

Commentary on Principles from Eynsham Groups

Several Eynsham groups put together 6 principles in 2019. Many of these remain unmet in the Garden Village Outline Planning Application.

These priorities for the Garden Village (GV) have been discussed with Grosvenor, WODC and Eynsham Parish Council. Overall, we propose a GV built in accordance with the Garden City principles set out by the Town and Country Planning Association (TCPA). We want a GV to be proud of in 100 years with the best of country and town.

The 4Cs – *Character, Connectivity, Community, Climate* - are in harmony with our priorities.

1 Successful place-making which respects the site's special qualities, complements Eynsham and considers the enlarged Eynsham as a whole

Place-making, not house building: balanced community, innovative design, quality build, social facilities, mixed-tenure, landscaping and countryside access.

- *The design quality is still unknown beyond the Design Code*
- *Countryside access will be more restricted for Eynsham residents*

2 Excellent, creative design

High quality, high density, generally low-rise homes and infrastructure designed by named architects through open competition and with design review.

- *No competition, no named architects so far*
- *No commitment to ongoing Design Review*
- *Average density still relatively low compared to other exemplar schemes*

3 Genuinely affordable

A range of new and established approaches to delivering genuinely affordable housing in a range of tenures.

- *Although AAP mentions new approaches, no commitment as yet*
- *5% self build is included.*
- *Much affordable housing is the unaffordable government definition*

4 Low impact on the planet

An internationally recognised example of innovative, low carbon, low impact development as a response to the planetary Climate Emergency declared by the UK government. Demonstration that funding climate change measures makes money.

- *The development is not zero carbon energy positive; it goes beyond the minimum, but not far enough to be an exemplar. Climate action is not seen as primary aim in the OPA.*

5 Supporting biodiversity

Conserve and wherever possible enhance the existing very rich variety of habitats and their accompanying biodiversity, providing robust protection for rare and endangered species which are a significant feature of the site.

- *Net gain is required but there will be major destruction of habitats and networks which are hard to compensate by offsite offsetting.*

6 Democratic ownership and governance

Meaningful community involvement and control in governance with an element of shared ownership and co-ordinated site management.

- *Options included in draft AAP and less ambitious options in OPA- but nothing decided. At present it seems far from the GV principle of 'land value capture for community benefit'.*