

Wednesday, 31 May 2023

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## JOINT CLIMATE & ENVIRONMENT AND ECONOMIC & SOCIAL OVERVIEW & SCRUTINY COMMITTEE

You are summoned to a meeting of the Joint Climate & Environment and Economic & Social Overview & Scrutiny Committee which will be held in the Council Chamber, Woodgreen, Witney OX28 1NB on **Thursday, 8 June 2023 at 4.00 pm.**



Giles Hughes  
Chief Executive

To: Members of the Joint Climate & Environment and Economic & Social Overview & Scrutiny Committee

Councillors: Alaa Al-Yousuf, Thomas Ashby, Hugo Ashton, Andrew Beaney, Andrew Coles, David Cooper, Julian Cooper, Rachel Crouch, Colin Dingwall, Phil Godfrey, Andy Goodwin, Natalie King, Liz Leffman, Nick Leverton, Andrew Lyon, Charlie Maynard, Martin McBride, Rosie Pearson, Rizvana Poole, Sandra Simpson, Ruth Smith, Harry St John, Tim Sumner, Liam Walker, Mark Walker, Adrian Walsh, Alex Wilson and Alistair Wray

Recording of Proceedings – The law allows the public proceedings of Council, Executive, and Committee Meetings to be recorded, which includes filming as well as audio-recording. Photography is also permitted. By participating in this meeting, you are consenting to be filmed.

As a matter of courtesy, if you intend to record any part of the proceedings please let the Democratic Services officers know prior to the start of the meeting.

# AGENDA

## 1. Election of Chair

### Purpose:

Election of the Chair for Joint Climate and Environment and Economic and Social Overview and Scrutiny Committee for this one meeting.

### Recommendation:

Committee elects the Chair for Joint Climate and Environment and Economic and Social Overview and Scrutiny Committee for this one meeting.

## 2. Election of Vice-Chair

### Purpose:

Election of the Vice-Chair for Joint Climate and Environment and Economic and Social Overview and Scrutiny Committee for this one meeting.

### Recommendation:

Committee elects the Vice-Chair for Joint Climate and Environment and Economic and Social Overview and Scrutiny Committee for this one meeting.

## 3. Apologies for Absence

To receive any apologies for absence.

## 4. Declarations of Interest

To receive any declarations from Members of the Committee on any items to be considered at the meeting.

## 5. Minutes of Previous Meeting (Pages 5 - 10)

To approve the minutes of the meeting held on 14 March 2022.

## 6. Participation of the Public

Anyone who lives in the district or who pays council tax or business rates to the Council is eligible to read a statement or express an opinion at this meeting. You can register to speak by sending your written submission of no more than 750 words to [democratic.services@westoxon.gov.uk](mailto:democratic.services@westoxon.gov.uk) by no later than 10.00am on the working day before the meeting.

## 7. West Eynsham Strategic Development Area (SDA) Masterplan Addendum (Pages 11 - 42)

### Purpose:

To consider an addendum to the West Eynsham Strategic Development Area (SDA) masterplan which has been produced by the four main landowner/developers in response to further engagement with third party landowners.

### Recommendations:

That the Committee:

a) Notes the content of the report; and

b) Subject to any specific comments the Committee wishes to make, recommends that the Executive approve the West Eynsham SDA Masterplan Addendum attached at Annex A as a material planning consideration for any current or future planning applications that come forward in relation to the West Eynsham SDA.

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## WEST OXFORDSHIRE DISTRICT COUNCIL

Minutes of the meeting of the

**Joint Climate & Environment and Economic & Social Overview & Scrutiny Committee**

Held in the Council Chamber, Woodgreen, Witney at 2.30 pm on **Monday, 14 March 2022**

### PRESENT

Councillors: Andrew Beaney (Chair), Alaa Al-Yousuf, Jill Bull, Mike Cahill, Andrew Coles, Julian Cooper, Rupert Dent, Harry Eaglestone, Ted Fenton, Andy Goodwin, Andy Graham, Mark Johnson, Nick Leverton, Martin McBride, Lysette Nicholls, Elizabeth Poskitt, Alex Postan, Andrew Prosser, Carl Rylett, Harry St John and Dean Temple.

Also present: Councillor Haine, Cabinet Member for Strategic Planning.

Officers: Chris Hargraves (Planning Policy Manager) and Amy Bridgewater-Carnall (Democratic Services Manager).

### **1 Apologies for Absence and Temporary Appointments**

Apologies for absence were received from Councillors Jake Acock, Owen Collins, Maxine Crossland and Ben Woodruff.

