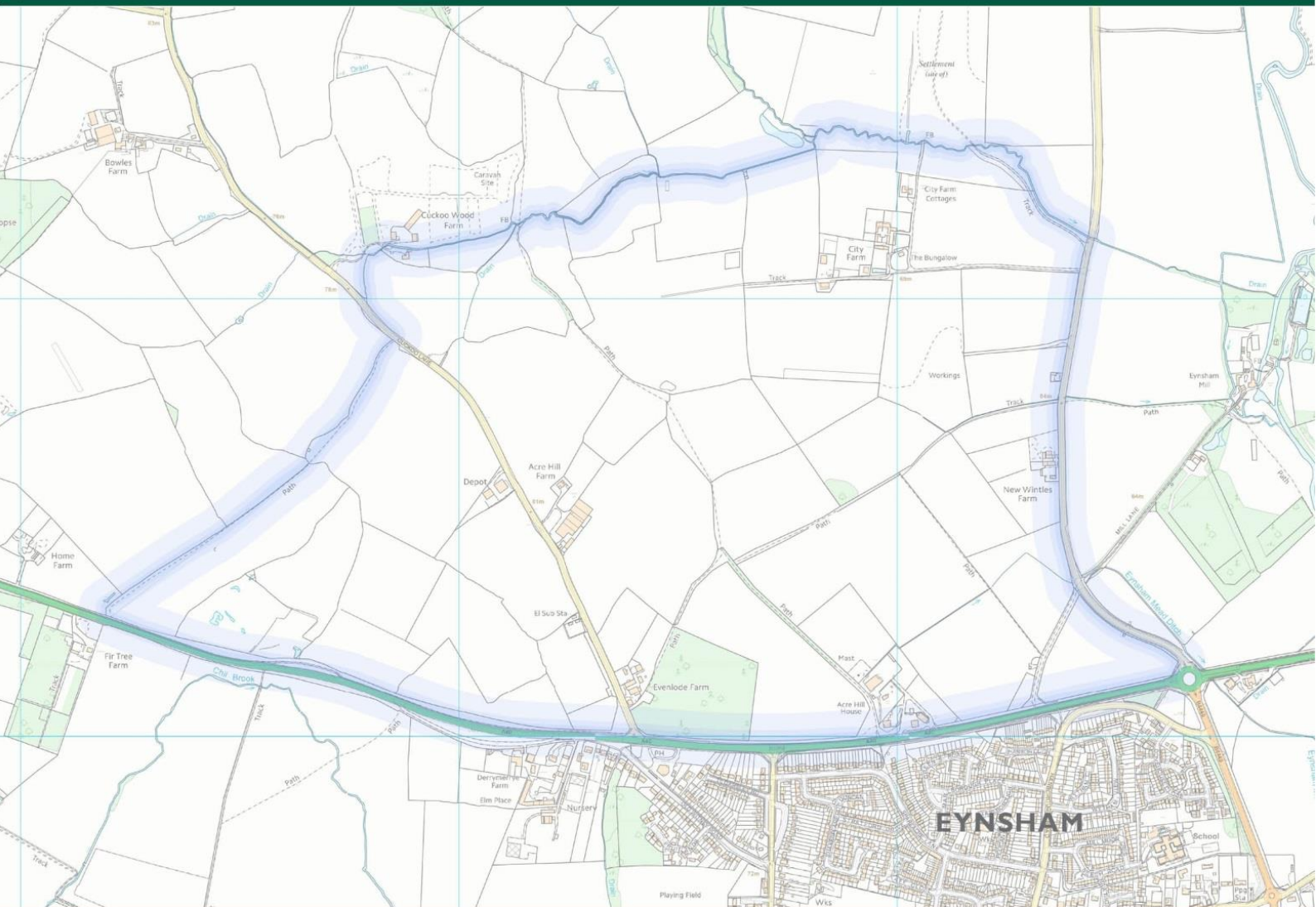




WEST OXFORDSHIRE
DISTRICT COUNCIL

Oxfordshire Cotswolds Garden Village Area Action Plan (AAP) - Issues Paper

June 2018



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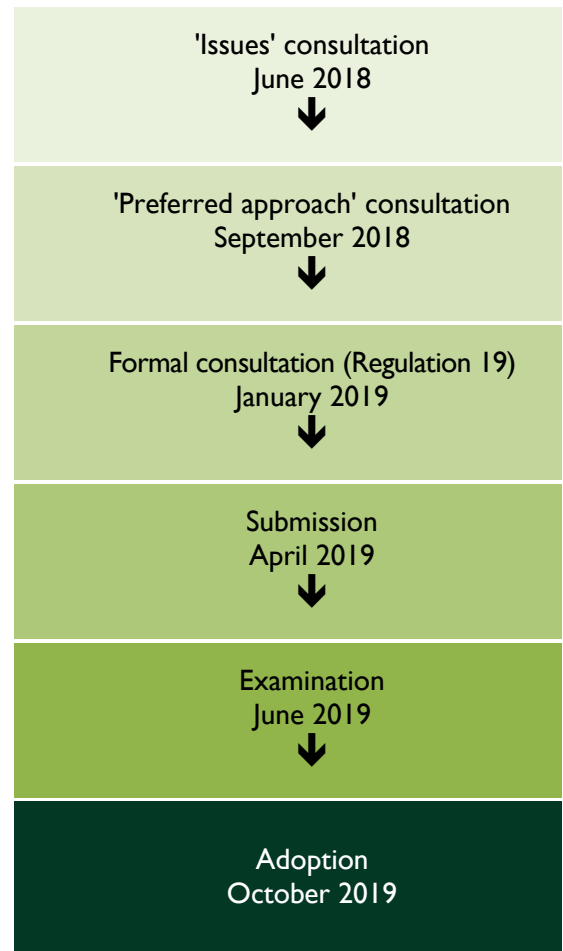
I. Introduction

- I.1 Land to the north of the A40 near Eynsham is allocated in the draft West Oxfordshire Local Plan 2031 for a new 'garden village' of around 2,200 new homes together with new business land, park and ride and other supporting services and facilities.
- I.2 The proposals will be taken forward in more detail through a new 'Area Action Plan' (AAP) that, once adopted, will sit alongside the Local Plan and help to guide the future development of the site including any future planning applications.
- I.3 This initial 'issues paper' is the first step in preparing the AAP and its purpose is to:

- Briefly explain the background to the proposal and how we have arrived at this point;
- Set the proposals in context by providing some background information on the Eynsham area;
- Provide an overview of the proposed garden village site - where it is, what area it covers and what's already there;
- Highlight the physical and policy constraints affecting the site;
- Outline the potential opportunities offered by the garden village including new homes, jobs, transport schemes, open space, schools and other supporting infrastructure; and
- Seek initial views on the development of a draft 'vision' for the garden village site.

- I.4 Responses to this initial 'issues' consultation will be taken into account as the draft proposals are worked up in more detail later this year. The key stages of the AAP process are as follows:

Figure I: The AAP process



- I.5 The issues paper consultation runs from **22 June until 3 August 2018 (6 weeks)**. You can respond in the following ways:

- ✉ planning.policy@westoxon.gov.uk
- ✎ Planning Policy
West Oxfordshire District Council
New Yatt Road
Witney OX28 1PB

- I.6 If you require any further information or assistance regarding the consultation please telephone the Council's Planning Policy Team on 01993 861667.

2. Background context

2.1 In this section we provide some background information on the following:

- What an Area Action Plan (AAP) is and why we are preparing one;
- What a garden village is;
- What the draft Local Plan says about the garden village;
- How and why the garden village was identified;
- What the draft Eynsham Neighbourhood Plan says about the garden village; and
- How the garden village relates to other initiatives including the Oxfordshire Housing and Growth Deal

What is an Area Action Plan (AAP) and why have one?

- 2.2 Whereas the Local Plan covers the whole District, the purpose of an 'Area Action Plan' (AAP) is to focus more specifically on an area which is subject to conservation or significant change – in this case the land north of the A40 near Eynsham which will accommodate the new garden village.
- 2.3 There is no set format or structure to an Area Action Plan but typically they tend to set out a specific vision for a site together with a series of supporting objectives and guiding policies that are then used to determine any planning applications that are submitted and monitor progress moving forward. An AAP provides certainty for stakeholders about how and when a site will come forward, together with the opportunity to have early and ongoing input into the process.
- 2.4 During the Local Plan examination hearings in July 2017 it was agreed that if the garden village proposal was taken forward, an Area Action Plan would be the most appropriate mechanism. This consultation paper is the first step in that process.

What is a garden village?

2.5 There is no single template for a garden village or town, but the expectation is that such developments will embed key 'garden city' principles. As a reference point, the Town and

Country Planning Association (TCPA) define a garden city as:

'A holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities.'¹

2.6 This is underpinned by the following key principles:

- Land value capture for the benefit of the community.
- Strong vision, leadership and community engagement.
- Community ownership of land and long-term stewardship of assets.
- Mixed-tenure homes and housing types that are genuinely affordable².
- A wide range of local jobs within easy commuting distance of homes.
- Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
- Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
- Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

¹ <https://www.tcpa.org.uk/garden-city-principles>

² Note: the TCPA key principles do not define what constitutes a 'genuinely affordable' home

2.7 Importantly, the Government's National Planning Policy Framework³ (NPPF) recognises the potential for new settlements to come forward based on garden city principles:

'The supply of new homes can sometimes be best achieved through planning for larger scale development, such as new settlements or extensions to existing villages and towns that follow the principles of Garden Cities.'

2.8 This potential has already been recognised in Oxfordshire when in 2014, Bicester (in Cherwell District) was designated as the UK's first Garden Town⁴ and this was quickly followed by Didcot Garden Town (in South Oxfordshire) announced in December 2015.

2.9 In January 2017, the Government announced that it would be offering support to three new garden towns (more than 10,000 homes) as well as fourteen new garden villages (between 1,500 – 10,000 homes) including the Oxfordshire Cotswolds Garden Village:

Garden Villages

- Long Marston, Stratford-on-Avon
- Oxfordshire Cotswolds, West Oxfordshire
- Deenethorpe, East Northants
- Culm, Mid Devon
- Welborne near Fareham, Hampshire
- West Carclaze, Cornwall
- Dunton Hills near Brentwood, Essex
- Spitalgate Heath in Sth Kesteven, Lincolnshire
- Halsnead in Knowsley, Merseyside
- Longcross in Runnymede and Surrey Heath
- Bailrigg, Lancaster
- Infinity Garden Village, South Derbyshire and Derby City area
- St Cuthberts near Carlisle City, Cumbria
- North Cheshire, Cheshire East

Garden Towns

- Aylesbury, Buckinghamshire
- Taunton, Somerset
- Harlow & Gilston, Essex and Hertfordshire

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/607721/16950.pdf

⁴ <https://www.cherwell.gov.uk/info/206/bicester-developments/428/bicester-garden-town/>

CONSULTATION QUESTION 1: Garden Village Principles

- a) Do you support/agree with the TCPA definition and key principles listed above?
- b) How relevant do you think these are to the Oxfordshire Cotswolds Garden Village?
- c) Should any of these key principles be given particular priority in taking the Oxfordshire Cotswolds Garden Village forward?
- d) Are there any other key principles not mentioned that should inform the development of the Oxfordshire Cotswolds Garden Village?

What does the draft Local Plan 2031 say about the garden village?

- 2.10 The garden village site is allocated under Policy EW1a of the draft West Oxfordshire Local Plan 2031. A copy of the policy and relevant supporting text⁵ is attached at Appendix 1.
- 2.11 In summary, the site has been identified as a 'Strategic Location for Growth' (SLG) to accommodate a free-standing exemplar garden village, the comprehensive development of which will be led by an Area Action Plan. The policy is based on a 'working assumption' of about 2,200 homes together with about 40 hectares of business land (B-class) in the form of a 'campus-style' science park providing long-term employment capacity up to and beyond 2031.
- 2.12 The policy states that development will be taken forward in accordance with key garden village principles and stipulates a number of specific requirements including the provision of a new park and ride site (1,000 spaces) with associated bus priority, provision of up to two primary schools and essential supporting transport infrastructure.
- 2.13 At the time of writing, the final report of the Local Plan Inspector is awaited. Once it has been received the Council hopes to be in a position to adopt the Local Plan in summer 2018.

⁵ Incorporating the further main modifications (FMMs) published in February 2018

How and why was the Oxfordshire Cotswolds Garden Village site identified?

- 2.14 The draft West Oxfordshire Local Plan was formally published for consultation in March 2015. In response, land to the north of the A40 near Eynsham was submitted for consideration as a potential development site⁶ on behalf of a landowner. At that point, the Council did not consider the site to be necessary to meet identified housing needs and it was taken no further. However, following examination hearing sessions in November 2015, the examination was formally suspended in January 2016 to allow the Council to undertake additional work on its own housing requirement and to address the issue of 'unmet' housing need from Oxford City.
- 2.15 As a result of the suspension, the Council instigated a review of its Strategic Housing Land Availability Assessment (SHLAA) with a 'call for sites' taking place in January – February 2016. Further land to the north of the A40 near Eynsham was put forward for consideration⁷. The Council concluded through the SHELAA that the land north of the A40 near Eynsham is suitable in principle for housing and employment as part of a comprehensive scheme.
- 2.16 In parallel with the Council's own assessment of the site, an area of land to the north of the A40 was assessed independently as part of collective work on Oxford's unmet housing need. This comprised a series of different studies including a 'spatial options assessment' undertaken by consultants LUC⁸. Their report looked at 36 different options across Oxfordshire and considered various issues including whether or not they are in the Green Belt, their sustainability including how well related they are to Oxford, social and economic considerations (e.g. access to schools and jobs) environmental issues (such as flood risk, biodiversity, landscape and heritage) and deliverability and viability.
- 2.17 Having regard to the LUC report and a number of other studies (e.g. Green Belt, transport, education) the overall conclusion reached as part of the collective process between the Oxfordshire authorities was that the land north of Eynsham should be identified as one of a number of shortlisted options. Land west of Eynsham was also shortlisted. Other options considered in West Oxfordshire including sites at Witney and Barnard Gate were not taken forward as they performed less well when assessed against the agreed criteria.
- 2.18 Alongside the preparation of the SHELAA and the collective work on unmet need, in July 2016 the Council submitted an expression of interest⁹ in relation to the Government's Locally-Led Garden Villages, Towns and Cities prospectus¹⁰.
- 2.19 Subsequently, land north of the A40 near Eynsham was included in the Council's main modifications to the Local Plan which were published in November 2016¹¹. As part of this, the site was subject to assessment through Sustainability Appraisal¹² (SA) alongside a number of other reasonable alternatives.
- 2.20 In January 2017 the Government announced that the Council's expression of interest for a new garden village had been successful and in July 2017 the merits of the site were discussed as part of the Local Plan examination. The overall process is summarised overleaf.

⁶ SHLAA/SHELAA site reference 372

⁷ SHLAA/SHELAA site reference 436

⁸ Oxford Spatial Options Assessment – LUC (September 2016)
<http://www.westoxon.gov.uk/media/1572227/SD14-Oxford-Spatial-Options-Assessment-LUC-September-2016-.pdf>

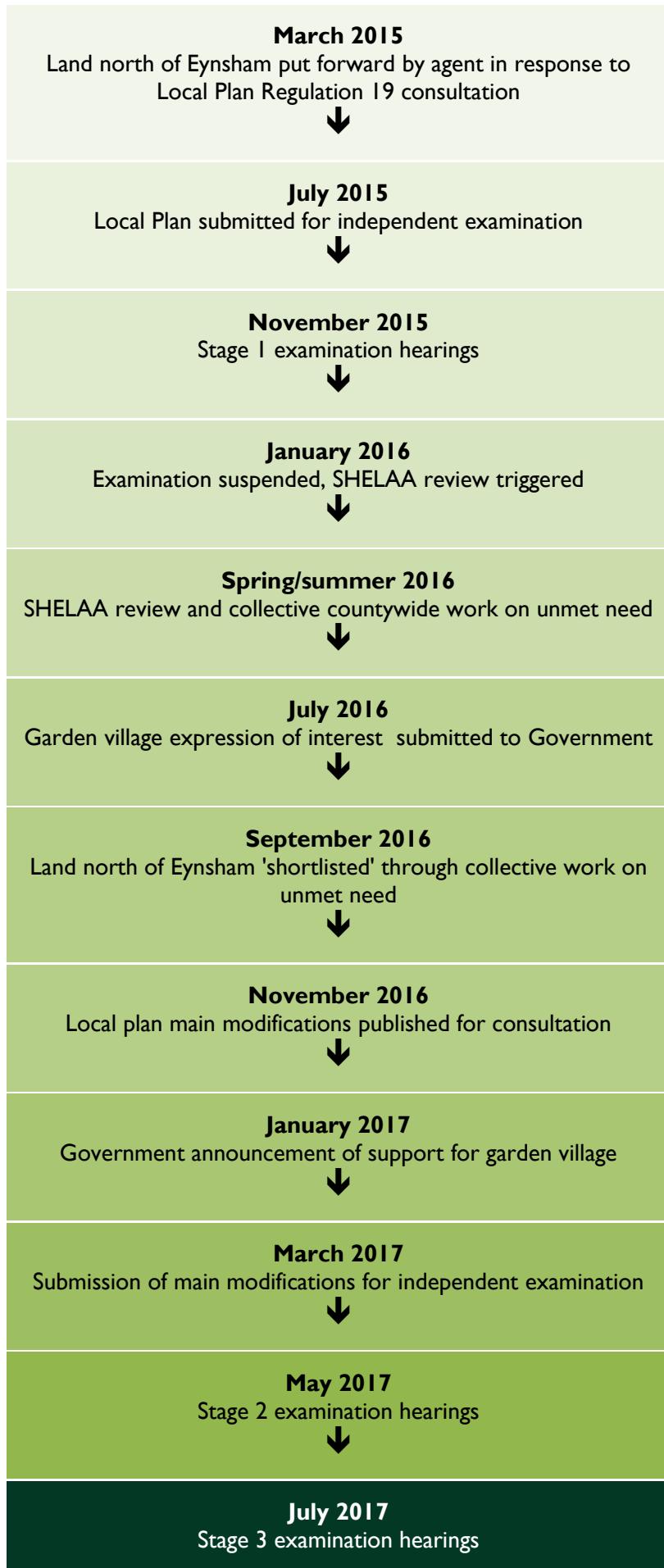
⁹ <http://www.westoxon.gov.uk/media/1572221/OTH16-West-Oxon-Garden-Village-EoI-July-2016.pdf>

¹⁰ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/508205/Locally-led_garden_villages_towns_and_cities.pdf

¹¹ <http://www.westoxon.gov.uk/media/1572550/CD5-Local-Plan-including-Proposed-Modifications.pdf>

¹² <http://www.westoxon.gov.uk/media/1572188/CD10-Sustainability-Appraisal-Addendum-Report.pdf>

Figure 2 – Summary of how the garden village site was identified



The Submission Draft Eynsham Neighbourhood Plan

2.21 After conducting research and consulting with the community, Eynsham Parish Council produced a Neighbourhood Development Plan for the parish which was submitted for examination on 25th September 2017.

2.22 The submission draft Eynsham neighbourhood plan covers the period 2017 – 2031. It sets out a number of planning policies and the following vision for the future:

‘Our vision for the Parish of Eynsham at the end of the plan period (2031) is that both new and existing residents will be enjoying the same benefits of living in the village as current residents do in 2017 and that the area will be an even more attractive community in which to live and work.’

2.23 The draft neighbourhood plan does not seek to allocate or express any sort of support for the proposed garden village but it does make a number of references to it throughout the plan and includes a number of policies and supporting text that seek to influence the garden village should it come forward.

2.24 Key aspects/aims of the neighbourhood plan relating to the garden village are summarised below.

- Land north of the A40 to be safeguarded so that it remains available for residential development but with flexibility in terms of the number of homes to be provided;
- The need for a comprehensive masterplan to take the garden village proposal forward;
- Garden village principles to be applied throughout the process;
- A wish to ensure the garden village is separate from Eynsham but connected and integrated where appropriate recognising the related tensions that will need to be resolved;
- Neither the garden village nor Eynsham to be dependent on each other and any shared facilities to be for mutual benefit and without harm to either. The relationship between the two settlements should always be a mutually beneficial one and the impact on the other shall always be taken into account when making planning decisions;
- Ensure that any new facilities provided as part of the garden village do not undermine the centre of Eynsham – particular concern about the impact of out of centre retail;
- The need to address health care needs, taking account of the ability to effectively cross the A40 and the potential to deliver extra-facilities to reduce the need to travel elsewhere;
- Provision of a wide choice of house types and tenures;
- Any housing for the elderly and disabled to be close to local facilities. The plan also recommends up to 15% lifetime homes to meet the needs of the elderly;
- The need to take into account the importance of the A40 as a key transport link with any new/rationalised access arrangements designed to minimise delays to through traffic on the A40. Consideration to be given to potential realignment of the A40;
- The importance of providing appropriate crossings across the A40 to facilitate pedestrian and cycle movements, with a preference expressed for underpass solutions rather than ‘at grade’ or bridge crossings;
- Park and ride to be designed to complement and enhance the rural location and promoted as a key transport hub supported by good pedestrian, cycle and public transport links including to Hanborough Station and Oxford;
- The need to take account of noise pollution including from the A40;
- A structural landscape buffer to be provided between the new and existing villages, reinforcing the separate identity of the two settlements and reducing the impact of the A40. Non-residential developments north of the A40 (e.g. Science Park and Park and Ride) to be screened from the A40

and be set out at low density with appropriate green infrastructure;

- The need to take account of important biodiversity assets at the north of the site area (City Farm) and the need to achieve significant bio-diversity gain;
- Timely provision of new infrastructure to support the delivery of new homes including education and healthcare facilities and a neighbourhood/village centre which should come forward as a priority with a traffic-free pedestrianised area included. This is to prevent dependence on Eynsham during the early occupation of the site;
- The need for additional sufficient capacity to be provided at secondary school level;
- Potential need for a new cemetery which could be accommodated in the garden village;
- Provision of appropriate employment opportunities to minimise the need to commute to work, particularly if sensitively mixed in with residential development and located so as to minimise intrusion into the environmentally sensitive or occupied areas such as Wintles and City Farms;
- Support for the provision of good connections between the two communities with paths for walking, cycling and riding utilising the green infrastructure between and within them;
- Design should be truly innovative and integrated and go well beyond a standard 'housing estate' with a recommendation that development achieves building for life (BfL I 2) accreditation; and
- The need to take into account the impact on existing residents and businesses adjacent to the proposed garden village together with the listed heritage assets, bio-diversity assets and the flood zone present on the proposed garden village site.

