

**Minutes of meeting with Eynsham Parish Council and
Gladman Developments
held at 7pm on 25 November 2014
in the Bartholomew Room**



In attendance:

Eynsham Parish Councillors: Gordon Beach, Peter Emery, Verity Hughes, Andy Mosson, Dennis Stukenbroeker

Gladman Developments: Carol Clarke – Planning Manager and Mike Johnson – Project Manager

Councillors had already been sent the following documents that form part of the full planning application:

Transport Assessment

Archaeological DBA

Flood Risk Assessment Part 1

Flood Risk Assessment Part 2

Gladman had spent two weeks gathering feedback following their leaflet delivery to 629 addresses in the village. They had received around 50 responses. Most of those had objected to the development mainly because of highways or education issues. The Statement of Community Involvement will detail all comments made by residents.

Pre-application conversations had also taken place with the district Conservation Area and Planning Officer and with English Heritage.

The full application was submitted to West Oxfordshire District Council a week ago but had not yet been validated by them.

Flood Plain

The developers said that the Environment Agency's Project 4 remodelling states that the flood zone has moved south and as a result only flood zone 1 touches the corner of the site. There is no intention to build on this part of the site.

The developers intend to use a pond to capture flood water. They believe that the measures they introduce will also have a knock on benefit to other nearby areas liable to flooding.

Details of housing on site

The developers will be producing a more detailed design and the master plan has illustrative design for 49 houses included in the submission

The area is 2.25 hectares in total and the developable area is 1.69 hectares.

50% of the houses will be affordable housing.

Transport

The council expressed concern about the junction at Station Road/Acre End Street. The modelling suggests there will be 28 traffic movements during the morning peak.

The council was concerned about the knock on effect on Acre End Street and Witney Road. They also expressed concerns about the difficulty of doing anything to improve the junction due to the constraints on the site in the conservation area.

The developer had made suggestions to improve access to buses including a new bus stop on Station Rd which the council felt was unlikely to be used.

The Highways authority information suggests that there had been no accidents at the junction although that was considered to be false information by the council.

Play Areas

The developers said that they would provide a play area on the site or funding for the local authority to do so.

Education

The council believes that the schools are currently at full capacity and have very little room for growth.

The developers had made attempts to contact the Oxfordshire County Council Education Department for more accurate information but their initial investigations suggest that there is capacity at both schools.

The developers stressed that they are very happy to pay for any necessary infrastructure improvements. There is a clear structure for how much funding is required for improvements or expansion to the schools.

Health Centre

The developers had been told that the Health Centre is still accepting patients and therefore there is still capacity. The accepted level is 1800 patients per doctor. The Health Centre currently has 1573 patients per doctor.

Affordable Housing

Affordable housing to be dealt with through a condition.

The scheme will provide 50% affordable housing. Negotiations currently underway for exact number, size, location and criteria. Awaiting response from local Housing Officer.

Developers have suggested that it should be affordable rented or discounted homes. Full details will be provided by an obligation in the S106 agreement.

Connection to Merton Close

The council asked why there is no pedestrian connection between Merton Close and the new development. The developer explained that there is a third party owner of the land between the two. The council asked if the developers could confirm the ownership of the land and investigate further the possibility of a pedestrian link.

Local Plan

There are two existing sites that are likely to be proposed in the Local Plan on west side of the village. The council asked why this site was being looked at rather than those.

The developers explained that the district is currently without a Local Plan and this means that they need to consider all applications on their merits.

Gladman suggest that this is the most appropriate site for a sustainable development.

Suggested conditions

The developers explained that if the Parish Council wishes to put forward suggested conditions concerning the type of housing that is built and the style/design they should do so as an addition to the reserve matters.