



EYNESHAM PARISH COUNCIL

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Sent by email – rosemary.morton@publicagroup.uk

2 June 2021

Dear Rosemary

Examination of Salt Cross Garden Village Area Action Plan (AAP)

Please find below Eynsham Parish Council's statement for the Inspector's attention:-

1. Matter 2 Question 1 - Meeting Oxford City's unmet needs.

- 1.1. It seems perverse to jump the Green Belt to build a new settlement on high quality land when there are sites in and nearer to Oxford that could be developed.

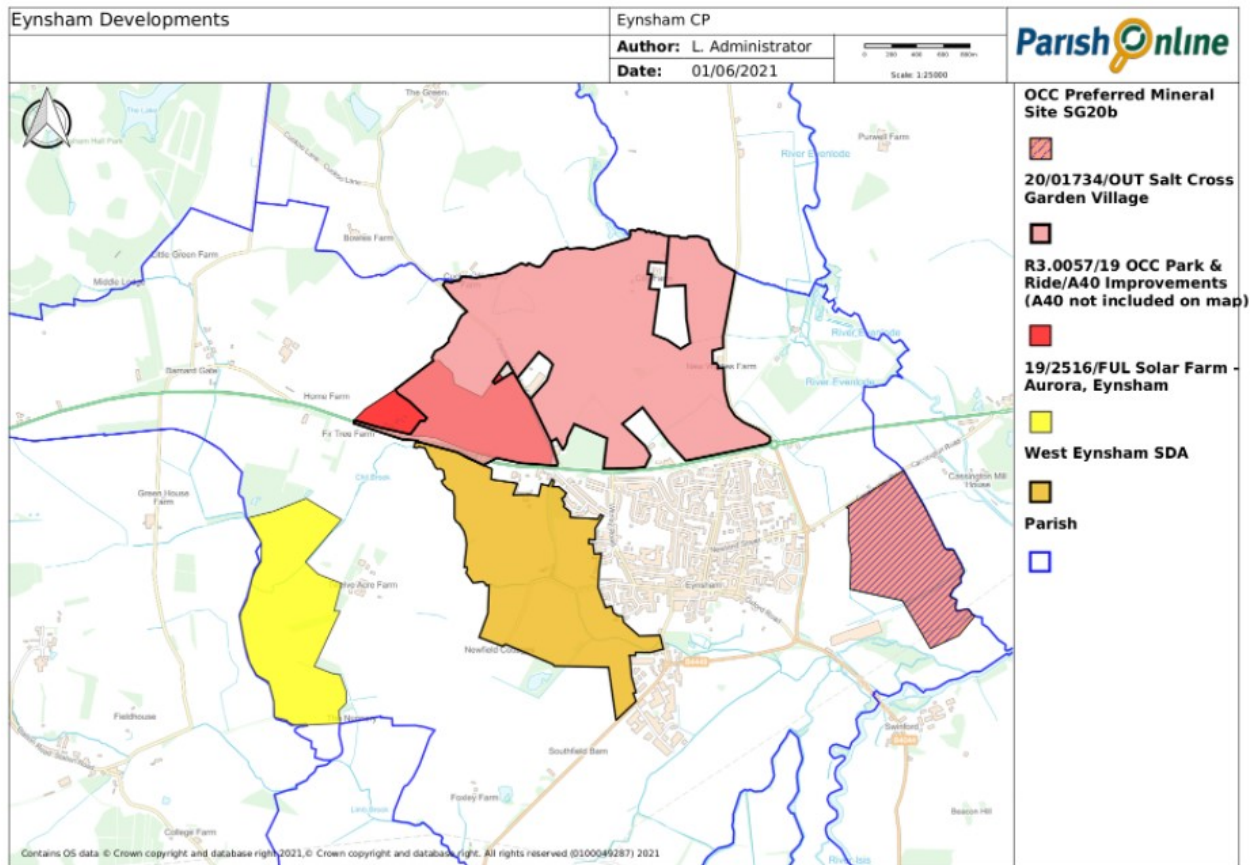
2. Matter 3 Question 2 – Are the policies consistent?

- 2.1. "A free-standing exemplar Garden Village"¹ – Eynsham Parish Council (EPC) is unclear what the degree of integration between the two communities will be. Whilst the Council applaud the Garden Village principles, the vision in reality (in this respect) is unclear. Our key point is that there is no coordinated strategy for the GV and the West Eynsham Strategic Development Area in relation to their impact on the existing village. There should have been an overarching strategy developed which would have ensured mutual benefit. Our concern is that new facilities will be built in the GV which will have a negative impact on the existing settlement. Eynsham Library is a good example of this - will there be one or two – and if one where will it be? Given the demographics of the GV and the existing Village, it should be developed on its current site, but with good access to the GV and therefore connectivity is critical. It is unclear what the impact on existing amenities will be. (Paras 7.3 and 27.1 of EPC's response refer).

¹ WODC Local Plan Policy EW1 refers.

3. Matter 3 Question 3 – Plans and strategies

3.1. We cannot stress enough the lack of joined up planning for the Parish. There are substantial changes to the A40 that will impact residents; Salt Cross Garden Village to the north, West Eynsham Strategic Development Area, Aurora Solar Farm further west and Oxfordshire County Council's proposed gravel extraction to the east – cumulatively, this really is over development!