2.25 At the time of writing, the neighbourhood plan examiner has written to the District and Parish Councils recommending that the submission draft Eynsham Neighbourhood Plan does not proceed to referendum. Notwithstanding this, it is evident that a considerable amount of time and effort has gone into the preparation of the Neighbourhood Plan and those responsible must be given a great deal of credit.

2.26 In preparing the AAP we will therefore look to draw on the extensive range of information and analysis that has been undertaken to ensure the key issues and concerns raised by local residents and businesses are taken into account as far as possible. It is for this reason that a number of references are made to the draft neighbourhood plan throughout this issues consultation paper.

How does the garden village relate to other initiatives in Oxfordshire including the Oxfordshire Housing and Growth Deal and Housing Infrastructure Fund (HIF)?

- 2.27 It is important that the garden village proposal is not seen in isolation but instead is considered in the wider context of growth and infrastructure investment taking place across Oxfordshire. Of particular relevance are the Oxfordshire Housing and Growth Deal¹³ announced in the November 2017 budget and the Housing Infrastructure Fund (HIF).
- 2.28 Under the terms of the Housing and Growth Deal, the Government will provide up to £215 million of new funding to plan for and support the delivery of 100,000 homes in Oxfordshire by 2031, alongside a commitment to adopt an Oxfordshire-wide statutory joint plan by 2021. £150m of this funding is for new infrastructure provision across the County and is based on a 5-year programme (£30m per year) and £60m is a 3-year programme to support additional affordable housing delivery.
- 2.29 In March 2018 the Oxfordshire Growth Board published details of the first round of infrastructure projects to receive funding in year one of the five-year Oxfordshire Housing and Growth Deal¹⁴. In total, up to £30m will be spent on various projects.
- 2.30 Through the Housing Infrastructure Fund (HIF¹⁵) Government has recently confirmed the potential for £145m of additional funding towards improvements to the A40 building on existing schemes and based on the approved A40 Long Term Strategy including development of the Rapid Transit network and additional highway capacity on A40 transport corridor. A detailed strategic outline business case will now be worked up and submitted to central government later this year, with the decision on award of funding due to follow in 2020.

¹³

<https://www.gov.uk/government/publications/oxfordshire-housing-deal>

¹⁴ <https://www.oxfordshirelep.com/news/article/growth-board-announces-first-round-projects-receive-housing-and-growth-deal-funding>

¹⁵ <https://www.gov.uk/government/publications/housing-infrastructure-fund>

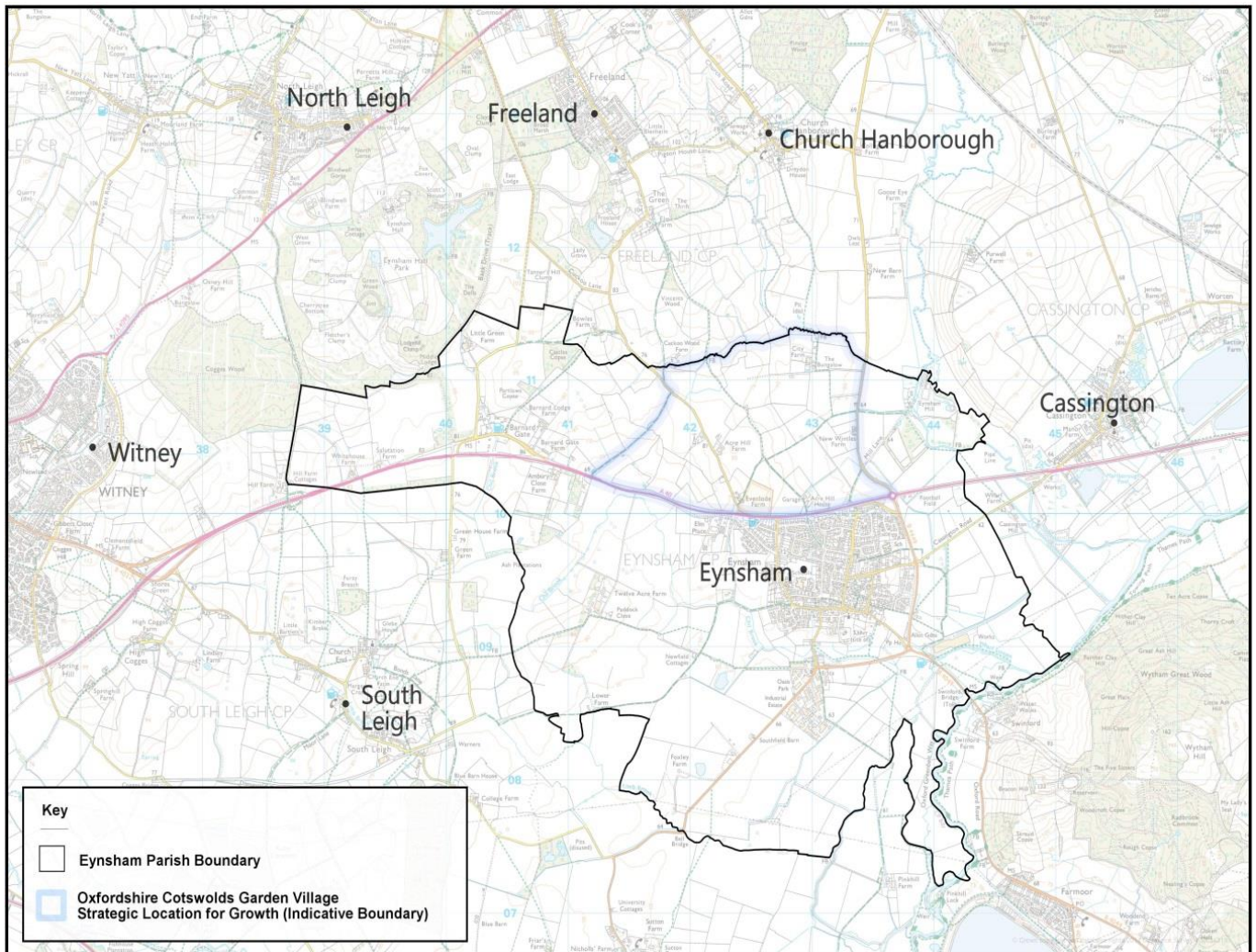
CONSULTATION QUESTION 2 : Background context

- 2a) Do you have any comments you wish to make on the background context for the garden village proposal including how and why the site was identified?
- 2b) Have we captured the key messages from the draft Eynsham Neighbourhood Plan regarding the garden village?

3. A profile of Eynsham

3.1 Here we set out a brief profile of the Eynsham area to put the garden village proposals in context and to help inform the opportunities discussed in Section 6. Much of the information is drawn from data provided by the Oxford City Council and District Data Service. Some reference has also been taken from the submission draft Eynsham Neighbourhood Plan.

Figure 3: Eynsham parish and surrounding settlements



- 3.2 Eynsham is located immediately south of the A40 around half way between Witney and Oxford. It falls within Eynsham Parish which extends to the north of the A40 and to the west to include Barnard Gate.
- 3.3 With a population of just over 5,000, Eynsham is West Oxfordshire's fourth largest settlement. It has a very good range of services and facilities ranking 3rd in the Council's matrix of sustainability¹⁶ above Carterton despite having a much smaller population.
- 3.4 The village has a distinct, compact form being tightly hemmed in by continuous functional flood plain from the south west to north east and the A40 to the north. The compact nature of the village means it is very walkable, allowing residents to access shops, schools, pubs, places of worship and other services, events and meetings that take place in various venues on foot. There is however a relative lack of green space – an issue highlighted in the Neighbourhood Plan.
- 3.5 Eynsham has a rich heritage with the settlement being originally established as a consequence of its proximity to the River Thames and the crossing at Swinford. The first documented reference to Eynsham is in the Anglo-Saxon Chronicle for AD 571 but there is also evidence of occupation in the Roman period and a Bronze Age enclosure ditch over 3,000 years old was found under the site of the former Eynsham Abbey. A Conservation Area covers much of the southern part of the village and there are a number of listed buildings.
- 3.6 Significant development has taken place in recent years and today Eynsham has a vibrant, active community that sustains a good range of shops and retail businesses as well as many societies, clubs and sports teams.
- 3.7 Whilst Eynsham is a village, its size makes it larger than many nearby small towns. Unlike a small town there is no commercial centre, with the village's core features including the church and the square in the historic centre with shops and services scattered along the oldest streets¹⁷. The village has a medical centre (the Eynsham Medical Centre) and village hall and a number of other community facilities.
- 3.8 There are two schools, one secondary (Bartholomew School) and one primary (Eynsham Community Primary School). Pupil attainment at Key Stage 1 is above the county and national averages and at Key Stage 2, broadly in line. The proportion of people with no qualifications is less than the national average and the proportion with the highest qualification (equivalent to degree or higher) is above average.
- 3.9 Eynsham plays an important economic role and along with Carterton, Chipping Norton and Witney is a relatively important centre in terms of commercial property. Wharf Road, Eynsham is home to one of West Oxfordshire's largest employers, Siemens Magnet Technology. There is also an area of established business use to the south of Eynsham along either side of the B4499 – Oasis Park and Oakfields Industrial Estate. Just under 18% of businesses are in the professional, scientific and technical services sector.
- 3.10 The proportion of economically active residents is higher than the national average and a high proportion of the workforce is either in managerial (11.9%) or professional (34%) occupations. This is reflected in close links with Oxford with around 30% of workers travelling to work in Oxford.
- 3.11 Unemployment benefit, Job Seeker's Allowance and youth unemployment claimants are below the national average as is the proportion of incapacity benefit claimants and the proportion of working age workless benefit claimants.
- 3.12 Eynsham has a reasonable demographic spread although the proportion of older people (65+ years) is higher than the county and national averages and the proportion of those in the younger and working age brackets is slightly lower than average. The proportion of people claiming disability living allowance is below the national and county average as is the number of attendance allowance claimants.

¹⁶ <http://www.westoxon.gov.uk/media/1572218/OTH15-West-Oxfordshire-Local-Development-Framework-Settlement-Sustainability-Report-November-2016-.pdf>

¹⁷ Eynsham NDP page 4

- 3.13 The majority of dwellings were built between 1945 and 1999 (66.8%) with just 11% being built since 2000. Compared to the national average there are more detached, semi-detached and terraced properties and much fewer flats. Housing affordability is an issue with the average price of all types of housing (except flats) being much higher than the national average, particularly detached and semi-detached properties. Despite this, the majority of existing dwellings are owner-occupied with the proportion owned outright (i.e. without a mortgage) being much higher than the national average.
- 3.14 The overall crime rate is lower than average and in terms of health and well-being the proportion of residents with a limiting long-term illness is lower than the national average. Levels of physical activity are in line with the county and national averages.
- 3.15 The area is well-served by public transport with premium bus services running along and off the A40 through to Oxford. Hanborough Station is located around 5km to the north of Eynsham along Lower Road. Levels of car ownership are broadly in line with the national average although the proportion of households with no car is much lower than average.
- 3.16 Levels of air pollution are below the national average other than in relation to particulates which is on a par.
- 3.17 The table below pulls together the issues outlined above and identifies some potential implications for the garden village AAP.

Table 1: Eynsham summary profile and implications for the AAP

Issue / characteristic	Implication for AAP
Large population with an excellent range of services and facilities available.	The size of Eynsham means it offers a very good range of services and facilities. The garden village will be able to draw on these and in turn provide its own services and facilities that will be of benefit to existing residents of Eynsham.
Demographic breakdown skewed towards older people (65+) with a lower than average proportion of young and working age residents.	The provision of a balanced mix of new homes in terms of type, size and tenure together with the provision of new employment and training opportunities within the garden village will help to attract a wide range of age groups.
Historically important village with a distinctive, compact and walkable form.	Opportunity to reflect the walkable nature of Eynsham in the garden village and consider appropriate connections between the two. This is consistent with the TCPA garden village principle of providing strong cultural, recreational and shopping facilities in walkable/cyclable, vibrant, sociable neighbourhoods.
No clear commercial centre with most activities focused around the historic core of the village.	Consider the nature and form of any commercial centre/s provided as part of the garden village and ensure no harmful impact on the existing historic and core of Eynsham.
The village is located adjacent to the A40 – a key transport route east-west.	Consider the potential impact of development on the A40 and on other key roads around Eynsham including the B4449/B4044. Also to address the issue of pedestrian and cycle connections across and along the A40 And consider the function of the A40 from both a local and strategic perspective.

Issue / characteristic	Implication for AAP
Public transport accessibility is good with premium bus services to Oxford already available and Hanborough Station within cycling distance (c.5km).	Identify opportunities to further improve public transport in the area including links to Oxford and Hanborough Station.
Eynsham has been subject to significant growth since the 1960s in particular and as a result, there is a relative lack of green space with no village green.	Opportunity to deliver extensive new 'green infrastructure' to benefit new and existing residents and workers.
High house prices means housing affordability is a key issue. Housing stock characterised by a large proportion of detached, semi-detached and terraced properties and relative lack of flats.	Deliver a significant increase in the number of affordable homes available in the area and to provide a balanced mix of dwelling types.
Eynsham provides a number of important services and facilities including a primary school, a secondary school and health centre. Rates of pupil attainment are good.	Consider the implications of proposed growth for supporting infrastructure with new and enhanced provision secured through the development as appropriate.
The village provides a number of employment opportunities and is home to one of West Oxfordshire's largest employers, Siemens Magnet Technology. Highly skilled workforce but characterised by a large proportion of out-commuting.	Opportunity to provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills and reduce the propensity to travel to work elsewhere.
Strong and vibrant community with a range of active societies, clubs and teams. Good public rights of way network to facilitate walking, cycling and riding. However, rates of physical activity are average.	Opportunity to create an equally strong and vibrant new community with the potential for mutual benefit through the sharing of supporting services and facilities. Also to provide new leisure and recreational opportunities to help increase rates of physical activity.
Air pollution generally below average.	A need to ensure that new development does not have a harmful effect on air quality. This is of particular relevance to the nearby Oxford Meadows Special Area of Conservation (SAC).

CONSULTATION QUESTION 3: Eynsham profile

- 3a) Do you agree that the profile of the Eynsham area outlined above is accurate?
- 3b) Are there any particularly important characteristics relevant to the local area that we have not mentioned?
- 3c) Are there other ways in which the AAP can take account of the issues highlighted?

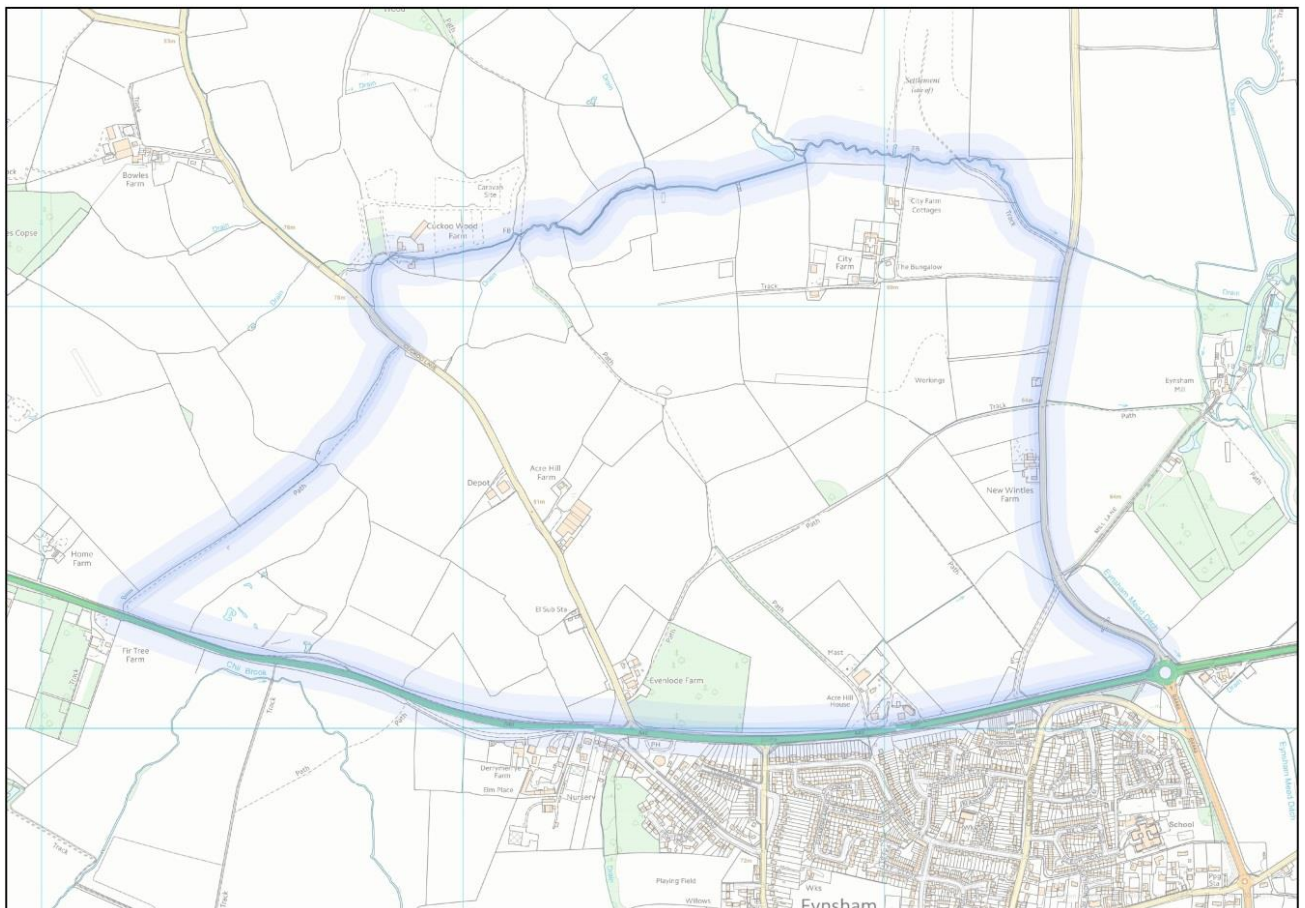
4. The garden village site

- 4.1 The garden village site is located immediately north of the A40 near Eynsham. Nearby settlements include Cassington, Church Hanborough, Long Hanborough, Freeland and North Leigh.
- 4.2 To date we have identified an approximate site boundary and further work is needed to determine this more precisely. At present the southern boundary is formed by the A40 and the eastern boundary by Lower Road (which is also the edge of the Oxford Green Belt). The northern boundary generally follows a watercourse to the north of City Farm and the western boundary comprises a public right of way between the A40 and Cuckoo Lane and part of Cuckoo Lane itself. The total site area is around 215 hectares (531 acres).

CONSULTATION QUESTION 4: Site boundary

- 4a) Do you consider that the site boundary shown below is appropriate and logical in following a combination of roads, water courses and public rights of way?
- 4b) Are there any particular parts of the site boundary that you think should be extended or reduced? If so why?
- 4c) Are there any other issues you wish to raise about the site boundary at this stage?

Figure 4: Garden village site boundary



4.3 The garden village site is in a number of different land ownerships and the majority of landowners (controlling around 87% of the site) have entered into an agreement with a development partner – Grosvenor Developments Ltd. who intend to take forward an outline planning application on their behalf.

4.4 The site comprises an area of generally open countryside, the majority of which is in agricultural use. It is characterised by a patchwork of fields, defined by well-established hedgerows, treelines, watercourses and public rights of way. There is some evidence of previous mineral working in parts of the site. The landform is relatively generally flat but

rises gently with subtle ridges and valleys from the eastern edge of the site, where it is 64m above sea level, to a high point of 85m in the vicinity of Acre Hill Farm in the western part of the site.

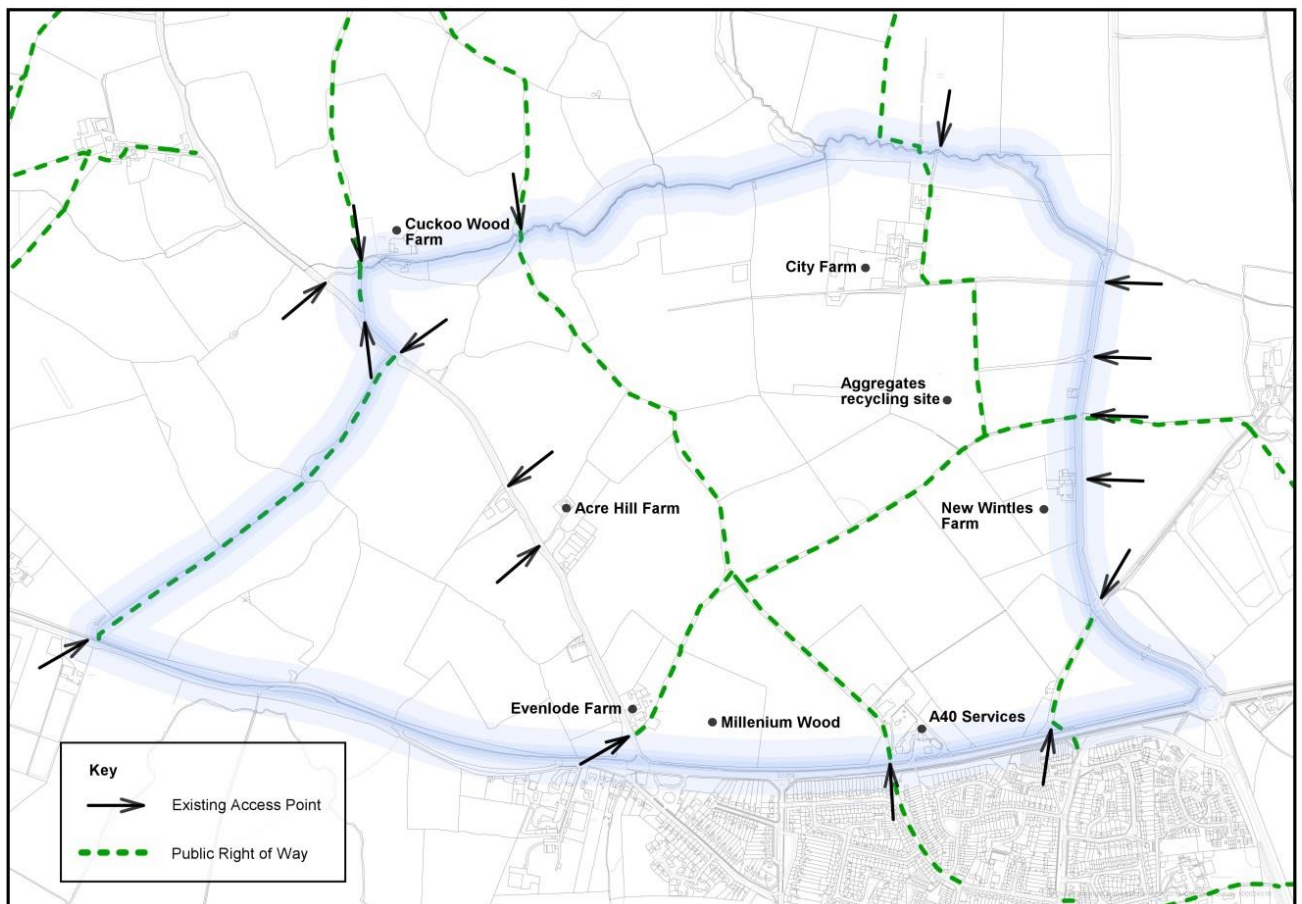
4.5 The high points are distinctive for their expansive panoramas, affording views, in particular, to the south east of the Thames Valley and Wytham Hill and Wood. St Peter and Paul's church tower can be seen from various vantage points across the site. Apart from this key landmark, views and visual connections to Eynsham are generally limited and tend to be in the immediate area of the A40.





