

THIS IS A DEFINING MOMENT!

Responding to the Public Consultation about Grosvenor's Outline Planning Application

Deadline August 13th 2020 (but comments accepted until later this year)

**Help from EPIC (Eynsham Planning Improvement Campaign)
and GreenTEA (Transition Eynsham Area)**



Small part of the garden village site

You are probably aware that developer **Grosvenor's Outline Planning Application for the Oxfordshire Garden Village** (north of the A40 at Eynsham, now named Salt Cross) has been submitted to West Oxfordshire District Council (WODC). You may have looked at the application and may, like us, have felt daunted by the 200 plus supporting documents! **But help is at hand here!**

Since late 2016, many Eynsham residents and community groups have taken on our Councils and developers to make any local development at Eynsham fit for the 21st century and the best it can be. We have bombarded previous Garden Village consultations with 100s of responses, we have protested on the A40 and in the Square and we have made a difference!

But now is a crucial moment– a time when we need to stand together and to be heard again. This is because Grosvenor's Outline Planning Application (OPA) will establish the principles, standards and features of development for the detailed plans (reserved matters)

submitted by different developers, who will actually build the site. (Is it worth setting out what is and isn't decided now as I described? It is hard to unravel) YES

The OPA will be judged using the WODC 's Area Action Plan (AAP). This legal document sets the standards for the Garden Village and the final draft includes many things we have been asking for, such as 'net zero carbon buildings' powered by on site renewable energy. In summary, the AAP is the controlling policy.

Importantly, hundreds of Eynsham residents have helped shape the AAP through contributing to the Eynsham Neighbourhood Plan and responding to WODC public consultations about the Garden Village in 2018 and 2019. The final draft AAP (see link below) shows that WODC did listen to us in many ways!

Our reading of the OPA and APP, suggests a difference in vision and standards. WODC sets higher or more ambitious standards than Grosvenor as you will see in the Community letter/online response template below.

So please have your say, however short, about this IMPORTANT outline planning application. It is a numbers game. We have until **August 13th** to send in our individual responses, so please act fast! However, we have heard that WODC will accept responses after that date. Possibly even up to the end of the year. If you miss the deadline, don't worry, but sending an initial response by the deadline might be useful, especially if you support standards in the draft AAP over those in the OPA.

Here's some help

- *Community letter/online response* created by Eynsham residents that you can just download, print and post, put on the WODC [form](#) or email to WODC (see address below) – this will only take you minutes. Or even better, you may want to use it as a template to select your areas of interest and add your own experiences, ideas, views and recommendations or create your own letter or online response. Personalised responses carry more weight in consultations. In this case, you would need to copy the downloaded letter and put in a Word document, then you can edit it.
- Examine the GreenTEA and EPIC [key priorities](#) for the Garden Village development which we consider largely unmet and [how they were arrived at](#) through Eynsham groups' meetings with Grosvenor and WODC.
- *Garden Village Outline Planning Application (OPA) Guide* – for an introduction and list of documents, showing those to be decided now (see p.8)
- [An Eynsham News item](#) with web links to key documents if you want to go into more detail.
- [Draft Area Action Plan \(APP\)](#) – for your own comparison with OPA in terms of vision and standards. We expect consultation on this important document to start soon. NB: The AAP draws considerably on the Eynsham Neighbourhood Plan which was developed by Eynsham Residents and Parish Council.
- *The Garden Village principles* – [AAP Appendix 3, p.233-236](#), to see the principles and how the AAP has responded to them
- [Eynsham Neighbourhood Plan](#) – for comparison with OPA

- [WODC Planning Portal](#) – if you are really serious you can access all the OPA documents (application 20/01734/OUT)

Sending your letter or response

Online –by filling in this [form](#). We suggest that you create your response in a Word document first and then copy it into the box provided on the website, so you have a record.

By post - send your letter, quoting the **planning reference number – 20/01734/OUT**, together with your full name and address, to: Head of Planning and Sustainable Communities, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney OX28 1PB.

Email -Alternatively or after the August 13th deadline, to planning@westoxon.gov.uk, **for the attention of Joan Desmond**. Ask for an acknowledgement so you know it has been logged.

When making comments online, by email or post, WODC say you must provide your name and address. If you do not, your comments will be considered anonymous and your views cannot be taken into account. WODC will remove sensitive information such as telephone numbers, email addresses and signatures.

REMEMBER: Together we CAN make a difference!

Good luck!

GreenTEA and EPIC Teams