Councillor Dean Temple substituted for Councillor Alex Wilson, and Councillor Julian Cooper substituted for Councillor Liz Leffman.

### **2 Declarations of Interest**

Councillor Beaney declared a personal interest because he taught the children of one of the developers present.

### **3 Participation of the Public**

David Knight, Vice Chairman of Eynsham Parish Council addressed the meeting, stating that the Parish Council were very disappointed with the consultation process carried out. He noted that there had been a community event held in December but felt this document was flawed as various community groups had not been consulted including 'EPIC' and Green TEA. Mr Knight referred to the lack of detail with regard to ecology and the climate emergency and the potential need to retrofit properties. Concerns were raised about the lack of confidence in relation to Biodiversity Net Gain, no reference to active community groups in Eynsham, the lack of provision for custom and self build properties and the need for additional burial space. Mr Knight also referred to the County Council's concern, shared by residents, of construction traffic using Thornbury Green.

Councillor Cooper queried the reference to the community group 'EPIC' and was advised that this was the Eynsham Planning Improvement Committee.

Daniel Lampard and Niamh Hession addressed the meeting on behalf of the developers, advising that the report was comprehensive in detail. They advised that any future planning applications would come before the Local Authority and in producing the Masterplan, a dedicated liaison group had been set up. The group consisted of Oxfordshire County Council, West Oxfordshire District Council, EPIC and Green TEA. Developers had produced a newsletter, created a dedicated website in November 2021 and had held face to face meetings. Mr Lampard advised that this document was a stepping stone and was not the end of the process.

Ms Hession advised that the Masterplan was designed to set out what could be delivered. It would also establish where development could be delivered, advise on transport, ecology and

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highways and would deliver 1,000 new homes. The process had identified challenges and had shaped strategies to respond to these. In addition, place making had been built into the Masterplan along with the enhancement of green spaces and ecology.

Following a question from Councillor Dent, officers advised the sewage concerns and details would be dealt with at the planning permission stage.

Councillor Levy addressed Members as one of the Ward Members for Eynsham. He advised that Eynsham had been at the centre of a flurry of major projects and this development needed to be as good as it possibly could be. He felt the document contained a lot of thoughtful information but residents had struggled to get the developers to talk in any great detail. He highlighted various areas of concern including a lack of detail on Active Travel and green space, the separation of the school and shops and the potential need to retrofit properties. Councillor Levy thanked the Cabinet Member for Climate Change, Councillor Harvey for his letter to the developers regarding the climate emergency. He went on to express concerns about construction traffic using Thornbury Green, lifting of the 7 and half tonne limit, the potential loss of the bridleway and the lack of detail in relation to flood mitigation. Councillor Levy highlighted that there was no binding contract between the four separate landowners which would result in four separate planning applications, S106 funding arrangements and the phasing of works. He therefore requested that the Committee recommend that Cabinet did not adopt the Masterplan until the gaps in the document had been rectified.

#### **4 West Eynsham Strategic Development Area (SDA) Masterplan**

The Committee received a report from the Planning Policy Manager which asked them to consider the masterplan document which had been prepared on behalf of the main landowners/developers to guide the future development of the West Eynsham Strategic Development Area (SDA).

The Committee were being asked to scrutinise the report and recommend that Cabinet agree the document at their meeting on 16 March 2022.

The Planning Policy Manager, Chris Hargraves outlined the report and reminded Members of the process and decisions taken up to this point. Members noted that whilst this meeting was close to the Cabinet consideration date, officers had only received the masterplan on 25 February leaving relatively little time to compile the report.

The Chair signposted Members to paragraph 5.2 of the report which explained the position relating to policy requirements and a new revised local plan. Following a question from Councillor Leverton, Mr Hargraves advised that the document would be a material consideration at any future planning stage and contained a proportionate level of detail.

Councillor Graham felt there were inconsistencies within the masterplan and a lack of detail in certain areas. Councillor Rylett expressed his concern that this was no longer a Council led document and could have repercussions for the area. In response, Mr Hargraves explained that Cabinet agreed to update the Local Development Scheme last May resulting in this situation. He also highlighted that the Local Plan did not mention a supplementary planning document but did refer to the preparation of an agreed masterplan for the site.

Other concerns and queries raised by Councillors included the existence of a landowner consortium agreement and the repercussions the lack of one could have and the type of

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communication undertaken with landowners. The impact on flooding and flood assessments were also discussed along with whether an upper limit on the number of homes could be included. Officers advised that it would be inappropriate to specify a maximum ceiling on housing numbers. However, following further discussion it was agreed that this should be captured in the comments to Cabinet.

The Cabinet Member for Strategic Planning, Councillor Haine addressed the meeting and clarified the position with regard to housing numbers in the Local Plan, the constraints of the site, natural limitations and the flood zones. It was noted that many of the queries raised by Members were for discussion at the planning stage, when the more detailed proposals would come forward.

Further concerns were raised about the layout of the school and a lack of consultation with the County Council. The access point to the site was also discussed as some felt it was inaccurate.

In relation to Green Amenity and Leisure, the provision of a burial site was raised and discussions were had around the current lack of capacity in the Eynsham area.

Councillor Graham queried what play space provision was being made for teenagers and in response, Mr Hargraves advised that a variety of areas was being proposed. Councillor Prosser noted that any football playing fields should be within walking and cycling distance with suitable provision provided for this. Other issues raised included dog walking areas and the provision of play parks for residents or visitors with a disability.

Members highlighted a number of areas that needed further clarification and thought in relation to drainage including information on foul drainage, the cumulative impact and the need for robust strategies. Councillors Graham, Prosser, St John and Rylett all felt strongly that detailed drainage plans that had been robustly tested needed to be in place as Thames Water were felt to be unreliable and the infrastructure was not adequate to deal with the increased capacity.

Councillor Rylett did not feel that the infrastructure was moving forwards and suggested that the Council undertake work on an Infrastructure Delivery Phasing Plan to address this. Officers did not feel that it would be possible to commit to a further piece of work at this time. In response, Councillor Rylett reiterated that this was an important issue and should be considered for the whole area, with detail of phasing and trigger points for investments.

With regard to Ecology, Councillors requested the use of pollinators, hedgehog highways at development stage and the need for Biodiversity Net Gain across the whole site.

Councillor Coles advised that the document incorrectly detailed the bus routes and this needed amending. Further discussions were had relating to the A40 access and plans, a potential subway and the park and ride system. Officers confirmed that there would be a signalised junction, not a roundabout and it was agreed that construction traffic should not be directed through the village. Members felt strongly that no construction traffic should go through Thornbury Close, which was now treated as a through road. In addition, it was noted that the bridleway should be preserved as it was the only access to the countryside.

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Following comments relating to the use of the car in rural areas and the potential for the access to become a 'rat run', Councillor Poskitt queried how the issue would be tackled as the masterplan did not address this.

Councillor Graham spoke to the Parking Strategy which he felt was lacking, ambiguous and not definitive. It was noted that the document referred to plans for electric vehicle charging points which weren't in place yet. Councillor Beaney felt the document had focused on parking for the top part of the development with none for the bottom. It was also highlighted that the masterplan should reflect the guidance from Thames Valley Police in relation to cycle parking.

In relation to the proposed Primary School, Councillor Poskitt queried the form entry and officers signposted Members to the addendum which included a recommendation from the County Council. However, reference to form entry was inconsistent throughout the document.

Councillor Poskitt raised concerns about the Building Heights Strategy and felt that density related to height. She received clarification on the height of three storey dwellings.

Councillor Rylett was disappointed with the lack of detail on self-build which he felt was a missed opportunity. He felt that greater certainty should be provided in relation to areas of proposed self-build within the site. It was also felt that a mix of affordable housing should be evenly distributed throughout the development.

In relation to the Sustainability Charter, some of the Committee felt this offered nothing, was mis-information and should be deleted. However, Members noted and welcomed the recommendations put to the developer from Councillor Harvey as Cabinet Member but there was a feeling that the masterplan needed to include an ambition to achieve greater sustainability levels.

Following a formal proposal and vote, it was agreed that a specific recommendation be passed to Cabinet that the sustainability pages in the masterplan be rejected and a requirement that the 2025 future homes standard be met from day one of development.

It was agreed that the phasing of the development should be implemented as per the recommendation from the County Council and that the developer should be asked to look at an Infrastructure Phasing Delivery Plan. Members felt there was a lack of detail on the Infrastructure Requirements and suggested that any gaps in the plan could be funded or commissioned by the Council. Councillor Graham highlighted that it was too late to bring in community infrastructure at Phase 5 and the community needs had to be addressed earlier.

Mr Hargraves gave an overview of the risk assessment, with the main risk being the housing land supply. He reminded the meeting that the Local Plan was reliant on strategic sites coming forward in the second half of the plan period and that two tranches of land within the West Eynsham SDA already have planning permission.

Councillor Graham felt that there was too much onus on the developer led masterplan which gave the developer the upper hand but it was noted that this was due to the decision taken by Cabinet in May last year.



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Overall, whilst Members recognised the reasons that this document was now developer led, some felt the masterplan was lacking in ambition and detail.

**Resolved** that the following comments be provided to Cabinet prior to their meeting:

- 1) The number of houses referred to is described as 'about 1000 houses' – Members would like this to be a more finite number following experiences in Carterton / Brize Norton where development had vastly exceeded initial understandings;
- 2) Concerns were raised regarding the layout of the school and associated access points – can these be checked by Cabinet? It was also noted that OCC should be consulted on this;
- 3) It was noted that no reference had been made to the provision of a burial site – Cabinet are asked to consider future provision or at least reference to a contribution in Appendix I;
- 4) Drainage
  - a) It is noted that there will be 4 separate landowners and applications - strategies need to be in place that are robust and tested;
  - b) There is no information regarding foul drainage so further indication is required as to how this will be managed;
  - c) The drainage needs to be looked at as a cumulative impact & the Council needs to find ways to get Thames Water to invest, looking at the site as a whole rather than piecemeal;
- 5) There should be an ambitious net gain in biodiversity across the whole site, with developers aiming for 10% as a minimum – a request for pollinators and hedgehog highways to be incorporated from the beginning. Please can Cabinet look to the incoming Environment Act for guidance?;
- 6) The bus routes detailed in the masterplan are incorrect and need amending;
- 7) Construction traffic should not be directed through the village and Members support the comments made by OCC. Cabinet are requested to insist that there is no construction via Thornbury Road and alternative routes are detailed;
- 8) The Chill Bridge bridleway needs to be preserved and remain as existing, because it is the only access to countryside;
- 9) The parking strategy is lacking, ambiguous and not definitive. Whilst the EVCP proposals were ambitious, it was not tested against capacity to deliver. The document was not clear if it was aiming to deliver lower car usage;
- 10) Cabinet to ensure the Masterplan blends with the guidance from Thames Valley Police relating to cycle stores / parking as it was felt this contradicted their security advice;
- 11) Primary school – the references to form entry need to be consistent throughout document and should reflect the comments from OCC;

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- 12) There needs to be more detail about self build provision, in line with Council policy as the 5% requirement is not prescribed in the document;
- 13) Sustainability – whilst Members noted and welcomed the recommendations put to the developer from Cllr Harvey there was a feeling that the masterplan needs to include an ambition to achieve greater sustainability levels;
- 14) Formal recommendation that the sustainability pages in the masterplan are rejected and there should be a requirement that the 2025 future homes standard is met from day 1 of development;
- 15) The phasing should be implemented as per the recommendations made by OCC;
- 16) Request that the developer looks at an Infrastructure Phasing Delivery Plan and more information should be given around the bullet points on page 23. It was felt that any gaps in the plan could be funded / commissioned by Council officers as per the Garden Village AAP; and
- 17) It was felt that phase 5 was too late to be bringing in community infrastructure and the local centre needed to be developed earlier in the scheme to encourage community cohesion.

**Note:** Whilst Members recognised the reasons that this was a developer led document, following the decision made by Cabinet in May 2021, there was some feeling that this had been a retrograde step, resulting in a Masterplan that was lacking in ambition and detail.

The Meeting closed at 5.40 pm

CHAIR

 <p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>	<p><b>WEST OXFORDSHIRE DISTRICT COUNCIL</b></p>
<p>Name and date of Committee</p>	<p><b>JOINT CLIMATE AND ENVIRONMENT AND ECONOMIC AND SOCIAL OVERVIEW AND SCRUTINY COMMITTEE – 8 JUNE 2023</b></p>
<p>Subject</p>	<p><b>WEST EYNHAM STRATEGIC DEVELOPMENT AREA (SDA) MASTERPLAN ADDENDUM</b></p>
<p>Wards affected</p>	<p>Eynsham</p>
<p>Accountable member</p>	<p>Cllr Carl Rylett Executive Member for Planning and Sustainable Development Email: <a href="mailto:carl.rylett@westoxon.gov.uk">carl.rylett@westoxon.gov.uk</a></p>
<p>Accountable officer</p>	<p>Charlie Jackson, Assistant Director Planning and Sustainability Email: <a href="mailto:charlie.jackson@publicagroup.uk">charlie.jackson@publicagroup.uk</a></p>
<p>Report author</p>	<p>Chris Hargraves, Planning Policy Manager Email: <a href="mailto:chris.hargraves@westoxon.gov.uk">chris.hargraves@westoxon.gov.uk</a></p>
<p>Summary/Purpose</p>	<p>To consider an addendum to the West Eynsham Strategic Development Area (SDA) masterplan which has been produced by the four main landowner/developers in response to further engagement with third party landowners.</p>
<p>Annexes</p>	<p>Annex A – West Eynsham Strategic Development Area (SDA) Masterplan Addendum</p>
<p>Recommendation(s)</p>	<p>That the Committee:</p> <ol style="list-style-type: none"> <li>a) Notes the content of the report; and</li> <li>b) Subject to any specific comments the Committee wishes to make, recommends that the Executive approve the West Eynsham SDA Masterplan Addendum attached at Annex A as a material planning consideration for any current or future planning applications that come forward in relation to the West Eynsham SDA.</li> </ol>
<p>Corporate priorities</p>	<p>Successful delivery of the West Eynsham SDA supports the following corporate priorities:</p> <ul style="list-style-type: none"> <li>• Putting Residents First</li> <li>• Enabling a Good Quality of Life for All</li> </ul>

	<ul style="list-style-type: none"> <li>• Creating A Better Environment for People and Wildlife</li> <li>• Responding to the Climate and Ecological Emergency</li> </ul>
Key Decision	No
Exempt	No
Consultees/ Consultation	<p>The original West Eynsham SDA masterplan was subject to a process of stakeholder engagement from August 2021 onwards, including the establishment of a dedicated liaison group, a community newsletter delivered to all Eynsham households, a dedicated website and virtual and face-to-face exhibitions held in November 2021.</p> <p>The masterplan addendum document attached at Annex A has been subject to more 'focused' consultation with a number of third party landowners that were not engaged when the original masterplan document was prepared. Views have also been sought from Eynsham Parish Council.</p>

## **1. INTRODUCTION**

- 1.1 Members will be aware that the land to the west of Eynsham is allocated as a strategic development area (SDA) in the adopted Local Plan 2031 and is anticipated to deliver about 1,000 homes. 237 of those homes have already been built or are under construction.
- 1.2 In June 2021, the four main SDA landowners began work on a masterplan for the SDA to ensure a co-ordinated approach to the delivery of the remaining homes and a high quality, sustainable development.
- 1.3 The masterplan was considered at a Joint Climate & Environment and Economic & Social Overview and Scrutiny Committee on 14 March 2022 and subsequently at a meeting of the Council's Cabinet on 16 March 2022 where it was formally agreed as a material planning consideration.
- 1.4 Subsequent to the decision of Cabinet, the District Council received correspondence on behalf of a landowner whose land falls within the boundary of the SDA, but who had not been engaged in the preparation of the masterplan document.
- 1.5 As an outcome of legal advice and discussions that followed, in July 2022, Cabinet agreed that the four main landowners/developers responsible for the masterplan should be invited to engage with all third party landowners within the SDA, with any updates/consequential amendments to the masterplan to be reconsidered at a future meeting of the Cabinet.
- 1.6 Following a process of focused consultation with relevant parties, a Masterplan Addendum was produced by the four main landowners/developers and submitted to the Council in early February 2023.
- 1.7 The Masterplan Addendum was considered by the Council's Executive on 8 March 2023 where it was resolved that the contents of the report be noted and that the relevant Overview and Scrutiny Committee be requested to consider the Addendum and provide any comments, before it is re-considered by the Executive.

## **2. BACKGROUND**

- 2.1 The West Oxfordshire Local Plan 2031 allocates the land to the west of Eynsham as one of a number of strategic development areas (SDAs) with the site expected to deliver about 1,000 homes. Of these, 237 have already been completed or are under construction and there is a current outline planning application for 180 homes in the northern part of the site. Planning applications for the rest of the SDA are expected to come forward later this year.
- 2.2 To ensure a co-ordinated approach to delivery and a high quality development, Policy EW2 of the Local Plan requires *'comprehensive development to be led by an agreed masterplan'*.
- 2.3 To fulfil this policy requirement, in June 2021, the four main SDA landowner/developers (Jansons, Berkeley Homes, Oxfordshire County Council Property and Facilities and Blenheim Strategic Partners) assembled a technical team to prepare a masterplan for the SDA.

- 2.4 Further to ongoing stakeholder engagement during the second half of 2021, the final draft masterplan document was submitted to the District Council in February 2022. Having first been considered at a Joint Climate & Environment and Economic & Social Overview and Scrutiny Committee on 14 March 2022, the masterplan was subsequently agreed as a material planning consideration at a meeting of Cabinet held on 16 March 2022.
- 2.5 However, following that decision the District Council received correspondence on behalf of a landowner whose land falls within the boundary of the SDA, but who had not been engaged in the preparation of the masterplan document. The correspondence related to the Council's decision to approve the masterplan and took the form of a letter before claim in accordance with the judicial review pre-action protocol.
- 2.6 The District Council subsequently took its own legal advice and it was agreed that the Council would reconsider the masterplan having first given the claimant and any other landowners who were not involved in its preparation, the opportunity to submit representations to the Council by 23 June 2022.
- 2.7 In light of the correspondence received and the existence of other third parties which had not been involved in the process, in July 2022, Cabinet agreed that the four main landowners/developers should be invited to engage with all other third party landowners within the SDA boundary with any updates/consequential amendments to the masterplan to be reconsidered at a future meeting.

### 3. MASTERPLAN ADDENDUM

- 3.1 Following the decision of Cabinet in July 2022, the four main landowners/developers, through their consultants Chess Engage, began a process of engagement with the relevant third parties who own land within the SDA boundary – specifically to seek views on the content of the masterplan document.
- 3.2 Hard copies of the masterplan were sent on 29 August 2022, requesting comments to be returned by 23 September 2022.
- 3.3 The comments received were considered by the main developer/landowner team and reflected in a Masterplan Addendum document.
- 3.4 The Addendum was shared with the third party landowners in December 2022/January 2023 and also with Eynsham Parish Council and WODC Officers. The final version was submitted to the District Council on 2 February 2023 and is attached to this report at Annex A.
- 3.5 As can be seen, the addendum is concise at just 23 pages long. The main changes to the original masterplan document can be summarised as follows:
  - **The land ownership plan** (Figure 1 in the addendum, Figure 12 in the original masterplan) has been updated to more clearly indicate which parcels of land are within the control of the four main landowners/developers and which parcels are owned by other 'third parties' or is unregistered land;

- **Ecology and biodiversity** – the text has been amended to clarify that the former orchard, west of Fruitlands in the north of the site, is partially covered by a Tree Preservation Order (TPO) and is designated as a priority habitat (Deciduous Woodland);
- **Existing Green Infrastructure and ecology plan** (Figure 2 in the addendum, Figure 21 in the original masterplan) has been updated to show the confirmed extent of the Fruitlands Tree Preservation Order (TPO) and to show the updated Natural England designations within the Natural England Priority Habitat Inventory mapping for Deciduous Woodland. The plan has also been updated to show the Local Green Spaces designated in the Eynsham Neighbourhood Plan. An inset map has been provided to show these amendments at a closer scale;
- **Site constraints and opportunities plan** (Figure 3 in the addendum, Figure 26 in the original masterplan) has been updated to reflect the confirmed extent of the Fruitlands TPO, the areas of National Forest Inventory and Natural England Priority Habitat Inventory - Deciduous Woodland and Local Greenspace Designation 'LGS 6 - Fruitlands Wood', as set out in the Eynsham Neighbourhood Plan. The opportunities plan has been updated to show less additional woodland in the northern part of the site and a reduction in the extent of the proposed linear park in the eastern part of the site;
- **Masterplan** (Figure 5 in the addendum, Figure 27 in the original masterplan) has been updated to illustrate third party land in the north and east of the site as *potential development land* (although possible land uses are not indicated) subject to any subsequent planning application being assessed against the Local Plan and other material considerations. This supersedes the previous Figure 27 of the masterplan which retained these areas in their current land use.
- **Land-Use Strategy plan** (Figure 6 in the addendum, Figure 28 in the original masterplan) has been updated in line with the amendments to Figure 5/27 referred to above;
- **Landscape Strategy plan** (Figure 7 in the addendum, Figure 29 in the original masterplan) has been updated to clarify the area of retained woodland proposed within the masterplan area and the confirmed extent of the Fruitlands TPO. Also updated to show the areas of *potential development land* referred to above with the supporting text amended to clarify that any such third party land has been treated separately for the purposes of establishing landscaping quantum for the four main landowners/developers;
- **Indicative Phasing Strategy plan** (Figure 8 in the addendum, Figure 61 in the original masterplan) has been updated to illustrate third party land in the north and east of the site as *potential development land* (possible land uses not indicated) subject to any subsequent planning application being assessed against the Local Plan and other material considerations.

## **4. SUMMARY**

- 4.1** Following the decision of Cabinet in July 2022, the four main landowners/developers have engaged with all third party landowners within the SDA boundary in order to ensure their views have been properly taken into account in the masterplan.
- 4.2** That process of engagement has resulted in a number of relatively minor amendments to the masterplan as set out in the addendum document attached at Annex A and summarised in Section 3 above.
- 4.3** Perhaps the most notable amendment is the delineation of two small parcels of land in the north and east of the SDA as '*potential development land*'. Importantly, the addendum does not refer to what type of development, if any, may be forthcoming in these locations.
- 4.4** Rather it is intended to allow for the possibility of something coming forward at a future point in time, subject to relevant Local Plan policies and other material considerations. This is in contrast to the original masterplan document which showed them as being retained in their existing use.
- 4.5** It is also relevant to note that even if the masterplan were to remain unaltered in this respect, the two parcels of land in question fall within the SDA boundary as defined in the Local Plan and those landowners could still bring forward development proposals which would need to be considered on their own merits.
- 4.6** In overall terms, Officers are therefore comfortable with the relatively minor amendments which have been made to the masterplan and are of the view that the addendum document should be supported.

## **5. NEXT STEPS**

- 5.1** Subject to any comments the Committee may wish to make, the masterplan addendum will be considered at a meeting of the Executive on 12 July 2023.

## **6. ALTERNATIVE OPTIONS**

- 6.1** None.

## **7. FINANCIAL IMPLICATIONS**

- 7.1** The report raises no direct financial implications although there is an indirect risk of expenditure having to be incurred by the District Council should any further legal action be taken (see comments below).

## **8. LEGAL IMPLICATIONS**

- 8.1** Cabinet's decision in March 2022 to approve the original masterplan document was the subject of a subsequent threat of legal challenge. The proposed course of action which was subsequently agreed led to that claim being discontinued.
- 8.2** Whilst there is inevitably a degree of risk of further legal action, the fact that in preparing the addendum document, the four main landowners/developers have directly engaged with all other third party landowners within the SDA boundary, clearly serves to reduce that risk.



## **9. RISK ASSESSMENT**

- 9.1** In the absence of an agreed masterplan for the West Eynsham SDA, there is a risk to delivery in terms of housing land supply, place-making objectives and the provision of supporting infrastructure to support the development of the site as a whole.

## **10. EQUALITIES IMPACT**

- 10.1** The report raises no specific equality implications for any specific group/protected characteristic.

## **11. CLIMATE AND ECOLOGICAL EMERGENCIES IMPLICATIONS**

- 11.1** The masterplan addendum addresses a number of issues relating to the climate and ecological emergencies including ecology and biodiversity, greenspace and woodland provision and landscaping.

## **12. BACKGROUND PAPERS**

- 12.1** None.

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# WEST EYNESHAM STRATEGIC DEVELOPMENT AREA



Masterplan Document Addendum



February 2023



# Forward

This Masterplan Document Addendum has been produced by Turley Design, on behalf of Jansons, Berkeley, Blenheim Strategic Partners and Oxfordshire County Council (Property and Facilities Team).

This Addendum provides an update to the Masterplan (approved in March 2022) following engagement with third party landowners within the SDA boundary as resolved by WODC Cabinet on the 13th July 2022.

## Contact

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**Berkeley**  
Designed for life

**BLÉNHEIM**  
STRATEGIC PARTNERS

**PYE**  
homes  
BLÉNHEIM

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# Turley

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# Introduction

## Document Structure & Purpose

This Addendum to the West Eynsham SDA Masterplan document approved on 16th March 2022, sets out the outcome of the further engagement with other third party landowners within the SDA and provides both updated constraints information and consequential amendments/ updates to the masterplan, supporting text and diagrams. The updated plans and supporting material contained in this Addendum replace and supersede the relevant sections of the approved Masterplan Document.

## Land Ownership

The masterplan area is covered by a number of different land ownerships. This document has been prepared on behalf of the four landowners/developers who control the majority of the land within the SDA boundary. These parties have worked together in preparing the masterplan and will continue to do so in bringing the development forward.

## The Masterplan Process

The masterplan was considered by the West Oxfordshire District Council Joint Climate & Environment and Economic & Social Overview and Scrutiny Committee on 14 March 2022 and subsequently at a meeting of the Council's Cabinet on 16th March 2022 where it was formally agreed as a material planning consideration.

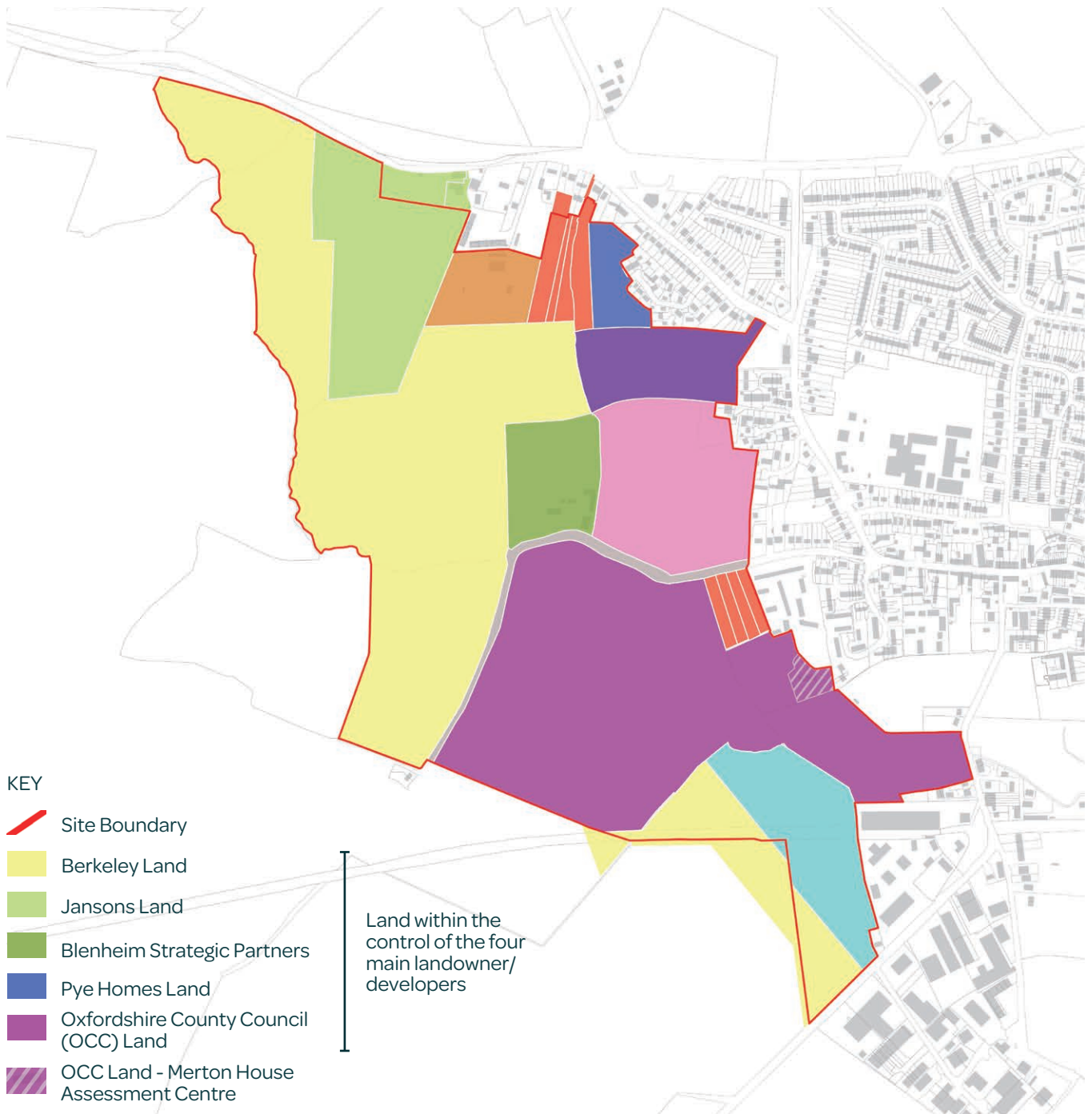
Following representations by one of the third party landowners within the SDA boundary, the Council decided to reconsider the Masterplan Document having first given the landowner and any other third party landowners, the opportunity to submit representations on the Masterplan Document to the Council by 23rd June 2022.

On the 13th July 2022 the WODC Cabinet resolved to invite the four main landowners/developers responsible for the preparation of the masterplan to engage with the third party land owners to seek their comments on the Masterplan Document.

It was resolved that a further report would then be brought back to Cabinet, setting out the outcome of that further engagement, including where necessary, any consequential amendments/ updates to the masterplan.

This Masterplan Addendum sets out the outcome of this further engagement.





KEY

-  Site Boundary
-  Berkeley Land
-  Jansons Land
-  Blenheim Strategic Partners
-  Pye Homes Land
-  Oxfordshire County Council (OCC) Land
-  OCC Land - Merton House Assessment Centre
-  OCC Leasehold - Bartholomew School
-  Thomas Homes Land
-  Thornbury Green development
-  Polar Technology
-  Other Third Party Land
-  Unregistered Land

Land within the control of the four main landowner/developers

Figure 1: Land Ownership Plan - