); land use; movement and access; and building heights. Grosvenor are also starting to prepare a Design Code and intend to introduce these at the next consultation event.

The next collaboration meeting should be scheduled for mid-November before the next consultation to include some of these issues.

Meeting ended at 9.30pm approx.