4. Matter 3 Question 8 – AAP purpose and operation

4.1. EPC would support a single once and for all planning application for the whole site.

5. Matter 4 Question 4 – Housing delivery

5.1. EPC does not believe more than 2200 houses should be built. These together with the western development more than double the current number of houses. Any more would be over development in this area. And any more within the GV we believe would not comply with vision or the GV principles.

6. Matter 5 – Salt Cross Science & Technology Park

6.1. EPC supports the creation of the Science & Technology Park to act as a local employment hub in order to minimise traffic flows.

7. Matter 6 Questions 1-6 – Transport infrastructure requirements

- 7.1. Active Travel between and within the two settlements is critical – as are the links to Botley and Hanborough. These have not been adequately thought through, particularly the cycle / walking route to Hanborough Station (Matter 6 Q12 refers).
- 7.2. EPC does not believe the traffic planning is up to date nor has there been a strategic approach taking account of the GV and West Eynsham. EPC consider that assessments and reports are either out of date or are too limited and therefore do not comply with ENP14a (F) regarding the impact of the development on the A40 and Toll Bridge traffic.

8. Matter 6 Questions 7-11 – A40 specific questions

- 8.1. EPC believes the current A40 plans are budget driven and will not provide a long-term solution to the problems either current or future. They are outdated (Park and Rides have little evidence to support effectiveness – Matter 6 Q16 also refers) and limited in strategic vision being tied to the allocations provided by Homes England etc.

9. Matter 6 Question 20 – Other questions

- 9.1. As per our response to the AAP, EPC does not think sufficient planning has been done to avoid rat running and car journeys to and from the school sites (both new and existing).

10. Matter 6 Question 9 – Underpass. KEEP IN?

- 10.1. EPC is extremely concerned that the proposed underpass is in the wrong location as it is not in alignment with the secondary school. Children are likely therefore not to use the underpass, but instead, cross the A40 leading to the ineffectiveness. It is recommended that para 8.20 of the AAP is amended from:-

The pedestrian and cycle routes and the associated Strategy for Salt Cross, must pro-actively encourage and facilitate use of the formal A40 crossings and in particular be designed so that people are ‘funnelled’ towards using the underpass at Old Witney Road/Cuckoo Lane

To read ...‘funnelled’ towards using the underpass at Witney Road (zone 4)².

11. Matter 6 Question 12 – Hanborough Station

- 11.1. The cycle path to Hanborough Station (and the underpass) needs more imagination. A direct, logical connection across the A40 to access the cyclepath is needed. Further work on designing an effective crossing and cyclepath is needed.

² Mott MacDonald (2020) Non-motorised crossings of the A40 at Eynsham Report pg.41.

12. Matter 7 Question 7 – Net Zero Carbon policy

12.1. EPC supports all of the buildings on the GV need being built to Passivhaus standards and thus being ultra-low energy. It also supports no fossil fuel infrastructure being provided (oil and gas).

13. Matter 7 Question 12 - Green infrastructure

13.1. EPC has embarked on a project to create a Green Belt that identifies areas suitable to offset biodiversity (and to create areas for recreation) to link with the Garden Village and West Eynsham SDA. It is anticipated that the AAP will help to support this work and will be effective. EPC is liaising with WODC and Oxfordshire County Council on this. EPC supports the Strategic Green Infrastructure Principles as at Fig 6.3 of the AAP.

14. Matter 7 Question 18 – 25% Net gain

14.1. EPC fully support 25% net gain.

15. Matter 7 Question 19 - Mitigation

15.1. All bio-diversity net gain should be within the Parish in which it is lost due to the impact of development. NPPF 170 (d) says planning policy should be... “d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;”

15.2. EPC work with the [Nature Recovery Network](#) to promote biodiversity and it is therefore well equipped for the ecological network to be developed and improved in the Parish.

16. Matter 7 Question 23 - Flood risk

16.1. EPC is concerned that the policy is not taking full account of the flood risks. The Environment Agency need to act in a co-ordinated way to assess the combined flood risks of the Garden Village, West Eynsham Strategic Development Area and the A40 highway improvement schemes. The combined effect of flooding should be fully assessed for effectiveness.

17. Matter 8 Issue 4 - Viability

17.1. EPC supports the work undertaken by WODC and considers they are positively prepared, justified, effective and consistent with national policy. The items under S106 are absolutely critical to making this work for the Parish.

18. Matter 9 Issue 9 - Community Development Officer

18.1. EPC feel the appointment of an officer is justified and effective and fully support the appointment. It welcomes involvement in co-ordinating the position.

19. Matter 9 Issue 26 - Eynsham Area Infrastructure Delivery Plan

19.1. Whilst acknowledging the confusion between the Garden Village being 'free-standing' (para 1.1), EPC welcomes the approach that Government's expectations will require "infrastructure provision that reflects the needs of the Study Area as a whole."³

19.2. Without wishing to go through the various points in para 30.1 of EPC's Draft AAP response, it encourages a joined-up, strategic approach to community amenities and infrastructure to ensure neither community will have an unacceptable level of provision (ie burial ground, education, healthcare).

20. Matter 9 Issue 28 – Community Land Trust and other approaches

20.1. In assessing whether this policy is positively prepared, justified, effective and consistent, EPC is uncertain whether the policy allows for itself or other similar organisations to be able to take on stewardship arrangements. EPC wish to express an interest in the possibility of becoming landowners for managing/maintenance purposes.

Yours sincerely



Mrs Katherine Doughty
Clerk to the Council

³ Eynsham Area Infrastructure Delivery Plan Updated Draft Report July 2020, para 4.5.6.