- 4.6 Within the site there are a number of small parcels of development with a sporadic scattering of buildings mainly associated with farming (City Farm, Acre Hill Farm, New Wintles Farm and Evenlode Farm). In the eastern part of the site close to Lower Road, is a well-established aggregate recycling facility (David Einig at New Wintles Farm) which has permanent planning permission for waste management use.
- 4.7 In the southern part of the site is an area of commercial development along the A40 including petrol station, convenience retail, car sales, hire and restoration. Nearby to the west and also adjoining the A40 is an area of community woodland (the Millennium Wood) which is owned by the Woodland Trust.
- 4.8 To the west of Cuckoo Lane is a small commercial depot and an electricity sub-station from which are overhead electricity cables serving the surrounding area. There are also telecommunication masts within the site. In the northern part of the site there are a number of residential properties at City Farm within a complex of Grade II listed buildings and structures.
- 4.9 Immediately adjoining the site to the north-west is Cuckoo Wood Farm, part of which is an established Travelling Showperson's site with 8 plots occupied (and planning permission for a further 6 plots).
- 4.10 Current access to and within the site is mainly through a network of existing public rights of way: the main routes run north-south, joining Eynsham with Freeland/Church Hanborough; a generally north-east/south-west route runs through the centre of the site. The various farmsteads through the area are served by vehicular access.

Figure 5: Existing land uses, public rights of way and access points



- 4.11 As it is predominantly undeveloped and Greenfield in nature, the site has a variety of intrinsic values, including for its biodiversity. Although there are no specific national designated sites of importance for biodiversity within the site, the existing woodland, trees and hedgerows provide valuable habitats and wildlife corridors, as does the farmland itself, especially for farmland birds, bats and badgers.
- 4.12 Much of the northern boundary is formed by a brook which flows eastwards, joining the River Evenlode at Eynsham Mill. The brook and adjoining ponds and flood zone provides a wetland habitat. There are existing records of protected and notable species within the site.
- 4.13 City Farm is a conventionally managed farm and has been identified as being of European Importance for arable plants by Plantlife. While the most valuable areas lie to the north, outside the site boundary, there are threatened plant species within the site too. Also to the north of the site are a number of Local Wildlife Sites, identified as special for their lowland meadow habitat and arable fields, with nesting lapwing and skylark.
- 4.14 The present character and features of the site have been influenced by historic and archaeological processes. A preliminary desk-top study of the historic designations, and archaeological and cultural heritage information, shows that there are existing known archaeological and cultural heritage within and adjoining the site, as well as likely unknown resources of potential significance.
- 4.15 The wider site context is one of semi-enclosed, rolling farmland with occasional blocks and belts of woodland. This part of West Oxfordshire was once within the Royal Hunting Forest of Wychwood, and there are various patches of ancient woodland in the vicinity. The area now lies within the Wychwood Project Area (a project that aims to restore the Royal Hunting Forest's landscape character and mix of habitats). Some of most significant change in the local landscape has largely been associated with the expansion of neighbouring villages during the 20th century and the realignment of local highways.
- 4.16 Travelling west from Oxford to Witney the character of the area through which the A40 passes is rural in nature, with the villages of Cassington and Eynsham and the hamlet of Barnard Gate being the main built-form seen. East of Cassington there is evidence of sand and gravel extraction and close to Barnard Gate is a solar farm but the predominant land use in the area is agriculture, with arable fields and some permanent pasture.
- 4.17 Eynsham, Church Hanborough and Cassington each have designated Conservation Areas. There are no Scheduled Monuments in close proximity to the site, the closest lying on the southern side of Eynsham. There are, however, listed buildings both within the area - at City Farm – and close by at Eynsham Mill to the east and Twelve Acre Farm (south of the A40), in addition to high concentrations of listed buildings in Eynsham, Church Hanborough and Cassington. Eynsham Hall Historic Park and Garden lies approximately a mile to the west of the site.

CONSULTATION QUESTION 5: Site description

- 5a) Do you agree with the garden village site description outlined above?
- 5b) Are there any particularly important features or characteristics of the site or surrounding area that we have not mentioned?

5. Site constraints

- 5.1 Having described the garden village site and surrounding area in general terms, in this section we consider in more detail the main physical and policy constraints that will need to be taken into account in preparing the AAP.
- 5.2 The significance of these constraints is an important consideration in planning development in this area, potentially influencing the location of different land uses and the approach to environmental protection, enhancement and mitigation. We would therefore welcome your views on the issues we have identified and whether there is anything important we might have missed.

Traffic congestion

- 5.3 The garden village site is located immediately to the north of the A40 which is a known problem in terms of traffic congestion particularly at peak times in the morning and evenings. The development will increase the number of vehicles using the A40 and we will need to give very careful consideration as to how this is managed and mitigated. Congestion on the A40 also has implications for alternative routes through Long Hanborough (A4195) and Eynsham (B4090) as traffic is displaced to these routes.
- 5.4 A number of improvements have already been made to the A40 recently (e.g. Wolvercote roundabout in 2016) and there are plans for further improvements including a proposed park and ride and bus priority scheme due to open in 2020. It will be important for the garden village to integrate with these as effectively as possible as well as delivering any further necessary improvements in association with proposed development to the west of Eynsham.
- 5.5 Careful consideration will need to be given to the impact of development on the wider road network including the B4449/B4044 and the known 'pinchpoint' caused by the toll bridge at Swinford as well as Cuckoo Lane and Lower Road.

Existing uses

- 5.6 As we outlined earlier, whilst the majority of the site is undeveloped agricultural land, there are a number of existing residential, commercial and other uses within the garden village site that will need to be taken fully into account in any future development.
- 5.7 Of particular relevance is the David Einig aggregate recycling facility in the eastern part of the site which has permanent planning permission and is safeguarded under the Oxfordshire Minerals and Waste Local Plan. It will be important to ensure that the operational requirements of the site are not impeded by development (e.g. through the use of an appropriate buffer to any sensitive land uses).
- 5.8 Similarly it will be important to ensure that the amenity of existing residents including those at City Farm is taken fully into account in considering the location, layout and type of different land uses.
- 5.9 It will also be important to take account of any operational requirements associated with the existing commercial uses along the southern boundary although because they directly access the A40, this is unlikely to be a significant issue.

Noise

- 5.10 The proximity of the garden village site to the A40 means that traffic noise is an important consideration. Regard will also need to be had to the potential for noise from the David Einig aggregate recycling facility, although it is relevant to note that there have been no registered complaints to either the District Council or County Council from existing residents nearby at City Farm.

Heritage

5.11 The garden village site is not located within a Conservation Area (the nearest being in the southern part of Eynsham) and there are no scheduled monuments or registered parks and gardens within the site or in close proximity. There are however four listed buildings at City Farm:

- City Farm, barn and attached and outbuildings approx. 50m. N of farmhouse, List entry Number: 1198161 – Grade II
- City Farm, outbuilding and attached wall approx. 20m. NNW of farmhouse Grade II List entry number: 1198172
- City Farmhouse - Grade II - List entry Number: 1052428
- City Farm, outbuilding approx. 30m. NNE of farmhouse -Grade II - List entry Number: 1052429

5.12 These listed buildings are classified as 'designated heritage assets' and in accordance with national and local policy, any development will need to give great weight to their conservation particularly where it has the potential to affect their 'setting'.

5.13 Furthermore, a preliminary desk-top study of the historic designations, and archaeological and cultural heritage information, shows that there are existing known archaeological and cultural heritage assets within and adjoining the site, as well as likely unknown resources of potential significance.

5.14 There is evidence of human activity from prehistory (for example through the presence of Bronze Age burial barrows and finds), and settlement from at least the Anglo Saxon period (although potentially dating back to the Neolithic period), particularly around City Farm and New Wintles Farm. These sites were discovered, investigated and documented as a result of excavations for gravel works in the eastern portion of the site. Further known archaeological sites/ finds found in the wider area include remnants of Iron Age activity to the north, Roman pottery, a suspected deserted medieval village, known as Tilgarsley, and evidence of an early medieval gravel pit seen from cropmarks.

5.15 There is also evidence of open field systems of enclosure in the northern part of the site which is classed as a very rare medieval/post medieval feature. To the west of Cuckoo Wood Lane the fields appear to reflect the rare occurrence of ancient enclosure – land enclosed prior to the 18th century. Elsewhere in the area is evidence of piecemeal enclosure.

5.16 It will therefore be necessary to undertake a detailed archaeological investigation of the site, in discussion with the County Archaeologist. Such an assessment may require, for example, a comprehensive search of Oxfordshire's Historic Record Environment, a comprehensive desk-based assessment, a geophysical survey and intrusive investigation to determine the presence/absence and significance of potential sites.

5.17 As a result of the known and suspected heritage assets on site and the likely potential for archaeology of currently unknown significance, the special character, appearance and distinctiveness of the historic environment, including the significance of the heritage assets, should be conserved and/or enhanced in accordance with Local Plan Policies EH7-EH14. An appropriate strategy will be required to mitigate impacts upon the historic environment.

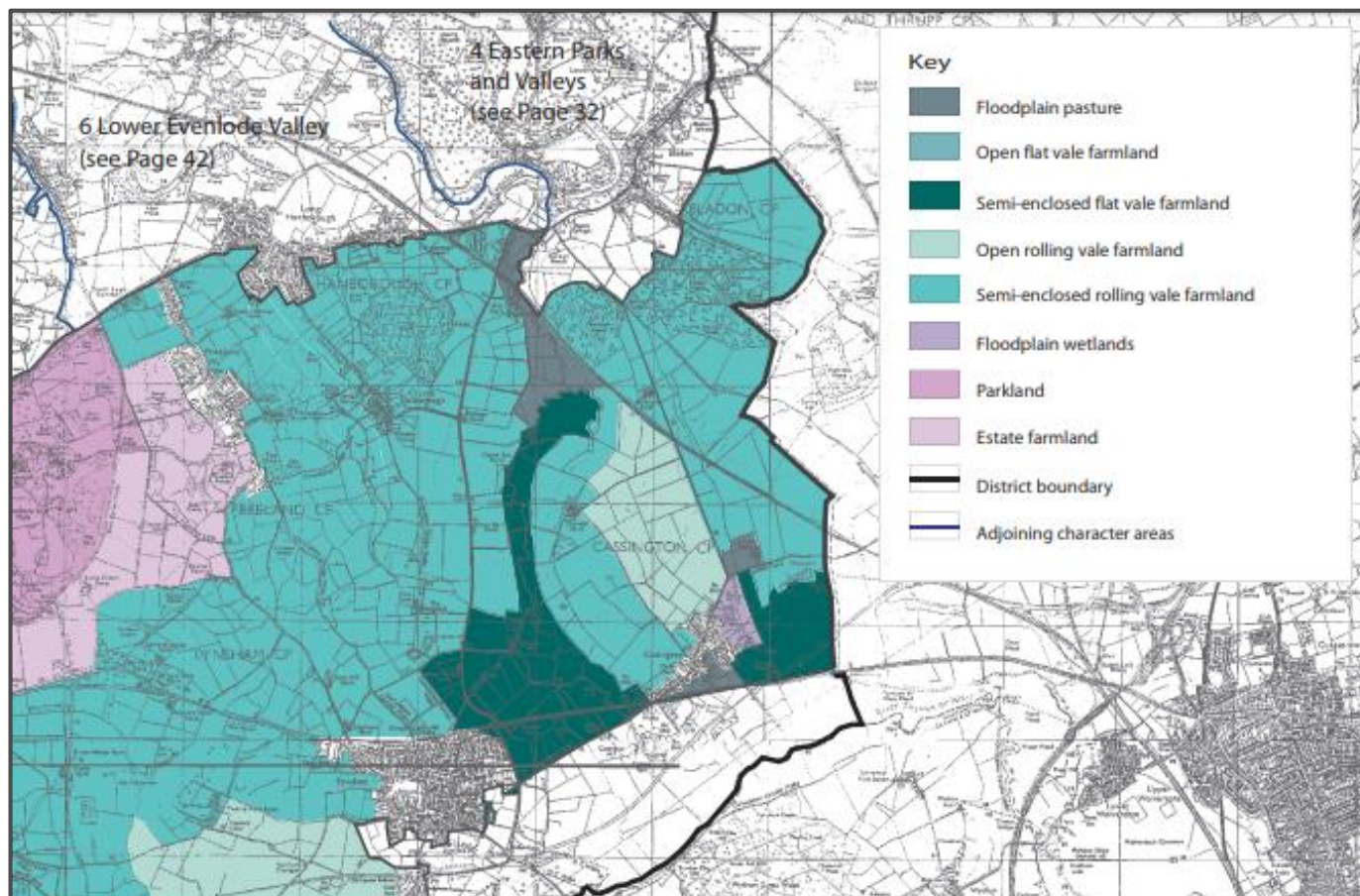
5.18 This is consistent with the draft Eynsham Neighbourhood Plan which expects that, where heritage assets could be affected by development, either directly or indirectly, a heritage statement must be produced, clearly describing the significance of the asset, measures taken to avoid or minimise harm and any measures included to enhance the heritage assets.

Landscape

5.19 There are no specific landscape protection designations although as a primarily undeveloped rural area the site has its own intrinsic landscape value. This is a low lying area characterised by large scale, subtly rolling farmland with a strong landscape structure and many trees. There is some variation in ground levels between about 70 and 90m AOD¹⁸ but these changes are very subtle and are barely perceptible across much of the area.

¹⁸ Above ordnance datum

Figure 6: Landscape character



5.20 The West Oxfordshire Landscape Assessment (1998) identifies the site as falling within the Eynsham Vale. It is primarily classed as ‘semi-enclosed rolling vale farmland’ although the eastern part of the site is classed as ‘semi-enclosed flat vale farmland’.

5.21 Overall, the Eynsham Vale has an attractive and largely unspoilt, rural character but with some localised variations in quality and condition which demand different strategies for management and enhancement.

5.22 Unspoilt floodplain farmland is of particularly high quality and sensitive to development. Flat, open clay vale landscapes are more visually open and exposed whereas semi-enclosed clay vale landscapes tend to be more enclosed by the strong structure of trees and woodland.

5.23 As part of the collective work on unmet housing need, independent consultants LUC¹⁹ assessed a large proportion of the garden village site (excluding the northern parts around City Farm) and concluded that it was of ‘medium-high’ landscape sensitivity as a result of its strong rural character with little modern development, frequent woodland cover along field boundaries and at Eynsham Wood and open views, particularly in the east of the site. Some areas of the site were noted as being more prominent, such as Acre Hill.

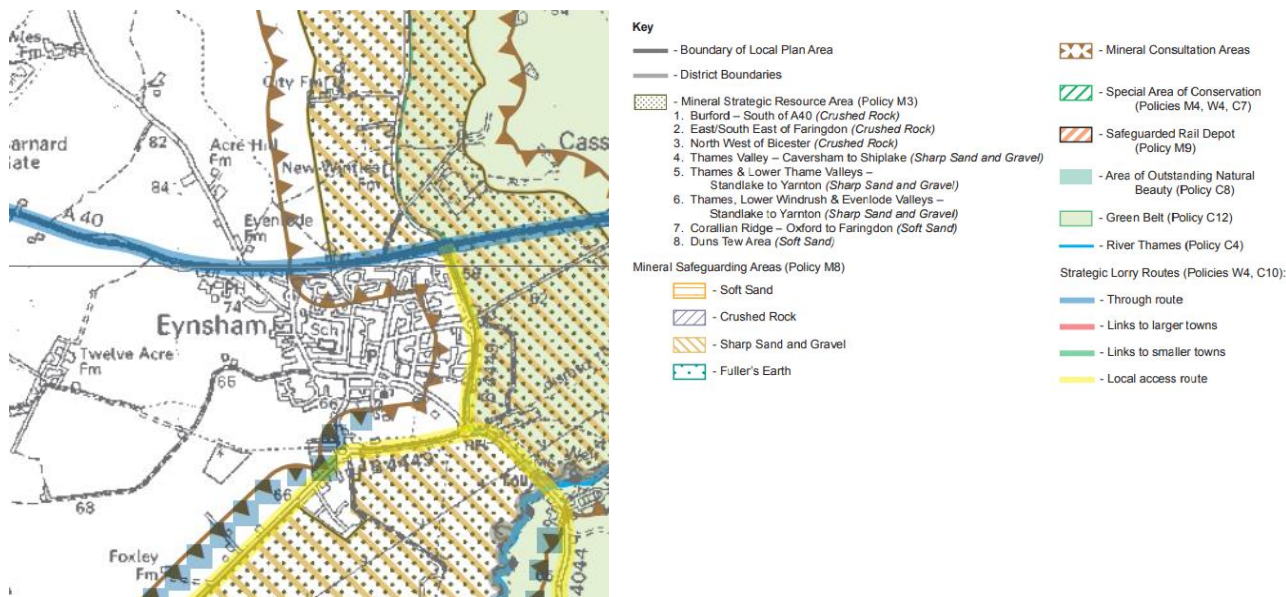
¹⁹ <http://www.westoxon.gov.uk/media/1572227/SD14-Oxford-Spatial-Options-Assessment-LUC-September-2016-.pdf>

5.24 As with any greenfield site of this scale, development in this location will lead to significant change and will have a major impact on the landscape. The extent of this impact can however be reduced through well-informed design, layout and mitigation and there are opportunities for significant landscape enhancements (e.g. opening up of key views). As part of the AAP evidence base the Council will commission further landscape advice to ensure that sufficiently robust policies are put in place to guide future development.

Sand and gravel

5.25 The site is underlain in places by sand and gravel and parts of it have previously been subject to mineral extraction. It falls within a Mineral Consultation Area and Mineral Safeguarding Area as defined in the Oxfordshire Minerals and Waste Local Plan Part I: Core Strategy (2017) and shown on the map extract below.

Figure 7: Extract from Policies Map – Minerals and Waste Local Plan Part I: Core Strategy



5.26 Whilst land to the east and north of the garden village site has been put forward by Hansons for consideration as a future extraction site, land within the garden village site has not. Furthermore, the County Council has indicated that the extent and thickness of sand and gravel within the garden village site is such that extraction of it is unlikely to be commercially viable. The County Council would not be seeking prior extraction of the sand and gravel. Therefore this is not considered to be a significant constraint to development.

5.27 It is likely that there are commercially workable deposits of sand and gravel within the land to the north and east of the garden village site. These mineral resources are safeguarded in the Oxfordshire Minerals and Waste Local Plan. It will be important to ensure that the possible future working of these mineral deposits is not prejudiced by development (e.g. through leaving an appropriate buffer to any sensitive land uses).

Flood risk

- 5.28 The vast majority of the site is classed as Flood Zone 1 (low risk). There are a couple of small areas of Flood Zone 2 (medium risk) in the south east corner of the site and areas of Flood Zone 2 (medium risk) and Flood Zone 3 (high risk) along the northern edge of the site, associated with watercourse that forms the site boundary.
- 5.29 This does not present a significant constraint to development but will need to be carefully considered as the site is taken forward through an appropriate assessment of flood risk. This will also need to take account of surface water issues for example through the use of sustainable drainage which can also have benefits in terms of providing green infrastructure.

Biodiversity

- 5.30 There are a number of designated environmental protection areas, sites and features within and in close proximity to the Garden Village AAP area. In terms of biodiversity, records show existing sites of significance and the presence of protected species. As a predominantly greenfield site largely in agricultural use, there are likely to be notable habitats and associated species within the area. The existing network of hedgerows, public rights of way, ditches and stream, also contribute to the local biodiversity. Further work will be carried out to provide up-to-date information about the area's biodiversity as the proposals are taken forward.
- 5.31 There is an area of ancient woodland (Vincent's Wood) around 500m (at its nearest point) from the north-west edge of the garden village site. Ancient woodland contains some of the most precious woodland habitats that are home to many species of rare wildlife, having evolved over hundreds of years into complex communities of trees, plants, fungi, microorganisms and insects. Ancient woodlands are unique with their own soil, environment, wildlife and cultural history.

- 5.32 There are also several Local Wildlife Sites (LWS) to the north of the garden village site (South Freeland Meadows and City Farm). Local Wildlife sites are Local wildlife sites are identified locally as valuable, natural places where nature thrives and an important resource supporting local biodiversity. Freeland Meadow is an area of lowland meadow habitat, home to a high number of herbs, grasses and wildflowers and supporting many insects. City Farm is recognised as a location of European importance for arable plants and is also home to threatened farmland birds such as the lapwing and skylark.
- 5.33 Around 4km to the east is the Oxford Meadows Special Area of Conservation²⁰ (SAC). Such sites are strictly protected under the EC Habitats Directive. Oxford Meadows is a lowland hay meadow and includes vegetation communities that are unique, reflecting the influence of long-term grazing and hay-cutting on lowland hay meadows. The site has benefited from the survival of traditional management, which has been undertaken for several centuries, and so exhibits good conservation of structure and function.
- 5.34 SACs may be put at risk by deterioration of water quality and availability, air pollution and increases in recreational use. It is important to consider the impacts of local development as well as the cumulative impact of other developments nearby. This is a key consideration for the garden village.

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<http://jncc.defra.gov.uk/protectedsites/sacselection/sac.asp?EUCode=UK0012845>

Community and green infrastructure

- 5.35 Green infrastructure is a network of multi-functional green space, both new and existing, both rural and urban, which supports the natural and ecological processes and is integral to the health (both physical and mental) and quality of life of sustainable communities. Green infrastructure covers a wealth of different types of areas and features, including publically accessible routes, green spaces, hedgerows, watercourses and woodland.
- 5.36 As outlined earlier, there are a number of existing public rights of way running across the site and providing important connections to the wider area including Eynsham and surrounding villages to the west, north and east.
- 5.37 Public rights of way include footpaths, bridleways and byways²¹ (for walking, running, mobility scooters or powered wheelchairs) bridleways (for walking, horse riding, bicycles, mobility scooters or powered wheelchairs) restricted byways (for any transport without a motor and mobility scooters or powered wheelchairs) and byways open to all traffic (for any kind of transport, including motorised vehicles but mainly used by walkers, cyclists and horse riders).

- 5.38 As the development is taken forward, these routes will need to be safeguarded as appropriate and where possible and desirable, enhanced and extended to improve connectivity to the wider area.
- 5.39 Located in the south of the garden village site adjacent to the A40 is Eynsham Wood, a young woodland, planted as part of the Woodland Trust's Millennium Project. The site is publicly accessible, providing a valuable, natural recreation resource for local people, as well as contributing to the area's biodiversity and landscape character.

Green Belt

- 5.40 The AAP area is located outside of the Oxford Green Belt which extends to the eastern side of Lower Road. Unlike Areas of Outstanding Natural Beauty there is no requirement to protect the setting of the Green Belt and as such it is not a constraint to development of the garden village site.

²¹ <https://www.gov.uk/right-of-way-open-access-land/use-public-rights-of-way>

Constraints - summary

5.41 The table below summarises the constraints relating to the site and the potential implications for the AAP.

Physical / policy constraint	Implication for AAP
Traffic congestion	Capitalise on existing and proposed improvements to the A40 and surrounding road network and identify further improvements as appropriate. Also maximise opportunities for public transport and active travel (walking, cycling, riding etc.) and also reducing the need to travel.
Existing uses	Ensure the operational requirements of existing commercial uses are not impeded and that the amenity of existing residents is not adversely affected.
Noise	Ensure appropriate mitigation (e.g. design, layout, screening) to take account of any noise sources including the A40 and aggregate recycling facility.
Heritage (listed buildings, archaeological and cultural assets)	Ensure appropriate investigation and understanding of significance and an appropriate strategy of mitigation.
Landscape	Further evidence to better understand the landscape and visual impact of development in this location and robust policies to ensure an appropriate landscape-led approach to development.
Sand and gravel	No direct implication as the County Council has indicated that any sand and gravel resources within the site are unlikely to be commercially viable and that they would not be seeking prior extraction. Ensure appropriate safeguarding of mineral resources within adjoining land to the north and east.
Flood risk	Ensure that development is supported by an appropriate assessment of flood risk taking account of all forms of flooding including surface water flooding. Opportunities for green infrastructure to also tie in with flood risk considerations including sustainable drainage.
Biodiversity	Ensure robust policies are put in place to mitigate the impact of development and achieve a net gain in biodiversity, in line with Policy EH2 of the draft Local Plan 2031. Consideration to be given to potential impact on Oxford Meadows SAC through habitat regulations assessment.
Community and green infrastructure	Ensure a green infrastructure network is planned and managed in accordance with Policy EH3 of the draft Local Plan 2031. Public rights of way to be safeguarded as appropriate and where possible and desirable, enhanced and extended. Community woodland to be safeguarded.
Green Belt	The garden village site is outside of the Green Belt and therefore has no direct implication for the AAP.

CONSULTATION QUESTION 6 : Site constraints

6a) Do you agree with the site constraints we have highlighted above?

6b) Are there any particular issues we haven't mentioned that you think should be taken into account?

6. Opportunities

- 6.1 Having discussed the site and the main issues that will need to be taken into account in taking development forward, here we focus on a number of opportunities for the garden village which we would welcome your initial views on.
- 6.2 These opportunities are ‘grouped’ under the following themes:
- Delivery of new homes
 - Business, commerce, jobs and skills
 - Transport and movement
 - The natural environment
 - Design and sustainability
 - Heritage and culture
 - Health and well-being
 - Long-term stewardship
- 6.3 A series of consultation questions are set out under each theme. We would welcome your views on these along with any other points you wish to make however it should be noted that you do not have to respond to the consultation questions – they are merely included to stimulate discussion.

Delivery of new homes

- 6.4 The garden village presents an opportunity to deliver a significant number of new homes to help meet identified needs. There are a number of particular issues the AAP can address including the number of homes and what type, size and tenure they should be including affordable housing (i.e. housing for those who cannot afford to rent or buy on the open market).
- 6.5 Other important considerations include the opportunity to meet specific needs e.g. for younger or older people, families, people with disabilities and those who wish to build their own home. These issues are explored further below.

Housing numbers

- 6.6 2,200 homes is an initial estimate of the number of homes to be built at the garden village and forms the basis of the draft Local Plan allocation (Policy EW1a). It assumes an average density of 30 dwellings per hectare and a developable area of around 73 hectares (i.e. $30 \times 73.3 = 2,200$). The whole site is around 215 hectares and although 30 dwellings per hectare is a relatively modest density, the Council considers it to be a reasonable ‘working assumption’ at this stage, subject to confirmation of the developable area and collaborative masterplanning.
- 6.7 The actual number of homes will depend on a number of factors including the type and mix of new homes, further consideration of any potential constraints to development and the amount of ‘non-residential’ uses including employment space and ‘undeveloped’ areas e.g. open space.
- 6.8 These issues will be further explored as the AAP is taken forward but for now we consider 2,200 new homes to be a reasonable working assumption.

CONSULTATION QUESTION 7: Number of new homes

- 7a) Do you agree that 2,200 new homes is a reasonable ‘working assumption’ for taking the AAP forward at this stage?
- 7b) If not, can you suggest what number of homes you do think is appropriate for a site of this size and why?

Dwelling size, type and tenure

- 6.9 In addition to the overall number of new homes provided, we need to consider the type of new homes provided and what tenure they are including affordable housing.
- 6.10 The draft Local Plan seeks to provide a broad range of house types to meet the needs of a range of different age groups including families and those wishing to self-build. The overall aim is to achieve a better balance of house types to rebalance the current predominance of larger properties and improve affordability.

Dwelling size

6.11 In terms of the size of new dwellings needed, some indication can be taken from the Oxfordshire SHMA (2014). The following tables summarise the SHMA conclusions on the appropriate mix of dwelling sizes for West Oxfordshire, Oxford City and Oxfordshire as a whole. It is relevant to consider the figures for Oxford given that the garden village is being brought forward in response to the City's unmet housing need.

West Oxfordshire

Property size	Market	Affordable
1-bed	4.8%	23.0%
2-bed	27.9%	43.7%
3-bed	43.4%	30.4%
4-bed	23.9%	2.6%

Oxford

Property size	Market	Affordable
1-bed	10.7%	29%
2-bed	24.9%	32.7%
3-bed	38.9%	32.2%
4-bed	25.5%	6.1%

Oxfordshire

Property size	Market	Affordable	All dwellings
1-bed	5%	25 – 30%	15%
2-bed	25%	30 – 35%	30%
3-bed	45%	30 – 35%	40%
4-bed	25%	5 – 10%	15%

6.12 The SHMA emphasises that these figures should not be used prescriptively and that there are a number of factors which will influence demand for different sizes of homes including demographic changes; future growth in real earnings and households' ability to save; economic performance and housing affordability. It also emphasises that regard should be had to the nature of the development site and character of the area, and to up-to-date evidence of need as well as the existing mix and turnover of properties at the local level.

6.13 The submission draft Eynsham Neighbourhood Plan²² highlights a particular need for smaller homes, typically 2 bedrooms for the following groups:

- Those on a waiting list for affordable housing
- Young families who want open-market starter homes
- Junior skilled staff required by high-tech businesses, health & education institutions.
- Older people looking for somewhere smaller and better adapted to their needs

6.14 In light of the above, our initial thoughts are that the AAP should probably provide an indicative range of dwelling sizes rather than being overly prescriptive. This could be something along the following lines:

Beds	Market housing	Affordable housing
1-bed	5 - 10%	20 - 30%
2-bed	25 - 30%	30 - 40%
3-bed	35 - 45%	30 - 35%
4-bed	20 - 25%	5 - 10%

CONSULTATION QUESTION 8: Dwelling size

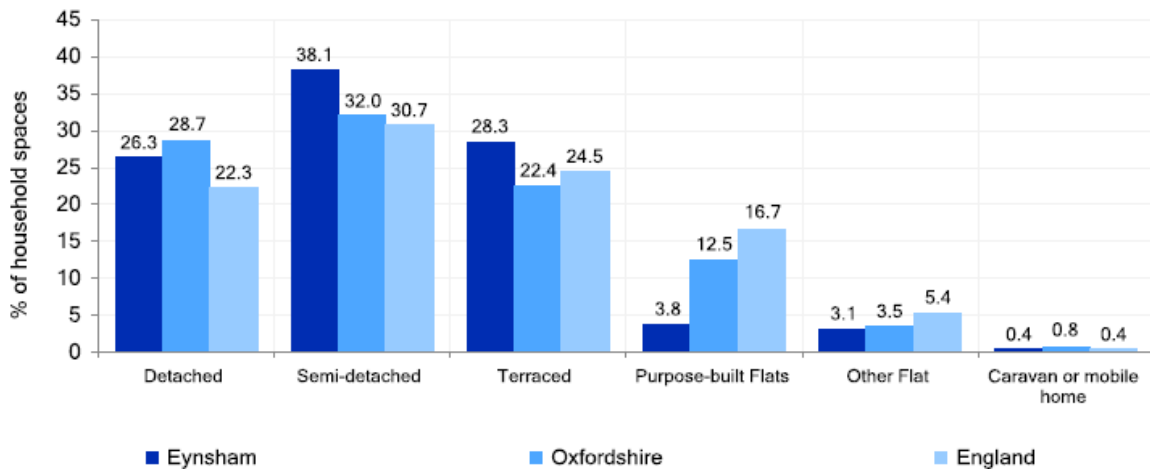
8a) Do you agree that the AAP should provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive?

8b) Do you think we should be looking to focus on any particular size of property in particular? If so, why?

²² Paragraph 1.1 – submission draft plan

Property types

6.15 The Eynsham area is characterised by a predominance of semi-detached and terraced properties, the proportion of which is above both the county and national average. This is in contrast to the overall position in West Oxfordshire which is characterised by a higher proportion of detached properties. There are notably few flats compared to the county and national average.



6.16 Whilst the Oxfordshire SHMA provides some indication of the size of new homes needed, it does not give any specific guidance on the type of new homes that should be built. Similarly, the draft Local Plan does not provide specific guidance but instead seeks to achieve a broad, balanced mix of property types. The draft Eynsham Neighbourhood Plan doesn't specify any particular types of new housing but does acknowledge that the 'achievement of a high density using the terraced form may be acceptable'²³.

6.17 In light of the above, our initial view is that the AAP should seek to ensure a good, overall balanced mix of property types within the garden village rather than be overly specific about the type of new homes to be built which would instead be determined through any planning application for the site. We would however welcome your thoughts on this matter.

CONSULTATION QUESTION 9: Dwelling types

- 9a) Do you agree that the AAP should be flexible in seeking a good, overall balanced mix of dwelling types rather than setting a specific requirement for certain dwelling types?
- 9b) Do you have any other views on the type of new homes that should be built at the garden village?

Affordable housing

6.18 Housing affordability is a major problem in Oxfordshire and the Eynsham area is no exception. Average house prices at Eynsham are well above the national average, other than in relation to flats.

House prices (Land Registry Oct 16 - Sept 17)

House type	Eynsham average	England average
All housing	£380,339	£293,225
Detached	£532,188	£406,108
Semi-detached	£475,889	£250,028
Terraced*	£297,083	£238,824
Flats	£195,857	£298,390
Households in council tax Band A	3%	27.6%

*Land Registry (July 16 – June 17)

6.19 The garden village provides an opportunity to significantly deliver the number of affordable homes in the area. One of the key garden village principles is to deliver new homes that are

²³ Paragraph 2.6 – submission draft neighbourhood plan.

genuinely affordable²⁴ and this aim is also supported by the Eynsham Neighbourhood Plan.

6.20 The draft Local Plan 2031 defines affordable housing as that which is affordable to those who cannot afford market priced housing locally to rent or purchase. This is similar to the Government's definition set out in the revised draft NPPF²⁵ which is housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

6.21 There are a number of different forms of affordable housing. The revised draft NPPF identifies the following:

- Affordable housing for rent (i.e. rent set in accordance with Government's rent policy or at least 20% below local market rents)
- Starter homes (offered to people who have not previously been a home buyer and who are below the age of 40 at the time of purchase capped at no more than £250,000 outside London and £450,000 in London)
- Discounted market sales housing (i.e. sold at a discount of at least 20% below local market value)
- Other affordable routes to home ownership²⁶ (i.e. housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale and rent to buy).

6.22 In terms of the amount of affordable housing that could be provided in the garden village, the draft West Oxfordshire Local Plan seeks 50%, which, based on the working assumption of 2,200 homes would mean 1,100 of the new homes being 'affordable'. This would make a significant contribution towards meeting identified needs. Oxford City's requirement is also 50% affordable housing on larger housing sites.

6.23 An initial viability assessment carried out in support of the Local Plan²⁷ suggests 50% affordable housing should be possible from a financial perspective but further assessment will be needed as the development costs and infrastructure requirements are more fully understood. To help inform this, the Council will commission as part of the AAP evidence base, a separate Infrastructure Delivery Plan (IDP).

6.24 In terms of the type of affordable housing provided, the draft West Oxfordshire Local Plan identifies a significantly greater need for rented accommodation than for the various forms of intermediate housing (shared ownership, other low cost homes, rent to buy etc). As such a ratio of 2:1 in favour of affordable rented homes will be generally sought however this is a general guide only and the precise mix will be determined on a case by case basis.

6.25 Oxford City's approach is different and places a much greater emphasis on social-rented housing²⁸ (at least 80%) with the remainder to be provided as intermediate housing.

6.26 We will through the AAP process seek to establish an appropriate mix of affordable housing tenures for the garden village. To help inform this we would welcome your initial views on the type of affordable homes that should be provided.

CONSULTATION QUESTION 10: Affordable housing

10a) Do you agree that (subject to viability considerations) the Council should aim to secure 50% of the new homes at the garden village as 'affordable'?

10b) Do you have a view on the type of affordable homes that should be provided? Should there be a particular focus or should there be a more balanced mix of different affordable housing types?

10c) Are there any other comments you wish to make in relation to affordable housing provision?

²⁴ TCPA Garden City Principles – note: these do not define what constitutes a 'genuinely affordable' home

²⁵ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

²⁶ Often referred to as 'intermediate housing'

²⁷ <http://www.westoxon.gov.uk/media/1572239/VIAB5-Strategic-Development-Area-SDA-Viability-Update-November-2016-.pdf>

²⁸ Social rented housing is owned by a registered provider or local authority and rented at an affordable cost

Meeting the needs of different groups

6.27 The garden village provides the opportunity to meet the housing needs of a number of different groups. This is consistent with the NPPF and Core Objective 6 (CO6) of the draft Local Plan.

Opportunities for custom/self-build

6.28 Custom build housing is where a builder is contracted by a home owner to create a 'custom built' home or where a private individual builds their home as a DIY 'self-build' project. This can range from single dwellings built for or by an individual to larger schemes with many homes built as custom or self-build housing. Policy H5 of the draft Local Plan requires all larger housing schemes such as the garden village, to provide 5% of the residential plots as serviced and made available for the purposes of custom/self-build housing.

Older people and people with disabilities

6.29 Core Objective 6 of the draft Local Plan is to plan for an appropriate mix of new residential accommodation to meet the needs of various groups including older people and those with a disability. Meeting the needs of older people is also a key aim of the Eynsham neighbourhood plan. The garden village therefore presents an excellent opportunity to help address this.

6.30 Policy H4 of the draft Local Plan requires larger housing schemes such as the garden village to provide 25% of new homes (market and affordable) as accessible and adaptable housing²⁹ (formerly lifetime homes) and at least 5% as wheelchair adaptable dwellings³⁰.

6.31 In addition to the provision of adaptable housing that can meet the changing needs of residents, the garden village presents an opportunity to consider the provision of specialist purpose built accommodation for the elderly and disabled including extra-care and sheltered housing. This is consistent with Policy H4 of the draft Local Plan which supports the provision of specialist housing in accessible, sustainable locations and the Eynsham Neighbourhood Plan which seeks to ensure that any housing for disabled people is prioritised close to local facilities.

Families and younger people including students

6.32 The garden village also provides an opportunity for families and younger people including students. Providing for the needs of younger households is an important consideration as the ability to retain young people in an area can assist in providing a more balanced demographic profile as well as providing a vital part of the local workforce. The Eynsham Neighbourhood Plan highlights a particular need to provide smaller homes for young families.

6.33 Providing a good balanced mix of new homes including new affordable homes to rent and buy will help to ensure the needs of families with children are able to be met. Other wider issues such as the size of gardens provided and other supporting facilities and activities will also be vitally important to meeting the needs of households with children.

6.34 Given the proximity of Oxford and Witney which have a number of further education institutions, the garden village also presents an excellent opportunity to provide new student accommodation with Oxford University having recently confirmed a need for additional provision. This could be provided at relatively high-density (e.g. flats or terraced properties) and form part of any mixed-use areas within the garden village ensuring easy access to supporting facilities. We propose to further explore with the university and colleges the need for student accommodation in this area to determine specific needs in more detail but would welcome initial views on this issue.

Essential local workers

6.35 Essential local workers (formerly referred to as 'key workers') are defined as 'public sector employees who provide frontline services in areas including health, education and community safety and can include NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers'³¹. As these roles often pay relatively poorly, housing affordability is a key issue. The garden village therefore provides an opportunity to meet the needs of such workers by providing new affordable housing for sale or rent.

²⁹ designed to meet Building Regulations Requirement M4(2)

³⁰ designed to meet Building Regulations Requirement M4(3).

³¹ Revised draft NPPF 2018

Travelling Communities

- 6.36 Planning has an important role to play in facilitating the way of life for travellers, not least in ensuring there are appropriate sites, in suitable locations, available to meet their needs and from which they can access education, health, welfare and employment infrastructure. The Council's evidence suggests that there is a need for additional provision in West Oxfordshire for both gypsies and travellers and travelling showpeople. There is an existing Travelling Showpeople site at Cuckooood Farm to the north of the garden village site. Planning approval was given for an additional 6 plots in March 2017.
- 6.37 The draft Local Plan states that the potential for additional sites for travelling communities will be considered as part of the work on strategic sites including the Oxfordshire Cotswolds Garden Village.

needs of the travelling community?
How could this best be achieved
through the AAP?

CONSULTATION QUESTION 11: Meeting specific housing needs

- 11a) Do you support the requirement to provide 5% of housing for the purposes of custom/self-build housing?
- 11b) Do you support the requirement to provide 25% of new homes as accessible and adaptable properties which could also include 5% wheelchair adaptable homes?
- 11c) Do you think we should be looking to provide specialist accommodation for the elderly and/or those with a disability as part of the overall housing mix at the garden village?
- 11d) How can the type of new homes provided best meet the needs of young people and households with children?
- 11e) Would you support in principle the idea of providing new student accommodation within the garden village?
- 11f) Should there be a particular emphasis on meeting the needs of essential local workers (i.e. those who provide frontline services in areas including health, education and community safety)? How can this best be achieved?
- 11g) Do you think the garden village is a good opportunity to address the

Residential space standards

- 6.38 In addition to the type, mix and tenure of new homes, we also need to consider the standard of new homes provided. An important factor is the physical size of new homes and in recognition of this, in 2015, the Government introduced a new form of technical planning standard³² setting out a range of minimum gross internal floor areas and storage (m²) for new homes. So for example, a 4-bed property with 2-storeys and assumed occupancy of 5 persons should be at least 97m² with 3m² of built-in storage.
- 6.39 Potentially the AAP could stipulate the use of these national standards to ensure any new homes provided at the garden village are well-proportioned and enable a good quality of life. Or, we could potentially seek to set our own local space standards which (subject to appropriate justification) could exceed the national standards.
- 6.40 Alternatively, this issue could be left to the site promoter to determine as part of the planning application process.

CONSULTATION QUESTION 12 : Residential space standards

- 12a) Do you support the idea of introducing 'minimum space standards' for new dwellings at the garden village?
- 12b) If such standards were to be introduced through the AAP, should these be the Government's nationally described space standard or something set more locally?
- 12c) Alternatively do you think this issue should be left to the developer to determine through any subsequent planning application/s for the garden village site?

Housing delivery

- 6.41 The garden village also presents the opportunity to think about the delivery of new homes and how we can take a more innovative approach that will not only increase the rate of delivery housing but also ensure healthy competition by opening up the development to a range of different housebuilders including small and medium-sized enterprises.
- 6.42 The AAP has a role to play in encouraging smaller and medium sized housebuilders to be engaged with the delivery of new homes at the garden village. This is consistent with the Government's Housing White Paper – Fixing our Broken Housing Market³³ which emphasises the need to diversify the housing market and open it up to smaller builders and those who embrace innovative and efficient methods.
- 6.43 The use of modern methods of construction (MMC) such as modular buildings and components which are produced 'off-site' and then assembled 'on-site' can also be encouraged through the AAP. This not only presents potential advantages in terms of the speed with which new homes can be completed but also in terms of energy efficiency and addressing the skills shortages faced in the more traditional construction industry.
- 6.44 The use of more modular and factory built homes is supported in the Government's Housing White Paper and is of particular relevance in West Oxfordshire with local company Stewart Milne based in Witney specialising in precision engineered, off-site timber frame construction.

³² Nationally described space standard
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard_Final_Web_version.pdf

³³
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf

CONSULTATION QUESTION 13: Housing delivery

- 13a) Do you agree with the principle of the AAP encouraging a large number of different developers including small and medium-sized builders to potentially increase competition, innovation and speed of housing delivery?
- 13b) Do you support the concept of 'off-site' construction to help increase the speed and efficiency of new housing delivery at the garden village?
- 13c) Are there any other measures we could seek to introduce through the AAP to help increase the rate of housing delivery?

Business, commerce, jobs and skills

6.45 Developing the garden village is not just about building new homes it is also about creating new jobs, skills and business investment opportunities. One of the key TCPA principles outlined earlier is to provide 'a wide range of local jobs within easy commuting distance of homes'. This is of particular relevance to the Eynsham area because we know from our existing evidence³⁴ that it plays an important economic role due to its proximity to Oxford and the Oxfordshire 'knowledge spine'.

6.46 A new garden village of the scale proposed provides an excellent opportunity to deliver a significant amount of new business land and commercial opportunities, create many new jobs, increase skill levels in the local community and enable effective home-working to reduce the need to travel. These opportunities are explored further below and we would welcome your thoughts together with any other issues you wish to raise.

A new 'science park' for West Oxfordshire?

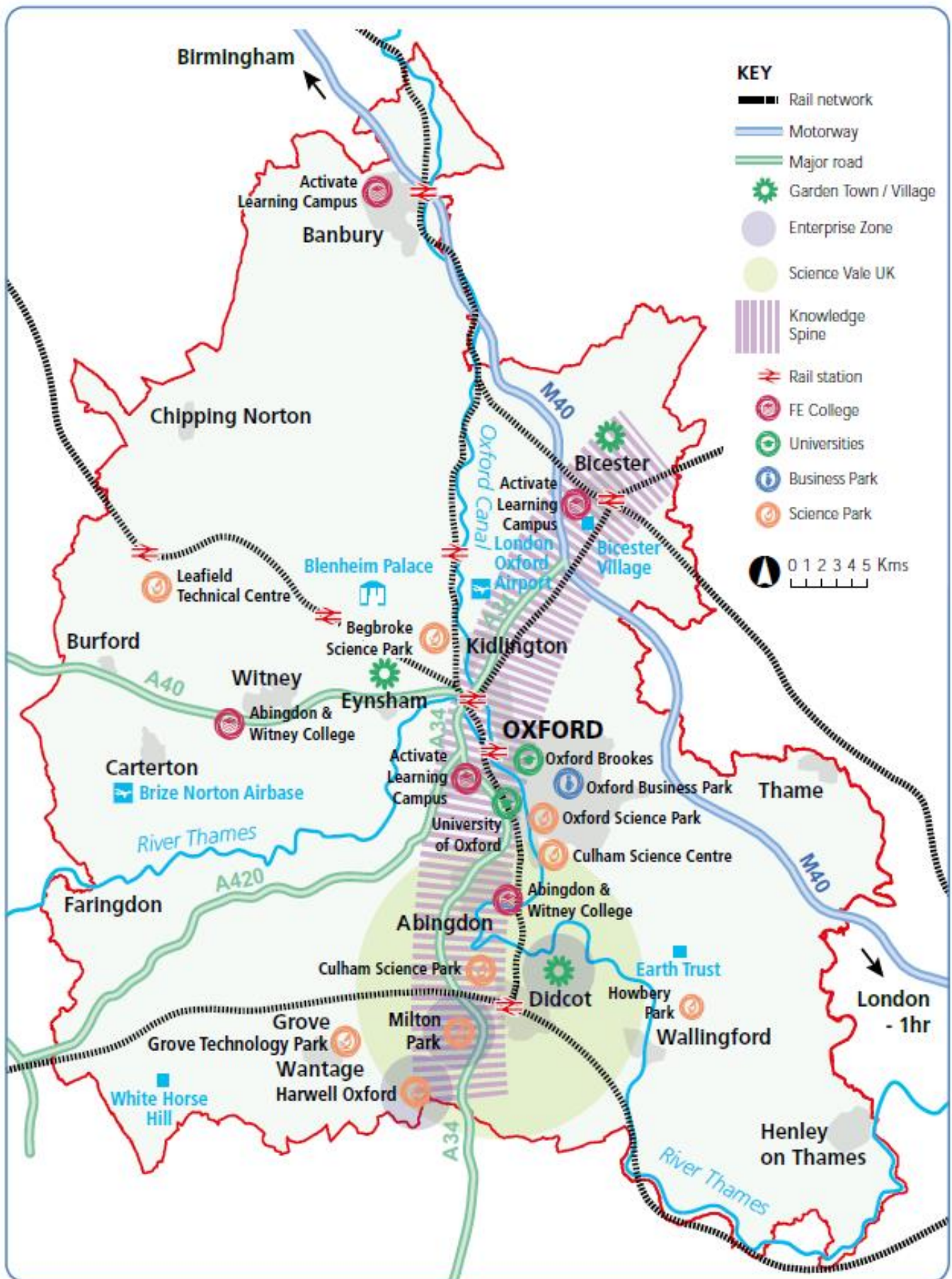
6.47 The size of the garden village site is such that it provides an excellent opportunity to create a significant amount of new 'B-class' business land³⁵. The draft Local Plan Policy EW1a refers to the provision of around 40 hectares of business land in the form of a 'campus-style' science park. This was also reflected in the Council's expression of interest to Government submitted in July 2016. This scale of development would provide long-term development capacity up to and beyond 2031 and is supported in principle by the Oxfordshire LEP.

6.48 There are a number of existing science parks in Oxfordshire within and adjoining the area known as the Oxfordshire 'knowledge spine' – shown in the plan overleaf. These include Harwell, Grove Technology Park, Milton Park, Culham Innovation Centre, Howbery Park, Culham Science Centre, Oxford Science Park and Begbroke Science Park.

³⁴ Economic Snapshot 2015 - <http://www.westoxon.gov.uk/media/1023551/West-Oxfordshire-Economic-Snapshot-Jan-2015.pdf>

³⁵ Offices, industrial, storage and warehousing

Figure 8: Oxfordshire science parks / centres



- 6.49 There are however no science parks of this type in West Oxfordshire and the Council considers that the garden village presents an excellent opportunity to redress this imbalance. Like a number of the other existing science parks in Oxfordshire, it could potentially include some sort of ‘innovation and skills centre’ linked to further education establishments.
- 6.50 Initial thoughts are that any such development would be most appropriately located in the western part of the garden village site to capitalise on proximity to the proposed park and ride site just off Cuckoo Lane, however this would require further assessment, particularly in terms of transport and landscape impact and as part of the masterplanning of the site more generally.
- 6.51 Further work will be commissioned as part of the AAP evidence base to understand the science park opportunity and scale, together with likely delivery timescales in more detail and the extent to which it is likely to be commercially successful as well as being acceptable in landscape and transport terms. However, it would be useful for the Council to understand at this stage if there is general ‘in principle’ support from consultees for this type of development coming forward in this location.
- 6.52 An alternative option would be to disperse smaller parcels of business land across the garden village site, integrated more closely with new homes and other supporting uses such as education and community facilities. Thus, instead of one single campus site, new business space would be provided at a number of smaller sites across the garden village allowing flexibility and integration with a good, balanced mix of uses.
- 6.53 This option will also be explored as part of the AAP evidence base and again we would welcome early initial views.
- 6.55 Mixing such commercial uses with other uses including community facilities, health and education can create vibrant ‘hubs’ or ‘clusters’ within a development that not only make efficient use of available land but also help to ensure vibrancy and activity throughout the day and good integration of different age groups and interests – a key element of successful place-making and fostering community relations.
- 6.56 Care would of course be needed to ensure that the type and scale of any commercial provision - such as new shops - does not have a harmful effect on existing provision in Eynsham. This is a key aspect of the Neighbourhood Plan.

CONSULTATION QUESTION 14: New business land and other commercial opportunities

- 14a) Do you support the idea of creating a new, high quality ‘campus-style’ science park as part of the proposed garden village?
- 14b) Alternatively, would you support a more ‘dispersed’ approach whereby a number of smaller parcels of business land would be provided across the garden village site, closely integrated with new homes and other supporting uses?
- 14c) Are there other ways we should be looking to create new business investment opportunities through the garden village proposals?
- 14d) Do you support the idea of providing mixed-use ‘hubs’ or ‘clusters’ of different uses including commercial (shops, cafes etc.) combined with community, health and education uses to promote vibrancy, social interaction and efficient use of land?

Other commercial opportunities

- 6.54 The scale of the garden village is such that in addition to the provision of new ‘B-class’ employment land³⁶, the development is likely to include other employment generating ‘commercial’ opportunities. This could include for example shops, cafes, pubs and restaurants and other similar commercial uses which could come forward as part of any district or local centres within the site.

Job creation, skills and training

- 6.57 The garden village has the potential to create a large number of new jobs which will be of benefit to the West Oxfordshire economy and Oxfordshire as a whole. There will be direct jobs associated with the construction of the garden village as well as indirect jobs created as a result of ‘knock-on’ effects through the supply chain e.g. demand for materials.

³⁶ Offices, light industrial, industrial, storage and warehousing

6.58 The provision of new business land (whether in the form of a single large site or dispersed across the garden village) will create a large number of new, permanent jobs as will the provision of other commercial opportunities such as retail and leisure. At this stage we don't know how many jobs will be created as it will depend on a large number of factors, however the number is likely to be significant.

6.59 One option which the Council wishes to explore further through the AAP is the use of a Community Employment Plan (CEP). This is an employer-led initiative which can form part of the planning obligations for larger developments such as the garden village. Essentially they are a way in which local residents are able to receive training during the construction phase of development and also to support/provide the training and skills needed to access new job-opportunities created by the developments' end-user.

6.60 CEP's should relate where appropriate to outcomes flowing from both the construction phase and the end user phase and are likely to include:

- Apprenticeships;
- Employment / training initiatives for all ages, including both work tasters and work experience placements;
- Traineeships for younger people, including those who are not in employment, education or training (NEETS);
- Best endeavours to maximise local labour, including pre-employment training;
- Local procurement agreement – potential for local businesses to be included in tender lists;
- Support for local skills and training events ie. Careers fest, National Apprenticeship week;
- School, College and University engagement initiatives such as site visits, school visits and project support

6.61 CEPs are supported by the Oxfordshire LEP and have been used recently at the Westgate centre redevelopment in Oxford, Barton Park and Bicester Eco-Town.

Home-working and flexible live/workspace

6.62 We know that a large proportion of people living in the Eynsham area commute out to work in Oxford and other surrounding areas (around 30%).

6.63 To reduce the need to travel, we consider that the garden village should have a very strong emphasis on home-working. In addition to reducing the need to travel, the wider benefits of home-working such as reduced levels of stress are well-documented.

6.64 There are a number of ways in which this could be achieved. We have already discussed the issue of space standards which could help to ensure that new homes have adequate space for home working. In addition, we can seek to ensure through the AAP that appropriate, enabling infrastructure is put in place such as superfast and ultrafast broadband.

6.65 We can also seek to ensure the provision of flexible live-work space (i.e. space designed to incorporate both professional and personal life) which has proved popular elsewhere, particularly in more urban areas.

6.66 Coupled with other measures designed to reduce the need to travel and promote less car use (discussed further below) these types of ideas should support the economy whilst reducing the impact on the A40 and other key routes.

CONSULTATION QUESTION 15: Job creation, skills and training

15a) Do you support the idea of developing a Community Employment Plan (CEP) to ensure local people are able to gain additional skills and employment as a result of the garden village (both during construction and in the longer-term)?

15b) Do you agree that there should be a strong emphasis on home-working at the garden village including superfast/ultrafast broadband and the use of flexible live-work space? Are there other ways the AAP can promote more home-working?

15c) Can you think of any other ways that the AAP can maximise job creation, skills and training opportunities as a result of the garden village?

Transport and movement

6.67 With any large-scale development it is important to consider the transport and movement implications and this is particularly relevant to the garden village given that it accesses directly onto the A40 and is close to a number of other key routes. One of the key principles outlined earlier is that garden villages should be based on integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport

6.68 The AAP has a key role to play in helping to minimise the transport impact of the garden village and can do this by seeking to:

- Reduce the overall need to travel;
- Minimise dependency on the private car;
- Maximise opportunities for 'active travel' including walking, cycling and riding;
- Maximise the use of public transport including bus and rail;
- Capitalise on current and emerging technologies;
- Encourage sustainable/efficient deliveries;
- Ensure effective travel plans for the site are implemented; and
- Identify highway improvements to mitigate the impact of the development

6.69 These issues are explored further below.

Reducing the need to travel

6.70 The garden village presents the opportunity to reduce the need to travel by encompassing a wide range of different uses within it so that if someone living there is able to easily access most of the services and facilities they need on a day to day basis, they won't necessarily need to travel further afield.

6.71 We have already touched on a number of ideas such as mixed-use 'hubs' or 'clusters' of different uses and the provision of local employment and commercial opportunities as well as a strong emphasis on home-working and flexible live-work space.

CONSULTATION QUESTION 16: Reducing the need to travel

16a) Are there other ways in which the AAP could help reduce the overall need to travel?

Minimising dependency on the private car

6.72 A key aim of the AAP will be to reduce dependency on the private car. Whilst we cannot hope to eliminate the use of the private car, we can help to reduce car use in a number of ways.

6.73 One of the main ways in which the AAP can have a positive effect is in relation to car parking. The AAP could for example potentially include within it a specific car parking strategy which helps to support and encourage the use of more sustainable forms of transport (active travel and public transport) and achieve modal shift away from the car.

6.74 The car parking strategy could address a number of issues such as the potential need for controlled parking zones (CPZs) and parking restrictions in areas where parking could potentially be displaced. It could also be used to set specific and ambitious car (and cycle) parking standards having regard to any modal shift targets identified.

6.75 In addition to the use of a robust car parking strategy and standards, the garden village presents an excellent opportunity to create a successful 'car club'. Car clubs are already successfully operating in a number of (primarily urban) areas and essentially provide members with access to hire cars at relatively short notice and for flexible periods of time (i.e. as short as an hour, up to a day, weekend or longer). They provide the convenience of owning a car without the additional problems of servicing, maintenance etc. and in particular can reduce the need for multiple car ownership in households.

**CONSULTATION QUESTION 17:
Reducing dependency on the private car**

- 17a) Should the AAP include within it a specific car parking strategy addressing issues such as parking management, restrictions and standards?
- 17b) Do you think that the garden village should be based on more robust car (and cycle) parking standards than standard residential development to help promote a stronger degree of 'modal shift' away from the use of the private car?
- 17c) Do you support the idea of establishing a 'car-club' at the garden village to allow people who do not want to own a car (or a second car) to access one whenever they need to?
- 17d) Are there any other measures which could be introduced through the AAP to help to reduce dependency on the private car?

Maximising active travel (walking, cycling and horse riding)

- 6.76 Active travel means making journeys by physically active means such as walking, cycling and horse riding. The benefits of active travel are well-documented and include improvements to physical and mental health, quality of life, the environment and productivity as well as less reliance on vehicular travel.
- 6.77 As the garden village is taken forward through the AAP it will be essential for active travel to be promoted and facilitated as much as possible. This is consistent with the TCPA garden village principles outlined earlier which

emphasise the need to ensure that walking, cycling and public transport are designed to be the most attractive forms of local transport. It is also consistent with the submission draft Eynsham Neighbourhood Plan which seeks to ensure that all developments include designated pedestrian and cycle routes for direct, secure and safe access at all times of the day. Oxfordshire County Council policy requires the layout and design of new developments to proactively encourage walking and cycling, especially for local trips, and allow developments to be served by frequent, reliable and efficient public transport.

- 6.78 There are a number of ways in which the AAP can promote active travel. As a starting point the AAP could for example place a strong emphasis on the concept of 'walkable neighbourhoods'. As noted in the Neighbourhood Plan, Eynsham has a compact and walkable form and this is one of its key strengths because people are able to access a range of services and facilities conveniently and safely without using a car.
- 6.79 This element of compact 'walkability' is something the AAP could emphasise the need for in the new garden village through for example, ensuring any key points of focus such as schools, mixed-use 'hubs' or other places of work are within easy walking distance of new homes. Also by ensuring that the design and layout of streets and spaces are attractive to pedestrians, cyclists and other forms of non-car movement as well as being compatible with those who do use a car e.g. through the use of shared-space. The use of robust cycle parking standards and effective travel planning as discussed earlier will also help in this regard.
- 6.80 A key element to achieving modal shift away from the car and towards active travel is the provision of dedicated, safe and convenient routes. As we outlined earlier, the garden village site already has an extensive network of public rights of way running across and around it. The AAP has an important role to play in identifying existing key routes and desire lines and requiring the necessary upgrades and improvements to make them more attractive and better connected with the surrounding network of rights of way. The Eynsham Neighbourhood Plan emphasises that any existing public rights of way should be retained and incorporated into the landscape design of the development and connective and green infrastructure, only being re-routed where appropriate and unavoidable.

6.81 Particular opportunities presented by the garden village include improvements to the existing network of rights of way to provide better access to Barnard Gate, Freeland, Long Hanborough and Cassington as well as into Eynsham itself. There is also likely to be the potential to consider improvements to the existing cycle-path along the A40 for trips both east and west. Trips to Oxford may also be attractive to cyclists, and provision of new cycle routes from the Garden Village into the west of Oxford present a further opportunity for mode shift.

6.82 In addition to improving existing routes, the AAP also has a role to play in identifying potential new or extended routes particularly to enable active travel to key destinations such as any new schools, bus stops, employment area/s and community uses. A key consideration for example is the provision of a safe pedestrian and cycle link along Lower Road to Hanborough Station. At present this is a busy, fast road which is less than ideal for walking or cycling. However, with appropriate improvements it could become an attractive and well-used route.

6.83 A key issue will be the ability of people living and working in the garden village to walk, cycle or ride to Eynsham and vice versa. At present there are just two designated crossing points on the A40, a signal controlled crossing at the junction with Witney Road and a non-signal controlled crossing near the petrol filling station which connects the public right of way by the petrol filling station into Eynsham via Spareacre Lane. There is another public right of way further east that runs from the garden village site across the A40 and into Hanborough Road but there is no formal crossing point.

6.84 The County Council's proposed A40 Science Transit scheme is likely to include two new pedestrian crossings on the A40, to enable safe crossing to access the enhanced bus services using the proposed eastbound bus lane. However, the stretch of A40 corridor fronting the Garden Village will require a comprehensive review in light of the potential new access points, desire lines and increased demand the Garden Village will generate.

6.85 A key aim of the draft Neighbourhood Plan is to ensure the provision of safe crossing places of the A40 for students and other residents accessing services in Eynsham. The plan identifies a number of potential improvements

including a new crossing point for pedestrians and cyclists at the cut-through from Hanborough Road.

CONSULTATION QUESTION 18: Active travel

18a) Do you agree that the garden village should be based on the concept of well-connected, 'walkable' neighbourhoods?

18b) In considering the opportunities to improve or extend existing public rights of way in and around the site, are there any specific routes that should be given priority (e.g. connections to surrounding villages, into Eynsham, along the A40)?

18c) Do you have any specific ideas for new routes that should be provided to promote active travel? Do you support the idea of a new pedestrian/cycle link to Hanborough Station along Lower Road?

18d) In terms of connections across the A40 are there particular points that should be prioritised for new or improved crossing points? Do you have a view on the type of crossing that should be provided (e.g. bridge, underpass, surface-level)?

18e) Are there any other factors we have not mentioned that the AAP should focus on to promote more 'active travel'?

Public transport including bus and rail

6.86 The Eynsham area is relatively well-served by public transport. In terms of bus services, two premium services are in operation including the S1 which runs along the A40 from Carterton and Witney and then through Eynsham and onto Oxford through Botley. The S2 service also runs from Carterton and Witney through to Oxford along the A40. There are also a number of other local bus services.

6.87 With regard to rail services, Hanborough Station is on the Cotswold line and has seen significant passenger growth in recent years supported by a number of improvements including additional car parking. There is potential for further growth with the introduction of an hourly service in December 2018. New trains will bring increased capacity with additional seating and will also achieve faster journey times, with some services from Hanborough reaching London Paddington in 63 minutes.

- 6.88 The availability of good levels of public transport locally provides a number of opportunities for the garden village to achieve strong modal shift away from the private car and towards bus and rail. The AAP has a key role to play in identifying and securing these opportunities through policy.
- 6.89 With regard to bus services, the County Council are currently progressing design work for a new 1,000 space park and ride site just to the west of Cuckoo Lane, within the boundary of the garden village site. This proposal forms part of the A40 Science Transit project and will be delivered along with eastbound bus priority towards Oxford as part of a £35m package of funding awarded under the Government's Local Growth Fund. The scheme objectives are to provide a congestion free route for public transport on the A40 eastbound approach to Oxford; Encourage people from using cars to public transport; and improve journey times and making them more reliable for public transport along the A40.
- 6.90 The recent announcement on the Government's Housing and Infrastructure Fund (HIF) also opens the door for potential additional funding of £145m which would enable further elements of the A40 strategy to be delivered. The strategy objectives are to improve travel times and journey reliability along the A40 corridor, particularly between Witney and Oxford; stimulate economic growth, in line with the Oxfordshire Strategic Economic Plan; improve safety and reduce environmental impacts such as air pollution and noise along the A40 corridor. The bid to HIF is to include the westbound bus priority for return trips from Oxford to the proposed park and ride, together with a number of other improvements including additional dualling between Eynsham and Witney.
- 6.91 The proposed park and ride site could potentially form a key transport 'hub' within the new garden village acting as a point of focus for bus services operating within this area. The park and ride itself could also be supported by the delivery of other complementary uses such as the type of 'click and collect'/parcel drop facilities and other commercial services such as small-scale retail, dry-cleaning etc. to maximise the opportunities for 'linked-trips'.
- 6.92 The provision of a new park and ride site within the garden village creates a number of opportunities including a potential new bus service directly serving the garden village site (i.e. running through it and onto Lower Road).
- 6.93 To further increase the attractiveness of bus services in this area, the AAP presents an opportunity to consider the availability and quality of waiting facilities including those along the A40 as well as the frequency of existing services. There is for example a useful service from Witney to the John Radcliffe Hospital in Oxford (S7) running along the A40 immediately south of the garden village however it is currently infrequent with only 5 buses per day during the week and no Saturday or Sunday service. It may be possible therefore to increase the frequency of this service and/or other services as a result of the garden village coming forward.
- 6.94 Further work will be required to understand the most effective routing and operation of bus services in this area but it is clear that there are a number of positive opportunities for enhancement. In further considering future arrangements, regard will need to be had to the proposed West Eynsham Strategic Development Area (SDA) and the potential implications of the proposed western spine road through that development.
- 6.95 With regard to rail provision although the garden village is not directly served by rail it is close to Hanborough Station which is identified in the County Council's Local Transport Plan (LTP4) as a potential strategic transport hub to help reduce congestion on the A40 as part of an overall package of public transport measures. An important consideration for the garden village as we outlined earlier will be to consider the potential for an effective pedestrian and cycle link along Lower Road.

6.96 Stagecoach, the main bus operator has confirmed that they do not consider a commercial bus service to Hanborough Station to be feasible but this will be further explored as part of the AAP process.

CONSULTATION QUESTION 19: Public transport (bus and rail)

- 19a) Do you have any thoughts on the proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub' supported by a range of complementary uses such as 'click and collect'?
- 19b) What new bus services if any do you think should be facilitated by the AAP/garden village?
- 19c) How can the AAP help to improve the attractiveness of existing bus services?
- 19d) Apart from the potential provision of a new pedestrian/cycle link to Hanborough Station along Lower Road, are there any other ways in which greater use of Hanborough Station could be encouraged?
- 19e) Are there any other factors we have not mentioned that the AAP should focus on to promote increased use of public transport?

Making use of emerging technologies

6.97 As the garden village will take a number of years to build out, it presents an opportunity to consider how new and emerging technology can be used to help with transport and movement in and around the site. This could include relatively simple elements including electric vehicle charging points provided around the site (including at the park and ride). In Oxford, a trial scheme is being set up to install 'pop-up' on-street electric vehicle charging points (which retreat underground when not in use). Similarly, if a car-club were to be set up as outlined earlier it could include a proportion of electric vehicles with charging points made available as appropriate.

6.98 At the more radical end of the spectrum, some larger urban areas are becoming based on 'smart city' principles and use ICT and various physical devices connected to the network to optimise the efficiency of operations and services including traffic and transport. A subset of this is the use of intelligent transport systems (ITS) which aim to integrate different transport modes to promote a more efficient and sustainable transport system.

6.99 Whilst these types of scheme are generally being rolled out in larger urban areas, there may be some elements that could be encouraged on a smaller-scale through the AAP and we would welcome your thoughts on this.

CONSULTATION QUESTION 20: Making more use of technology

- 20a) Do you agree that the AAP should explore the use of new technology to assist with 'smart travel'?
- 20b) Do you have any specific suggestions as to how new technologies could be usefully employed?

Encouraging sustainable deliveries

6.100 As well as addressing trips to and from the site by residents, visitors and those employed within the garden village, the AAP could emphasise the need for sustainable deliveries both to residences and the commercial uses on site. This could be facilitated through the use of initiatives such as parcel drop boxes, , retail click and collect etc. These could be integrated with other uses such as the proposed park and ride so that someone could return to the park and ride site to collect their car and at the same time pick up a parcel that has been delivered to a secure facility there.

6.101 To further emphasise the need for sustainable deliveries, the AAP could stipulate the use of Delivery and Servicing Plans (DSPs) which are of particular relevance to commercial uses and have a number of benefits including the proactive management of deliveries to reduce the number of delivery and servicing trips, the timing of deliveries e.g. avoiding peak hours etc.

Ensuring effective travel planning

- 6.102 The AAP could also place a strong emphasis on the use of robust travel plans for both residential and commercial elements. This would be consistent with the NPPF which requires a travel plan for all developments which generate significant amounts of transport movement such as the garden village. A travel plan is essentially a long term management strategy which encourages sustainable travel. It sets out transport impacts, establishes targets and identifies a package of measures to encourage sustainable travel. It can be applied to residential properties, businesses, schools and other uses.
- 6.103 In addition to the use of travel plans, the AAP could stipulate the use of Construction Logistics Plans (CLPs). These focus specifically on construction supply chains and how their impact on the road network can be reduced. The use of such a plan would help to reduce the impact of traffic during the construction phase and would therefore be particularly applicable to the garden village which will be built over a number of years.

CONSULTATION QUESTION 21: Sustainable deliveries and travel planning

- 21a) In terms of reducing the need to travel, do you agree that the AAP should emphasise the use of sustainable deliveries (e.g. use of parcel drop-boxes, delivery and servicing plans (DSPs) etc.)
- 21b) Do you support the use of robust travel planning including the potential use of construction logistics plans (CLPs)?

Highway improvements

- 6.104 The A40 already operates above capacity particularly during the morning and evening peaks and other routes in the area also suffer as a result of traffic being displaced onto them including the A4095/A44 and the B4449/B4044.
- 6.105 A number of highway improvements to the A40 have already been made in recent years with further improvements either currently underway (e.g. Witney Downs Road/A40 junction) or proposed to be taken forward over the next few years including the provision of the new park and ride and bus priority measures along the A40 with a number of junction improvements including at Eynsham and Cassington.

- 6.106 The objectives for the A40 strategy are to improve travel times and journey reliability along the A40 corridor, particularly between Witney and Oxford; stimulate economic growth, in line with the Oxfordshire Strategic Economic Plan; improve safety and reduce environmental impacts such as air pollution and noise along the A40 corridor.
- 6.107 Subject to funding, the County Council's preferred long-term strategy for the A40 also includes additional dualling of the A40 between Witney and Eynsham, further bus priority measures and consideration of possible measures to address a number of 'pinch-points' including the Dukes Cut bridge.
- 6.108 The garden village presents an opportunity to consider these and other potential highway improvements so that the new homes, jobs and other supporting services and facilities at the garden village can be accommodated.
- 6.109 Further evidence will be prepared as part of the AAP process to determine in more detail what those improvements should entail but some early ideas are outlined below and we would welcome your thoughts on these .
- 6.110 In terms of the A40 itself, initial thoughts are that two new roundabouts would be created. The westernmost roundabout could potentially provide access to both the West Eynsham SDA south of the A40 and also to the garden village north of the A40. This would be accompanied by a second roundabout to the east which would allow access to the proposed park and ride site, the garden village and potentially into the West Eynsham SDA to the south of the A40 to provide two points of access into that development from the A40 (subject to the operational requirements of the park and ride).
- 6.111 A new roundabout in this location would also then provide the opportunity to consider the existing junction onto the A40 from Cuckoo Lane and whether this should remain, be altered or even closed to minimise the number of separate points of access onto the A40 once the garden village is occupied.

6.112 A key objective of the transport strategy for the A40 is to improve journey times and reliability along that corridor. The draft Eynsham Neighbourhood Plan also emphasises the importance of this and suggests that existing junctions should be rationalised so that the net number of junctions does not increase or slip-roads may be used to achieve the same end³⁷.

6.113 In addition to the potential provision of two new roundabouts on the A40, consideration will need to be given to potential improvements to the existing roundabout at the junction of Lower Road with the A40. This is also highlighted in the Eynsham Neighbourhood Plan which states that access to a northern development from the existing Eynsham roundabout via an improved and realigned Lower Road should be sought to minimise congestion and improve safety on this section of Lower Road³⁸.

6.114 The District Council's initial expression of interest in 2016 indicated a new 'spine' road running through the garden village connecting Cuckoo Lane with Lower Road. Clearly this would need to be considered in the context of any changes/closures to the Cuckoo Lane junction with the A40 but we would welcome initial views on the principle of a new road connection across the site such as this.

CONSULTATION QUESTION 22: Highway improvements

- 22a) Do you support in principle the provision two new roundabouts on the A40? What, if any concerns would you have about this?
- 22b) Should each roundabout facilitate access to both the garden village and the West Eynsham SDA?
- 22c) Do you agree with the draft Eynsham Neighbourhood Plan that consideration should be given to the rationalisation of existing junctions (for example the junction of Cuckoo Lane onto the A40)?
- 22d) Do you agree with the draft Eynsham Neighbourhood Plan that improvements should be made to the existing roundabout at the junction of Lower Road and the A40?
- 22e) Do you support 'in principle' the provision of a connecting 'spine' road running through the garden village from Cuckoo Lane to Lower Road?

³⁷ Submission draft Eynsham Neighbourhood Plan paragraph 16.4

³⁸ Submission draft Eynsham Neighbourhood Plan paragraph 16.5

The natural environment

- 6.115 One of the key principles for a garden community is to create a settlement that enhances the natural environment, providing comprehensive green infrastructure and net biodiversity gains.
- 6.116 Green infrastructure is essentially a network of multi-functional green space and other environmental features that threads through, surrounds and connects urban areas to their wider rural surroundings. It includes areas and spaces such as parks and gardens, informal recreation space, village greens, rivers, woodlands, allotments, community gardens, cemeteries and churchyards. Green infrastructure is capable of delivering a wide range of environmental and quality of life benefits for communities.
- 6.117 Biodiversity is the number, variety and variability of plant and animal life within a particular area.
- 6.118 As the area in which West Oxfordshire's garden village is located is mainly in agricultural use, already contains areas recognised for their ecological value and has existing well-established features, including hedgerows, mature trees, well-used public rights of way, watercourses and woodland, there are numerous opportunities to conserve and enhance the natural environment, as well as develop a green infrastructure network which achieves a wide range of environmental, social, health and economic benefits.
- 6.119 These will be explored further through the AAP process. Some early ideas and opportunities are outlined below and we would welcome your initial thoughts on these.
- 6.121 We already have some knowledge of the existing habitats, species and natural features within and near the garden village site but more evidence is required to better understand the area and so inform overall site layout and development. Further work has begun and more detailed work will be undertaken over the coming months to support the AAP and any subsequent planning application.
- 6.122 In terms of the best of the existing biodiversity, environmental conservation should be the main priority. Elsewhere, the impact of development should be mitigated and measurable new biodiversity gained through, for example, supplementing habitats and features with buffer areas and providing linkages to create a network within the garden village and to/within the surrounding countryside.
- 6.123 In addition to strategic level considerations, the AAP provides an opportunity to establish design principles for the general conservation and enhancement of the area's biodiversity and how to integrate biodiversity with the built environment. For example, in order to allow a high level of permeability for wildlife, these principles could set out wide ranging measures, from ensuring the provision of roosting, nesting and hunting opportunities through to pollinator-friendly landscaping and planting.
- 6.124 For Oxfordshire, not only is there national guidance and best practice to call upon – such as the British Standards 'Biodiversity: Code for practice for planning and development' – but also a wealth of local guidance and knowledge. Wild Oxfordshire, Thames Valley Record Centre and the Wildlife Trust (BBOWT) are particular active. 'The State of Nature in Oxfordshire 2017', 'Homes for people and wildlife – how to build in a nature-friendly way', 'Biodiversity and Planning in Oxfordshire' and BBOWT's emerging work on the Nature Recovery Network are all examples of publications which could be used to inform the AAP.

Biodiversity

- 6.120 Conserving and enhancing biodiversity is a national and local objective but, for many people, development seems incompatible with this objective. Biodiversity can, however, be proactively planned into new developments of all kinds and at all scales, from individual homes or new roads, to new settlements and their landscape setting. Policy EH2 of the draft West Oxfordshire Local Plan 2031 provides a policy context for this.
- 6.125 Achieving net gains in biodiversity is one of the key principles for the garden community. This is a worthy objective but to ensure that it actually occurs, development must clearly demonstrate how it will be achieved on the ground. The established method for measuring this is through the use of a metric (or Biodiversity Impact Assessment calculator) which can be used to calculate what and how much habitat is needed to achieve a net gain. A

national metric could be used for the garden village site or a suitably amended version that is specific to Oxfordshire and/or the garden village.

6.126 By planning for net biodiversity gains, not only will there be a positive outcome for the area's ecology but also wider benefits. The Wildlife Trust explains how nature-friendly development 'improves air quality, reduces surface water flooding and makes developments greener and more attractive places to live. Residents have easy access to safe, beautiful, natural spaces for exercise, play and social interaction. Wildlife becomes part of everyday life.'

CONSULTATION QUESTION 23: Biodiversity

- 23a) Should the AAP provide specific guidance on biodiversity?
- 23b) If so, what level of guidance should be included – strategic considerations or design opportunities, applying national and local guidance to the garden village?
- 23c) Do you think the AAP should require a measurable net gain in biodiversity, making use of a national, local or site-specific metric?
- 23d) Are there any other issues regarding biodiversity which should be addressed through the AAP?

Green infrastructure

6.127 We are about to begin work on a document that provides guidance on the provision of green infrastructure in West Oxfordshire. This, together with national guidance and good practice, will help to inform the AAP. As will Policy EH3 of the draft Local Plan.

6.128 The AAP could set out an overall green infrastructure strategy for the garden village, identifying existing key assets, principles and opportunities for the provision of a generous network of multi-functional space and features. Such principles could include planning for:

- High-quality accessible natural green spaces
- Comprehensive network of natural and public open spaces and places that provide for a range of informal and formal activities
- New recreation and leisure opportunities – built facilities and outdoor space including formal sports provision, informal open

space and play space including opportunities for natural play

- A legible and comprehensive public rights of way network for non-motorised users (footpaths, cycleways and bridleways) within the village and the wider area for use by the new development and existing residents of Eynsham
- An integrated water-management system

6.129 Given the particular significance of green infrastructure to the garden community movement, the AAP could incorporate more detailed green infrastructure requirements, in addition to a high-level, strategic approach.

6.130 Detailed requirements could be in the form of ensuring compliance with set standards, using national prescribed standards or locally devised ones.

6.131 An example of a standardised methodology/approach is the 'Building with Nature' benchmark, used for the design and maintenance of green infrastructure to ensure the delivery of high quality features for wildlife, recreation, improved water management, public safety and health and wellbeing. Building with Nature has been used at Elms Park, Cheltenham (a strategic development site including around 4000 new homes) where a GI framework is being designed to deliver multi-functional benefits, such as a green and blue corridor that will form a landscape-scale feature and provide functions for water management, ecological connectivity for wildlife and act as a site of accessible greenspace. Building with Nature is also being used at Chesterton Farm, Cirencester (a development including up to 2,350 new homes) where there will be formal and informal areas for recreation and play; areas for food production; and a network of green routes running throughout the development and linking the development to Cirencester town centre, to encourage active travel.

6.132 In addition to guidance on the general principles of green infrastructure, the AAP could provide more area-specific or topic-specific guidance. Two possible examples relate to trees and woodland and to health and well-being.

6.133 We have already identified the historic significance of this area and its inclusion within the Wychwood Project. Woodland, hedgerows and trees form important features in the existing character of the site and the surrounding area. Protecting and enhancing these features for their own intrinsic beauty

and value is important but they also have a wider role to play, contributing to the area's biodiversity, providing historic continuity and psychological wellbeing, softening the built environment and performing a useful function in the micro and macro climate and ecosystem. The garden village provides an opportunity for the green infrastructure to contribute towards the aims and objectives of the Wychwood Project (e.g. through the creation of new or expanded community woodland) and for organisations such as the Wychwood Project, the Woodland Trust and other local groups and individuals to come together in the planning and long term management / stewardship of the green infrastructure.

6.134 There is now wide-ranging and robust evidence that green infrastructure has measurably positive effects on people's health and well-being. This is not just about taking exercise in green spaces – even being able to see trees and natural features offers benefits to both mental and physical health – but wider quality of life benefits such as enabling active travel, greater community cohesion, reduced social isolation, improved air quality and reduced noise pollution. Providing green infrastructure is a cost-effective way of investing in public health. The NHS has a 'Healthy New Town Initiative' which includes guidance on the design and promotion of green infrastructure. Barton Park at Oxford and Bicester are local example of where these principles are being applied and monitored.

CONSULTATION QUESTION 24: Green infrastructure

- 24a) Do you agree that the AAP should include guidance on green infrastructure and, if so, what should be the form of this guidance – broad strategy and principles only, with the detail coming as part of the outline planning application, or more detailed masterplan at this stage and the use of standards?
- 24b) Do you think the AAP should stipulate a requirement to achieve a recognised benchmark, such as Building with Nature?
- 24c) Are there any other issues which you think are important regarding green infrastructure and should be addressed through the AAP?

Design and sustainability

Design

- 6.135 Good quality design is an integral part of sustainable development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.
- 6.136 A fundamental aspect of the government's support for new garden villages is that they should be 'well designed', 'high quality' and 'attractive' and have a 'distinct sense of identity'. High design quality is central to the overall strategy for West Oxfordshire with all development expected to respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings.
- 6.137 It is also a key aspect of the draft Eynsham Neighbourhood Plan which includes a primary objective (ENV2) to ensure that *'new development shall be visually attractive and in harmony with its immediate setting and character. It shall provide a pleasant and safe place for all residents to live'*. Policy ENP2 on design provides further specific guidance.
- 6.138 It is therefore essential that the Garden Village delivers a step-change in place-making and design quality and the AAP has a key role to play, providing strong conceptual thinking in terms of the overall vision and character of the place as a whole, the landscape in which it sits and the component parts of the new village. In order to deliver the key Garden City principles, 'garden village' must be much more than a marketing brand.
- 6.139 The AAP will provide a framework for design and development which is comprehensive enough to guide investment but flexible enough to evolve over time. Examples of potential elements that could be addressed through the policy requirements in the AAP range from detailed building-specific features through to wider landscape-scale consideration. For instance:
- Establishing an agreed 'vision' for the garden village;
 - Requiring a design-led approach to development;
 - Ensuring community involvement in design choices (e.g. design workshops);
 - Giving particular support for outstanding or innovative designs which raise the standard of design in the local area and encourage and support sustainable living;
 - Delivery of a high-quality public realm with robust, long-term arrangements for maintenance and management;
 - Generous provision of multi-functional green infrastructure to include well-managed open space but also 'non-green space' components, such as green roofs and green walls and private gardens;
 - Creation of a footpath and bridleway network with multiple links within the development and to the surrounding area, in particular to Eynsham, schools, the wider countryside, the park and ride, bus stops, employment sites and Hanborough station; and
 - Taking into account the relationship of the proposed development with the surrounding landscape and countryside in order to provide opportunities for a range of uses (e.g. recreation, energy generation, food production and habitat creation) and also to address the design and function of the 'urban edge', including enhancement of the A40 corridor and identifying key views into and out of the village.

6.140 The AAP could potentially address these and/or other important design issues by requiring a site-wide 'design code' to be submitted with or after an outline planning application for the site. A design code is essentially a set of written and graphic rules that establish the two and three dimensional design elements of a particular development or area – and how these relate to one another without establishing the overall outcome.

6.141 The aim is essentially to provide clarity over what constitutes acceptable design quality for a particular site or area, and thereby provide a level of certainty for developers and the local community alike. The use of a strong design code helps to ensure design quality, character and sense of place.

6.142 They can provide specific design standards devised for the site and/or include accredited third-party benchmarking/certification standards (ensuring delivery) such as BREEAM, Building with Nature, Home Quality Mark, Building for Life and the Housing our Ageing Population Panel for Innovation (HAPPI). The AAP could include an overarching set of design principles to help inform any subsequent design code.

6.143 A key aim of the draft Eynsham Neighbourhood Plan is to ensure that new developments such as the garden village are guided by the use of a widely accepted design standard such as Building for Life (BfL12³⁹) which is a government endorsed industry standard for well-designed homes and neighbourhoods.

6.144 BfL12 is based on 12 urban design criteria which can be summarised as follows:

- The development should integrate into its surroundings by reinforcing existing connections and creating new ones, whilst also respecting existing buildings and land uses around the development site;
- The development should have obvious character, based either on contemporary architecture or local traditions in building materials and landscaping. The development should take advantage of existing topography, landscape features, site orientation etc.
- The number of homes close to public transport routes should be maximised, with convenient and attractive routes to stops provided. Bus stops and footpaths should be overlooked by housing so that people using them feel safe and secure, especially during hours of darkness;
- Car parking for residents and visitors should be sufficient and well integrated so that it does not dominate the street yet is likely to be well used. Car parking areas should be sited in locations that are overlooked, safe and secure avoiding remote areas;
- Well defined streets and spaces should be created, which are easy for people to navigate. Properties should have clear indications of what is privately owned space and what is shared public realm so passers-by respect the boundaries and residents feel their personal space is protected. Streets should be designed in such a way that they encourage low vehicle speeds and allow them to function as social spaces;
- Homes should have appropriate external storage, for bins and recycling, as well as for vehicles and cycles.

6.145 The scheme is based on a traffic light system and if developers achieve 'green' on 9 of the 12 criteria they are eligible to display a 'Built for Life' quality mark. A development achieving 'green' on all 12 of the criteria will be eligible to be awarded Built for Life 'Outstanding'.

CONSULTATION QUESTION 25: Design

25a) Do you agree that the AAP should require a site-wide 'design code' as part of any planning application and/or key 'design principles' within the AAP itself to help guide the future design of buildings, spaces and places within the garden village?

25b) If the AAP were to include a set of key design principles, are there any particularly important design issues you think it should focus on?

25c) Do you think the AAP should stipulate a requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12)?

25d) Are there any other issues which you think are important regarding design and should therefore be addressed through the AAP?

6.146 Good design is also about ensuring that development puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use. The AAP has a key role to play in ensuring that the garden village – its buildings, spaces and places – not only look good and function well but that they are built to last and with issues of sustainability and climate change placed at the fore.

6.147 This is consistent with the draft Eynsham Neighbourhood Plan, one of the key objectives of which (ENV7) is to ensure that new development is 'sustainable now and in the long term without compromising one for the other. Homes of a standard compatible with the intentions of the Climate Change Act are likely to be commercially viable in Eynsham and offer benefits to be reaped by the many generations that will live in them'.

6.148 The draft Local Plan 2031 is based on the following 3-step energy hierarchy:

- Lean – using less energy through the use of sustainable design and construction measures;
- Clean – supplying energy efficiently, giving priority to decentralised energy supply (i.e. generated off the main grid)
- Green – using renewable energy, especially wood fuel biomass

6.149 This overall approach will be reflected in the garden village AAP and we would welcome your initial thoughts.

Sustainable construction

6.150 With emissions from buildings accounting for approximately 50% of CO2 emissions in the UK there is increasing recognition that constructing buildings using sustainable techniques is essential in addressing climate change, through influencing resource use, especially energy and water, as well as carbon emissions.

6.151 A wide range of standards have evolved to address Central Government's commitment to EU climate change targets, the country's low carbon future and the prudent use of natural resources - for example, the Code for Sustainable Homes, Building for Life and BREEAM requirements (Building Research Establishment Environmental Assessment Method). These standards have driven up the overall level of sustainable construction.

6.152 As part of the Government's aim to cut bureaucracy and costs, technical housing standards have been rationalised. Mandatory Building Regulations (which are separate to Planning) are now used to set sustainable construction standards, with optional building regulations for access and water efficiency and new nationally described space standards. The Code for Sustainable Homes has been withdrawn.

6.153 In light of the national position, our initial thoughts in relation to sustainable design and construction at the garden village and how this can be influenced through the AAP are to further consider the following:

- The development achieving the optional building regulations requirement in respect of water efficiency of 110 litres per person per day (as per Policy OS3 of the draft Local Plan);
- A proportion of the development (25%) achieving the optional building regulations requirement in respect of accessible and adaptable housing (as per Policy H4 of the draft Local Plan);
- A proportion of the development (5%) achieving the optional building regulations requirement in respect of wheelchair adaptable homes; and
- Potential application of the nationally described space standards (as discussed earlier on in relation to the delivery of new homes)

6.154 In addition, in accordance with draft Policy OS3 – Prudent use of Natural Resources the AAP will require the development to show consideration of the efficient and prudent use and management of natural resources, including efficient use of land and buildings, minimising use of non-renewable resources, including land and energy, minimising energy demands and energy loss through design, layout, orientation, landscaping, materials and the use of technology, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency and reuse of materials, using recycled and energy efficient materials and minimising waste and making adequate provision for the re-use and recycling of waste.

6.155 To ensure these issues are adequately addressed the AAP could stipulate the need for an Energy and Sustainability Statement to be submitted as part of any planning application for the site.

Renewable and decentralised energy

6.156 As part of its response to the challenges of both climate change and the security of energy supply, the Government remains committed to increasing the use and supply of renewable and low-carbon energy, emphasising the responsibility on all communities to contribute towards energy generation from such sources.

6.157 The importance of local energy generation is recognised in both the draft Local Plan and the draft Eynsham Neighbourhood Plan and the garden village presents an excellent opportunity to consider the potential for both the use of renewable and decentralised energy.

6.158 Renewable energy is essentially energy derived from a source that is not depleted when used such as wind or solar power. Decentralised energy is essentially produced close to where it will be used rather than at a large power plant elsewhere and sent through the national grid. Examples include energy from waste, combined heat and power, district heating and cooling, as well as geothermal, biomass or solar energy.

6.159 In 2009 a study commissioned by the Council (the CAG Study 2009) concluded that decentralised energy systems are likely to become increasingly important, especially within larger strategic sites. It recommended that feasibility assessments should be undertaken for larger sites to encourage the provision of decentralised energy systems, as allowed for by Section 1(a) and (b) of the Planning and Energy Act 2008 in particular the use of woody biomass given the wider local benefits.

6.160 In accordance with draft Policy EH4 of the Local Plan, the AAP will therefore place an emphasis on the importance of an energy feasibility assessment or strategy which assesses viability and practicability for decentralised energy systems within the garden village.

6.161 In 2016 a further study was undertaken to assess the potential for further renewable and low carbon energy development in West Oxfordshire (LDA Study 2016). The study concluded that the area has capacity to deploy further renewable generation facilities but that it is important to avoid significant adverse impact upon the intrinsic character of the District, to maintain an attractive and biodiversity rich environment and to protect the distinctive qualities of the District's town and villages.

- 6.162 The study found that environmental constraints on large-scale wind and technical constraints on district heating and energy from waste mean that to achieve significant levels of renewable energy generation, the focus will need to be on small to medium scale technologies. The study also suggests that use of energy storage should be considered favourably given that it will facilitate the development of renewable energy technology across the wider electricity distribution network.
- 6.163 The AAP will seek to ensure that any energy statement or strategy submitted in support of a planning application at the garden village considers all options for the potential use of renewable energy.
- 6.164 Potentially this could include the use of solar energy, smart energy systems⁴⁰ managing structural landscaping as energy crops and biofuel and on-site battery storage/STOR energy facilities.

**CONSULTATION QUESTION 26:
Sustainable design and construction,
renewable and decentralised energy**

- 26a) Do you support the initial proposed measures to achieve sustainable design and construction (i.e. application of optional building regulations on water efficiency and access)? Are there other measures we should be seeking to include in the AAP?
- 26b) Do you agree that any application for the garden village site should be supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy?
- 26c) Do you support the idea of utilising solar energy at the garden village?
- 26d) Do you have any other early thoughts as to how the garden village could incorporate renewable or decentralised energy?

⁴⁰ <https://www.gov.uk/guidance/funding-for-innovative-smart-energy-systems#a-commitment-to-smart-energy>

Heritage and culture

- 6.165 Conserving and enhancing our historic environment is an important part of achieving sustainable development. In order to best do this there needs to be an understanding of how the area has evolved to take its current form, what features remain and what particular significance these heritage assets may have.
- 6.166 An understanding of the site's history and heritage assets provides opportunities to acknowledge and respect these features within development proposals. This understanding will be used to inform the masterplanning of the garden village.
- 6.167 As we outlined earlier, a preliminary desk-top study has identified heritage designations and locations of archaeological and cultural assets both within the proposed site and within the immediate area.
- 6.168 The development of the garden village presents an opportunity not only to consider how these heritage assets should be conserved in a manner appropriate to their significance but also how their significance can be enhanced or better revealed in line with the NPPF.
- 6.169 The main public right of way running through the site up towards Freeland is understood to be a historically important route. The AAP will explore the potential to utilise former routes of historic significance, now public rights of way, incorporating these into the footpath /bridleway network through the site, connecting as appropriate to Eynsham via the A40.
- 6.170 There is documentary evidence in the local area for a deserted medieval village known as Tilgarsley, but its exact location is unknown. The reasons for its abandonment in 1350 are unclear and therefore if archaeological site evaluations uncover any evidence for this former village there is potential to draw on its history, linking it to cultural and education opportunities and increased awareness and understanding of the reasons for its demise.
- 6.171 More detailed work will be undertaken to ensure any heritage assets are conserved in a manner appropriate to their significance including the listed buildings at City Farm. All information gathered about the significance of the historic environment will be made publicly accessible, advancing knowledge and understanding.

CONSULTATION QUESTION 27: Heritage and culture

- 27a) Do you agree that the garden village should draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets?
- 27b) What do you think should be the main heritage/cultural priorities in taking the development forward?

Health and well-being

6.172 An important requirement of the garden village is that it creates a beautiful, healthy and sociable community⁴¹. This is consistent with national policy which emphasises the role of the planning system in facilitating social interaction and creating healthy, inclusive communities⁴².

6.173 The AAP has a key role to play and can emphasise the importance of health and well-being in a number of ways. We have already touched on a large number of these including:

- The provision of good quality safe and convenient opportunities for 'active travel' (walking, cycling, scooting, riding etc.);
- Creation of a comprehensive green infrastructure network including formal and informal open space;
- Provision of employment, enterprise and training opportunities for residents and to attract essential workers;
- Balanced mix of house types, sizes and tenures including accessible and adaptable homes to meet a broad range of needs;
- Potential use of residential space standards to ensure a good quality living environment;
- The provision of mixed-use 'hubs' or clusters of different uses to promote vibrancy and social interaction;
- Potential use of design standard/accreditation such as Building for Life; and
- Sustainable building design and construction.

6.174 There are however a number of other issues that the AAP can address and these are explored below.

Food production and consumption

6.175 Ensuring proximity and good access to the provision/production of healthy food environments, supported by community activities, is an essential part of the creation of healthy places.

6.176 The garden village provides an excellent opportunity for people to be able to grow their own food for example through the provision of new allotment space or community garden/orchard as well as the provision of generous private garden space.

6.177 There are allotments nearby at Eynsham with around 120 plots of various sizes however these are well-used with little spare capacity – an issue highlighted in the submission draft Eynsham Neighbourhood Plan which seeks to ensure that appropriate provision is made for new allotments in any large new development.

6.178 The size of the garden village clearly presents a chance to increase allotment provision in the local area if there was support, and/or something along the lines of a community garden such as Barracks Lane Community Garden and OxGrown in Oxford⁴³. An alternative might be a community orchard.

6.179 An increasingly popular concept is the idea of 'edible streets' which essentially involve the planting of fruit, vegetables, herbs and spices along the street edge in an entirely publicly accessible manner. This not only provides healthy food choices but also helps to promote interest and social interaction.

6.180 There is an emerging network of community groups across the country under the badge 'incredible edible' with three groups already established in Oxfordshire⁴⁴. Originating in 2007 in the market town of Todmorden in the north of England, the 'incredible edible' network is effectively a collection of voluntary community groups that seek to promote the growing and consumption of food within urban areas in a variety of settings including along the street edge.

6.181 We would welcome your thoughts on whether this is something that should be encouraged through the AAP.

6.182 In addition to opportunities for growing food locally, the AAP could potentially seek to influence food choices and essentially make it easier to make healthier food choices. Examples of this might include restrictions

⁴¹ See TCPA definition and principles outlined in Section 2

⁴² NPPF paragraph 69

⁴³ <http://www.barrackslanegarden.org.uk/> and

<https://oxgrow.org/>

⁴⁴ Incredible Edible Banbury, Didcot and Oxford

placed on the proximity of hot food takeaways around schools and encouraging healthy food provision in public spaces such as community centres and sports and recreation facilities. Further consideration will need to be given as to how this would work in practice but we would welcome your early views.

CONSULTATION QUESTION 28: Food production and consumption

- 28a) Do you agree that the garden village should make provision for people to grow their own food such as allotments and community gardens?
- 28b) Do you support the concept of 'edible streets' with fruit, vegetables, herbs and spices grown in public spaces and available for all?
- 28c) Can you think of any other ways in which the garden village could actively encourage the production of food locally?
- 28d) Do you think the AAP should be seeking to influence food choices and opportunities within the garden village (eg. avoiding hot food takeaways close to schools)?

Education, health care and other community infrastructure

- 6.183 The AAP has a key role to play in ensuring that appropriate education and health care facilities are provided as well as other wider 'community' or 'social' infrastructure such as community space, sports and recreation facilities, libraries etc.
- 6.184 In terms of primary education, we know from early discussions with Oxfordshire County Council that the nearest existing primary school in Eynsham is essentially 'at capacity' taking into account already permitted housing. The increase in children associated with the proposed garden village and also the planned extension to the west of Eynsham, means that additional primary spaces will need to be made available. The mix of housing will influence the resulting pupil generation from the developments, a number of other factors, such as the need for pupil places generated from other smaller developments in the Eynsham area will also influence how education is provided.

- 6.185 There are a number of ways in which this can be achieved but the County Council's initial view is that the garden village (subject to further evidence) may be required as a maximum to accommodate two new primary schools each with up to two forms of entry (including nursery provision). This represents an optimal school size and would provide sufficient capacity to absorb the additional pupil numbers generated by the development. It would also help to reduce the distance some pupils would need to travel, compared to a single, larger primary school. This will need to be reviewed once the population estimates are confirmed. If no more than three forms of entry in capacity will be required in total, there could be an option to have one three-form entry school instead of one or both of the schools being smaller than two form entry.
- 6.186 In terms of secondary education, again we know from early discussions with the County Council that the level of planned growth at Eynsham will exceed available capacity at the nearest secondary school - Bartholomew School.
- 6.187 The garden village provides an opportunity to deliver additional capacity with one option being the provision of an additional site for the school – perhaps for a separate sixth form facility. This would release additional capacity/space at the existing school site to expand from 7 forms of entry (around 210 pupils per year) to 9 forms of entry (around 270 pupils per year).
- 6.188 Further discussions will take place between key stakeholders as part of the AAP process to determine the most appropriate primary and secondary school solutions including any detailed site requirements. Secondary provision (type and location) in particular needs to be considered in light of planned strategic growth to the west of Eynsham.
- 6.189 In addition to the provision of adequate school places, the development of the garden village will need to ensure there is enough capacity available in terms of primary healthcare provision. There is an established medical centre in Eynsham which has a branch surgery at Long Hanborough. As of 1st January 2018 the list size of the two surgeries was 13,916 and available capacity is likely to be exceeded by the level of planned growth around Eynsham.

- 6.190 We will explore through the AAP process the most appropriate solution in consultation with key stakeholders including the existing medical centre and the Oxfordshire Clinical Commissioning Group (OCCG).
- 6.191 One potential option might be to provide a new healthcare facility within the garden village which could provide the opportunity not only for primary care (GP services) but potentially some other supporting uses. However if this led to the closure of any existing facility, it would reduce the convenience enjoyed by some existing patients.
- 6.192 In addition to additional education and healthcare provision, the garden village has the potential to deliver or contribute towards a range of other supporting community facilities (community space, libraries, cultural, arts etc) that could be independent of or part of other social infrastructure provision such as education facilities.
- 6.193 Alongside the AAP the Council will commission an Infrastructure Delivery Plan (IDP) for the Eynsham area to help identify in more detail the infrastructure that is needed to support planned growth. This will be informed by discussions with key providers and relevant evidence and analysis (e.g. population forecasts, existing capacity) and will draw on existing information including the aspirations identified in the submission draft Eynsham Neighbourhood Plan.
- 6.194 Consideration will also be given to the need for a health impact assessment which could potentially be undertaken as part of any sustainability appraisal of the AAP or on a standalone basis for example in support of any planning application for the site. A health impact assessment essentially helps to identify the potential effects a development might have on the health and well-being of different groups of people.

CONSULTATION QUESTION 29: Education, healthcare and community infrastructure

- 29a) Do you have any initial thoughts on the potential provision of two new primary schools (each up to 2 forms of entry) within the garden village site? Do you think this would be preferable to a single, larger primary school site?
- 29b) In terms of secondary provision, would you support the provision of a second site for Bartholomew School within the garden village to free up additional capacity at the main school site in Eynsham? If not, why not?
- 29c) Do you have any other suggestions as to how additional pupil places at primary and secondary school levels could be provided?
- 29d) Would you support in principle the provision of a new healthcare facility within the garden village? If not, why not?
- 29e) What other forms of community / social infrastructure should the garden village be looking to provide or contribute towards?

Social interaction

- 6.195 In creating any new place it is essential that those living and working there feel part of a strong, vibrant and inclusive community. We need to deliver an environment that encourages good mental health and wellbeing by reducing social isolation and loneliness and encouraging opportunities for social interaction.
- 6.196 A strong community spirit already exists in nearby Eynsham but the village has evolved over a number of years organically and developing a strong sense of community within a 'new' garden village will require great effort and a strong emphasis on 'place-making' i.e. not just thinking about buildings and spaces but the human interactions with them.
- 6.197 There are a number of ways in which the AAP can play a role.

6.198 As a starting point, the AAP needs to adopt an integrated approach to the location of housing, jobs, community facilities and services. Whilst it will be for the planning application process to determine in detail the proposed layout and mix of uses within the garden village, the AAP can establish broad parameters that will help to ensure effective integration by bringing together different land uses and activities that attract various people at different times of the day and night.

6.199 This could include for example an emphasis on mixed-use development and the provision of vibrant, active frontages. This will not only help to increase interest, diversity and activity, but will also help to reduce the need to travel by creating the opportunity for linked-trips.

6.200 A key element of this is the provision of shared spaces and buildings which can allow complementary uses to co-exist alongside each other. The benefits of 'inter-generational' buildings and spaces, whereby different age groups are brought together are increasingly being recognised. Shared provision can be encouraged through the use of Community Access Agreements.

6.201 In addition to the provision of shared buildings and spaces, social interaction can be encouraged in a number of other ways including active community development. Many new communities appoint community development workers to liaise with new occupants and organise community based events so that people are able to get to know others living and working in the same development and share common interests.

6.202 Social interaction can also be assisted by ensuring safe and accessible environments which are characterised by clear and legible pedestrian routes, and high quality public space, encouraging the active and continual use of public areas and helping to ensure that crime and the fear of crime, do not undermine quality of life or community cohesion.

Early implementation through phasing of development

6.203 A key element of promoting health and well-being in new communities is to make sure that there is early implementation of health promoting infrastructure such as community facilities, parks and safe and legible walking routes and cycle paths.

6.204 This has been shown to be especially important in influencing people's behaviour and life-style habits. In essence, people moving into new developments are more likely to adopt healthier habits when measures to benefit health and wellbeing are already in place.

6.205 Subject to considerations of viability and overall phasing of development, the AAP could place a strong emphasis on the need for early delivery of health promoting infrastructure.

CONSULTATION QUESTION 30: Social interaction and early delivery of health infrastructure

30a) Do you agree that the AAP should be encouraging the provision of shared buildings, spaces and facilities to promote social interaction between different age groups and engender community spirit?

30b) Do you think it is a good idea to appoint a community development worker or similar in the early stages of the garden village to assist with social integration and activity?

30c) Do you agree that the AAP should place a strong emphasis on safe and accessible environments (buildings, spaces, routes) to encourage social interaction and reduce the opportunities for crime and the fear of crime?

30d) Do you agree that the AAP should emphasise the need for early delivery of health promoting infrastructure to instil healthier habits from the outset?

Long-term ‘stewardship’

6.206 Establishing effective arrangements for the long-term management or ‘stewardship’ of a new community is a vital ingredient of successful place-making and is one of the key TCPA garden village principles outlined earlier. We would therefore welcome your initial thoughts on some different possible approaches.

6.207 The TCPA has produced a guide on the issue of long-term stewardship⁴⁵ which identifies a number of typical models including:

Management companies

6.208 The most common form of stewardship body and set up to manage assets (land, property, or facilities) as part of a development. Sometimes referred to a community trusts or development trusts.

Community Land Trusts (CLTs)

6.209 Non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community. Owned and controlled by the community and can make sure that assets such as housing are made available at permanently affordable levels.

Development Trusts

6.210 Community organisations created to facilitate sustainable development in their area. They use self-help, trading for social purpose, and ownership of buildings and land to bring about long-term social, economic and environmental benefits in their community. Similar to community land trusts but have no legal definition and can adopt a range of constitutional forms and business models. Traditionally used in the regeneration of existing areas rather than in the development of a new community.

Community Interest Companies

6.211 A special type of limited company formed to benefit the community rather than private shareholders. CICs are set up to use their assets, income and profits for the benefit of the community they are intended to serve, and must embrace special features such as an ‘asset lock’, which ensures that assets are retained

within the company to support its activities or otherwise used to benefit the community.

Industrial and provident societies

6.212 Organisations conducting an industry, business or trade, either as a co-operative or for the benefit of the community. Letchworth Garden City Heritage Foundation is an example of this model⁴⁶.

Co-operative societies

6.213 Run for the mutual benefit of their members, with any surplus income usually being reinvested in the organisation to provide better services and facilities. They often take the form of an industrial and provident society, but can take a number of different legal forms. There are a number of different types of co-operative society, which differ according to their core activity (for example housing co-operatives, consumer cooperatives, and worker co-operatives) but are all based on the same legal structure.

Housing Associations or registered social landlords

6.214 Some housing associations or registered social landlords (RSLs) provide services to communities beyond their role as social landlords. They might be contracted by a local authority to maintain the public realm or run community centres. They might themselves own such assets if there are facilities they have built as part of their own housing developments. The Bournville Village Trust⁴⁷ is a good example of this type of arrangement.

Energy service companies (ESCo) and Multi-utility services companies (MUSCo)

6.215 An ESCo is a commercial structure created specifically to produce, supply and manage the local delivery of decentralised energy to larger developments. A MUSCo provides all the energy-related services of an ESCo but also provides telecoms and/or water services for the site.

⁴⁵

<https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=6326f215-8260-47d6-998d-f0e76aef09fd>

⁴⁶ <https://www.letchworth.com/who-we-are/about-us>

⁴⁷ <https://www.bvt.org.uk/>

Role of the District Council?

6.216 Alternatively, the District Council could operate as the 'main management body' managing the new garden village in the same way it already manages West Oxfordshire's existing towns and villages. Or a more specific arrangement could be put in place such as a neighbourhood (or local) charter where residents and the council both agree a 'contract' of responsibilities or a neighbourhood management initiative where public service delivery is co-ordinated at the local level.

6.217 Whichever approach or combination of approaches is taken the TCPA guide emphasises the following:

- Long-term stewardship should be considered from the outset.
- Long-term stewardship is about linking public engagement and delivery.
- Planning for long-term stewardship involves thinking beyond the site boundary.
- Stewardship bodies can manage a wide range of community assets.
- There may be more than one stewardship body managing different assets or providing different services in a new community.
- Suitable arrangements for stewardship bodies will vary from place to place and will depend on their function, the assets to be managed and the types of finance arrangements needed. The most appropriate model may also change over time.
- Revenue funding is essential for successful stewardship.
- Good stewardship requires good governance.

6.218 A key consideration for any stewardship body that is set up is how it will be financed with various different models/opportunities available. The TCPA guide highlights two main sources of finance that are likely to be needed:

- Capital investment (including development capital – required at the start of an organisation's life, but also throughout its existence for developing and piloting new ideas; growth capital – to purchase, develop or refurbish a building or land or to upgrade equipment; and
- Working capital – helpful to support what may be an uneven cash flow); and a revenue stream (income necessary to cover every day running costs and sometimes to fund capital investment – usually generated through services, contracts and/or income from trading).

6.219 There are various forms of funding opportunity including endowments (usually land, property or finance) which can be secured through planning and development such as a Section 106 legal agreement, income earned from trading (e.g. hiring out premises) public sector funding (grants and subsidies) maintenance and service charges, charitable funding and loans and equity finance.

6.220 Clearly there are a large number of issues to think about including the most appropriate type of stewardship model/body or combination of models/bodies, their areas of responsibility and how they will be financed in both the short and longer-term.

6.221 Given the importance of this issue for the future success of the garden village it is likely that a separate long-term stewardship strategy will be commissioned outside of the scope of the AAP but we would nonetheless welcome any early thoughts on the issue as part of this 'initial' issues consultation.

CONSULTATION QUESTION 31: Long-term stewardship

31a) Do you have any early initial thoughts on the most appropriate long-term management/stewardship arrangements for the garden village? Are there any particularly important factors that should be taken into account in determining the approach taken?

31b) Do you support in principle the idea of the AAP setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place, with the detail deferred to a separately commissioned stewardship strategy?

31c) Do you have any other thoughts or observations on this issue?

Opportunities - overall summary

6.222 Set out below for ease of reference is an overall summary of the potential opportunities we have identified. Hopefully you will find this useful in forming your own thoughts on the garden village proposals and responding to the consultation.

Theme	Opportunity
Delivery of new homes	<ul style="list-style-type: none"> • Delivery of around 2,200 new homes, possibly more depending on density assumptions, design, layout and amount of non-residential uses. • Provision of a balanced mix of house sizes and types to help meet identified needs and local priorities. • Delivery of a large number of new affordable homes of a range of different types to provide flexibility and meet a range of different needs • Provision for the needs of specific groups including older people and those with a disability, families and younger people including potentially students, as well as essential local workers and assessing the suitability for travelling communities • Ensuring that new dwellings achieve suitable 'space standards' to enable a high quality of living and standard of amenity for future occupants • The potential role of smaller and medium-sized builders to build out parts of the garden village to encourage competition, innovation and speed of housing delivery • Use of off-site modular construction to increase speed and efficiency
Business, commerce, jobs and skills	<ul style="list-style-type: none"> • Potential provision of a new campus-style science park – a first for West Oxfordshire • Alternatively, a more 'dispersed' approach with smaller parcels of business land across the site and integrated with homes and other uses • The provision of mixed-use 'hubs' or 'clusters' of different uses within the garden village including different commercial, community, health and educational uses to help promote vibrancy, social interaction and efficient use of land • Use of a community employment plan (CEP) to help secure training and job opportunities for local people • Enabling high levels of home working and flexible live-work space to reduce the need to travel
Transport and movement	<ul style="list-style-type: none"> • Use of sustainable deliveries (parcel drop boxes etc.) to reduce the need to travel • Robust and effective travel planning for different uses to ensure strong modal shift away from the private car • Robust car parking strategy/standards • Potential establishment of a 'car club' to allow residents and businesses occasional use of a car on demand • Ensuring well-connected and 'walkable' neighbourhoods to promote active travel • Opportunities to extend and enhance existing rights of way as well as creating new routes e.g. a dedicated cycle/pedestrian link to Hanborough Station along Lower Road • Improved crossing points on the A40 to allow effective, safe and convenient movement between the garden village and Eynsham • Creation of an effective transport 'hub' based around the proposed park and ride west of Cuckoo Lane • Potential provision of new and enhanced bus services serving the site and the wider area • Possible use of new and emerging technologies to facilitate smarter travel choices • Highway improvements along the A40 and other key routes. • Potential new 'spine' road connecting Cuckoo Lane and Lower Road
The natural environment	<ul style="list-style-type: none"> • Opportunity to conserve and enhance the biodiversity of the garden village site and surrounding area • Important to understand the existing assets through undertaking further research • Set out an overall strategy for the site's biodiversity • Identify design principles for biodiversity conservation, enhancement and long term management

Theme	Opportunity
	<ul style="list-style-type: none"> • Make use of national and local guidance and best practice • Opportunity to introduce a metric to achieve measurable net gain in biodiversity • Opportunity to provide a multi-functional, well-connected, high quality green infrastructure network • Set out an overall strategy for the provision of green infrastructure within the site and linking with and improving the network in the area • Identify key principles for the provision of the different components of green infrastructure • Provide more detailed requirement, including through set standards, such as Building with Nature • Potential for green infrastructure provision to be focused on specific issues, e.g. addressing health and quality of life and/or maximising the benefits of trees and woodland
Design and sustainability	<ul style="list-style-type: none"> • Setting a benchmark for West Oxfordshire in terms of good quality design of buildings, places and spaces • Development of key design principles with engagement from the local community in the process and to help inform a subsequent site-wide design code • Potential use of recognised design standard such as Building for Life (BfL12) • Use of sustainable construction including in relation to water efficiency and access • Consideration of renewable and decentralised energy as part of the garden village proposals through an energy statement/strategy or similar
Heritage and culture	<ul style="list-style-type: none"> • Better understanding of the site's history and heritage assets and the opportunity to acknowledge and respect these features • Inform the masterplanning process • Heritage assets conserved in a manner appropriate to their significance • Opportunities to better reveal the significance of heritage assets • Utilisation of key historic routes • Potential to draw on any archaeological discoveries that come to light as a result of evaluation and mitigation excavations to increase awareness, whilst linking to cultural and education opportunities • Information gathered about the significance of the historic environment made publicly accessible to advance knowledge and understanding
Health and well-being	<ul style="list-style-type: none"> • Opportunities for the local production and consumption of food e.g. allotments, community gardens, garden space, 'edible streets' • Potential to influence healthy food choices through location and mix of different uses (e.g. avoiding hot food takeaways close to schools) • Additional primary and secondary school capacity potentially in the form of up to two new primary schools within the garden village and potentially a separate sixth-form facility for Bartholomew School • Improved health care provision • Provision of supporting community facilities and infrastructure • Use of shared spaces, buildings and facilities to promote social interaction and integration including between different age groups • Potential use of a community development worker to help generate community activity and cohesion in the early stages of the garden village being established • Strong emphasis on safe and accessible environments to encourage social interaction and reduce the opportunities for crime and the fear of crime • Early delivery of health promoting infrastructure to ensure healthy habits and behaviours embedded from the outset
Long-term stewardship	<ul style="list-style-type: none"> • Effective long-term management arrangements for the garden village with direct community involvement • Various potential models or combinations of models that could be used • Separate long-term stewardship strategy to potentially be commissioned to determine the most appropriate model for the Oxfordshire Cotswolds Garden Village.

7. A potential 'vision' for the Garden Village?

- 7.1 The AAP has a key role to play in setting out an agreed 'vision' for the new garden village. At this early stage in the process we would welcome your thoughts on what this vision could potentially look like.
- 7.2 It could be a short, snappy statement or something more in-depth that describes how the garden village will look and function as it is developed.
- 7.3 The Council's expression of interest to Government in July 2016⁴⁸ set out an early vision for the garden village which included the following key elements:
- An exemplar development of the highest possible standards.
 - A place where people genuinely want to live and work.
 - Provision of at least 2,200 homes in the period up to 2031 with the potential for further longer-term growth beyond that.
 - A range of house types, sizes and tenures with a strong emphasis on affordable housing including starter homes and key worker homes, as well as opportunities for individual and community self-build.
 - All new homes expected to achieve the highest benchmark standard of sustainable design and construction.
 - A significant amount of high quality employment space capitalising on the site's proximity to the Oxfordshire knowledge spine and opportunities to attract high-tech university 'spin-outs' from Oxford.
 - Minimise car travel and maximise walking, cycling and public transport use.
 - Integrated transport 'hub' based around a new park and ride facility.
 - Effective sustainable transport links to destinations including improved cycling and pedestrian linkages to Hanborough station.
 - Maximise passive solar gain, taking advantage of solar technologies and reducing energy costs.
- An extensive and legible network of useable high quality green infrastructure with convenient access across the site, to the open countryside beyond and into Eynsham itself.
 - Supported by a range of community facilities including education and training opportunities.
- 7.4 We would welcome your thoughts on these issues and whether you think they form a reasonable basis for a new vision for the garden village or whether there are other important elements that make communities successful that should be incorporated.
- 7.5 A key consideration is the inter-relationship between the new garden village and the existing village of Eynsham – something highlighted a number of times in the draft Eynsham Neighbourhood Plan. We would welcome any thoughts on how the overall 'vision' for the new garden village should address this issue.

CONSULTATION QUESTION 32: A potential 'vision' for the Garden Village

- 32a) Do you think the early thoughts contained in the Council's expression of interest outlined above provide a reasonable basis for a vision for the new garden village?
- 32b) Are there other key factors that you think are important in making successful places that people want to live, work and visit?
- 32c) Do you have any other thoughts on an overall 'vision' for the garden village?

⁴⁸ <http://www.westoxon.gov.uk/media/1572221/OTH16-West-Oxon-Garden-Village-Eol-July-2016.pdf>
West Oxfordshire District Council

8. How to respond to the consultation

- 8.1 The deadline for responding to the consultation is **5pm on Friday 3 August 2018**.
- 8.2 Comments may be submitted in writing either electronically via email or by post:
- ✉ planning.policy@westoxon.gov.uk
- ✎ Planning Policy
West Oxfordshire District Council
New Yatt Road
Witney OX28 1PB
- 8.3 We have made a standard response form available to use but you do not have to use this and we will accept any form of written correspondence.
- 8.4 Please also note that in responding to the consultation you do not have to answer all or even any of the consultation questions set out throughout the issues paper.
- 8.5 These are merely intended to stimulate thought and discussion and you do not have to respond to them unless you think it would be useful to do so in giving us your views.

9. Next steps

- 9.1 Following the close of the issues paper consultation, the responses received will be reviewed and analysed and taken into account along with additional evidence commissioned over the summer months in further developing the AAP.
- 9.2 The Council's intention is to publish a 'preferred approach' paper for consultation in the autumn where some of the ideas and opportunities set out in this paper will be worked up in more detail for further comment before the submission draft plan is prepared in early 2019.

West Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG) Development Area (SDA) – 2,200 homes (Eynsham Parish)

FMM I -
Paragraphs
9.5.40d -
9.5.40r

9.5.40d ~~Land to the north of the A40, near Eynsham is allocated for the delivery of around 2,200 homes by 2031. This will be taken forward in the form of a new ‘Garden Village’ based on broad principles established through the Garden City movement of the late 1800s. This will include a strong emphasis on the following: Land to the north of the A40, near Eynsham is identified as a ‘Strategic Location for Growth’ (SLG) at which a new garden village of around 2,200 homes will be created, based the Garden City movement of the late 1800s the general principles of which have been distilled by the Town and Country Planning Association (TCPA) as follows:~~

- Strong vision, leadership and community engagement;
- Community ownership of land and long term stewardship of assets;
- Provision of ~~local employment opportunities a wide range of jobs within easy commuting distance of homes;~~
- Ensuring a broad mix of housing types and tenures that are genuinely affordable including starter homes and opportunities for self-build;
- Providing integrated and accessible transport ~~opportunities systems, with walking, cycling and public transport designed to be the most attractive forms of local transport;~~
- ~~Achieving high quality, imaginative and sustainable design Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food;~~
- ~~Ensuring good levels of access to local community, recreational and shopping facilities particularly on foot and bicycle Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods;~~
- ~~Generous provision of open space including a strong Green Infrastructure Network that incorporates existing features and provides effective links to surrounding areas Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience;~~
- ~~The provision of opportunities for local residents to grow their own food including allotments~~
- Land value capture for the benefit of the community.

9.5.40d(i) Having regard to these overarching principles (which are not specific to West Oxfordshire and may not all be relevant) the Council’s initial aims and objectives for the garden village are set out below. These will be refined and developed through the Area Action Plan process in liaison with key stakeholders.

- Create a garden village consistent with the TCPA’s garden city principles (see above) and with emerging standards for garden villages.
- Deliver an exemplar development that combines 21st Century best practice with a practical delivery model replicable elsewhere.
- Provide a new long term growth option, meeting a wide range of housing needs, including needs from Oxford City, through a mix of types and tenures.

- Create a major long term employment opportunity that capitalises on the strategic location, and a new rural service centre supplementing Eynsham's role.
- Design a garden village that is distinct from Eynsham, separated from the Hanboroughs and Freeland, and that has a strong positive relationship with the wider countryside beyond the boundary of the garden village.
- Reflect the location of the site within the Wychwood Project area through landscape design and the creation of new woodlands.
- Incorporate new models and new delivery mechanisms in order to accelerate housing delivery.
- Allow for a diverse range of housing delivery partners such as self-builders, SME enterprises, major housebuilders, housing associations, community land trusts, employers etc.
- Set out a delivery programme that ensures the necessary supporting infrastructure is delivered early on, and that enables a strong unique sense of place apparent from the first phases of development.

9.5.40e The ~~site-garden village SLG~~ is primarily greenfield and largely in agricultural use at present although there some existing uses including commercial development on the southern boundary along the A40 as well as some existing residential properties and an aggregate recycling facility with permanent planning permission within the northern parts of the site. The ~~site-land~~ has no significant physical or policy constraints although there are sand and gravel deposits within and adjacent to the site and the aggregate recycling facility is safeguarded under the County Council's Minerals and Waste Local Plan. ~~and a A~~ significant proportion of the land identified is being actively promoted for development. It falls outside the Oxford Green Belt which lies immediately to the east.

9.5.40f Importantly, the suitability of the ~~site-SLG~~ for strategic development has been assessed in broad terms as part of countywide joint working carried out to determine the apportionment of unmet need from Oxford City. ~~The site It~~ was considered against a number of alternative site options in West Oxfordshire and shown to be the most appropriate option in West Oxfordshire (together with land to the west of Eynsham) for providing additional housing to meet the housing needs of Oxford City. ~~The suitability of the site~~ Suitability for development has also been tested through the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) and as part of the Local Plan Sustainability Appraisal (SA) process alongside other reasonable alternatives.

9.5.40g The location of the ~~site-SLG~~ is such that it has a strong spatial relationship to Oxford and the Oxfordshire knowledge spine. This is reinforced by the Council's own economic evidence which highlights the close relationship of Eynsham with Oxford and its surrounding environs. ~~An A broad,~~ indicative site boundary is shown below in Figure 9.15a. ~~This boundary was used in a recent expression of interest submitted to Government for official 'Garden Village' status. It is however indicative and should not be taken as definitive at this point in time. The intention of the Council is to prepare more detailed policy guidance as a follow on to the Local Plan in the form of a separate 'Area Action Plan' (AAP).~~

9.5.40h ~~Preparation of a separate AAP will provide the opportunity to consider in more detail the most appropriate extent of development, quantum and mix of uses and indicative layout etc. It will also provide the opportunity to consider matters of delivery and phasing which are critical to strategic development of this scale. A focussed Green Belt review should be undertaken as part of the Area Action Plan process to consider whether additional areas should be added to the Oxford Green~~

~~Belt in the vicinity of the new Garden Village.~~ The intention of the Council is to prepare more detailed policy guidance as a follow on to the Local Plan in the form of a separate 'Area Action Plan' (AAP) to be developed in consultation with key stakeholders. Whilst the scope of the AAP is not yet confirmed it is anticipated that it will address the following key issues (note: this list is not exhaustive):

- Site boundary
- The 'vision' and aims/objectives for the Garden Village
- Quantum and mix of uses
- Framework plan
- Design code requirements for future applications
- Highways and access arrangements
- Public transport, pedestrian and cycle facilities/linkages
- Housing types and tenures including affordable housing
- Energy and resources
- Minerals and waste
- Key infrastructure requirements
- Delivery partners, phasing and implementation
- Potential scope for longer term growth
- Monitoring

- 9.5.40i In terms of new housing provision, ~~it is envisaged~~ there is a working assumption that the ~~site-garden village~~ will deliver at least 2,200 homes by 2031 although if the lead in time to construction can be accelerated, this number could be increased. Development will be led by an Area Action Plan (AAP) which will help to more definitively determine the most appropriate number of new homes to be provided. ~~The site also provides~~ There is also an opportunity to consider further development beyond 2031. ~~This which~~ would need to be considered against other reasonable alternatives as part of any subsequent review of this Local Plan.
- 9.5.40j In accordance with Garden City/Village principles, a broad range of dwelling types and tenures will be sought including up to 50% affordable housing in line with Policy H3 (subject to viability considerations). Whilst the detail of the proposals will be taken forward through the AAP, The-the Council's objective is to secure at least 20% of the overall number of dwellings in the form of low cost home ownership such as Starter Homes. There will also be a strong emphasis on the provision of opportunities for self-build in accordance with Policy H5 as well as consideration of the opportunity to provide accommodation for Gypsies and Travellers in accordance with Policy H7.
- 9.5.40k In accordance with Garden City/Village principles, there will be a strong emphasis on the provision of high quality local employment opportunities in order to encourage increased self-containment and reduce the need for out-commuting. ~~It-Whilst the detail will be worked up through the Area Action Plan, it~~ is anticipated that the Garden Village will ~~therefore~~ incorporate a new science park of around 40 hectares in size in a prominent location close to the A40. This scale will provide long term capacity up to and beyond 2031.
- 9.5.40l Although there are a number of 'campus-style' science parks in Oxfordshire, there are currently none in West Oxfordshire. The provision of around 40 hectares of business land within the Garden Village will help to ensure it is a commercially viable prospect and has the necessary scale to operate as a science park. The principle of delivering a new science park in this location is supported by the Oxfordshire LEP and is reflective of the economic strength of Eynsham and its close relationship to

Oxford and the Oxfordshire knowledge spine. It is complementary to the Northern Gateway proposals in Oxford.

- 9.5.40m In addition to significant provision of new housing and job opportunities, the Garden Village will deliver major transport improvements and improved connectivity by car, public transport, walking and cycling. This will be a key theme of the development in line with Garden City/Village principles.
- 9.5.40n In terms of public transport, the site will include a new park and ride site, funding for which has already been secured by Oxfordshire County Council through the Local Growth Fund (£35m). This funding award will also deliver an eastbound bus priority lane from the new park and ride site to Duke's Cut canal bridge near Wolvercote. Further long term improvements to the A40 have also been identified by Oxfordshire County Council which when implemented will further encourage the use of priority bus services along the A40. The AAP process will help to ensure that highway and access considerations for the garden village are appropriately aligned with the proposed park and ride as well as wider A40 improvements and the access arrangements for the proposed West Eynsham Strategic Development Area (SDA).
- 9.5.40o Whilst the site-land is not directly served by rail it is in close proximity to Hanborough Station which is only around 3km to the north at its nearest point. The proposed Garden Village therefore presents an excellent opportunity to provide high quality linkages with Hanborough Station, thereby capitalising on the station and line improvements that have already been made or are being proposed.
- 9.5.40p Whilst the details of any proposal will be worked up through an Area Action Plan, it is evident that there are a number of existing public rights of way between the Garden Village site and Hanborough Station that could be enhanced and extended or with dedicated provision for cyclists provided. Similarly there is an opportunity to enhance connections to the station by road including the possibility of a southern access point from Lower Road being provided. This could enable bus connectivity between Eynsham, the Garden Village and Hanborough Station. All of these measures would make a significant contribution towards encouraging residents of the Garden Village to use Hanborough Station for journeys by rail.
- 9.5.40q The size of the proposal is such that provision would also be made for supporting community uses including a new primary school together with a neighbourhood centre of a suitable scale to serve everyday needs of residents. In accordance with Garden City/Village principles the development will also be characterised by generous Green Infrastructure both formal and informal. This will include the provision of effective links to the surrounding countryside.
- 9.5.40r By ensuring good links across the A40 (e.g. an iconic feature bridge as suggested in the Council's Garden Village expression of interest) existing residents of Eynsham to the south will be able to access the Garden Village to enjoy the services, facilities and amenities it will offer. Conversely, residents of the Garden Village will be able to access Eynsham and its services and facilities, thereby playing a complementary rather than a competing role. The Council will prepare a separate Infrastructure Delivery Plan (IDP) for the Eynsham area alongside the AAP process. This will help to determine future infrastructure requirements in more detail with input from key stakeholders.

FMM 2 - Policy
EW1a –
Oxfordshire
Cotswolds
Garden Village
Strategic
Location for
Growth

Policy EW1a – ~~West~~ Oxfordshire Cotswolds Garden Village Strategic Location for Growth Strategic Development Area (2,200 homes)

Land to the north of the A40, near Eynsham to accommodate a free-standing exemplar Garden Village, the comprehensive development of which will be led by an Area Action Plan (AAP) including:

a) a working assumption of about 2,200 homes with a balanced and appropriate mix of house types and tenures to meet identified needs including affordable housing.

b) development taken forward in accordance with key Garden Village principles.

~~c) comprehensive development to be led by an Area Action Plan (AAP).~~

~~d) about 40 hectares of business land (B-class) in the form of a ‘campus-style’ science park.~~

~~e) provision of a new park and ride site (1,000 spaces) with associated eastbound bus priority lane along the A40.~~

~~f) the provision of up to two primary schools on site (2FE including nursery) on 2.22ha sites together with financial contributions towards secondary school capacity as appropriate.~~

~~g) the provision of other supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development, and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas, including a particular emphasis on improving linkages to Hanborough Station and to Eynsham and on enhancing Hanborough Station as a transport interchange.~~

f) The provision of essential supporting transport infrastructure the detail of which will be identified through the AAP process, including mitigating the impact of traffic associated with the development; appropriate consideration of the proposed park and ride, wider A40 improvements and access arrangements for the West Eynsham Strategic Development Area (SDA); the provision of appropriate financial contributions towards LTP4 transport schemes such as the A40 Strategy; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas, including a particular emphasis on improving linkages to Hanborough Station, to the proposed Park and Ride and to Eynsham and on enhancing Hanborough Station as a transport interchange.

hg) development to be phased in accordance with the timing of provision of essential supporting infrastructure and facilities.

ih) the provision of appropriate landscaping measures to mitigate the potential impact of development and associated infrastructure.

ji) biodiversity enhancements including arrangements for future maintenance.

~~lj) provision of appropriate green infrastructure including allotments, open space, improvements to public rights of way and access to the wider countryside masterplanning that takes adequate account of open space and green infrastructure networks and needs, and maximises opportunities to create and strengthen green infrastructure in accordance with the Council's Green Infrastructure Plan (to be prepared).~~

lk) appropriate measures to mitigate traffic noise.

ml) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to any development taking place. The results of the investigation and recording should inform the final layout of the development and be deposited in a public archive.

nm) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.

on) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.

po) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.

qp) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.

q) appropriate measures to safeguard and take account of the operational requirements of the existing aggregate recycling facility within the site and also to safeguard sand and gravel deposits where appropriate having regard to the policies of the Minerals and Waste Local Plan.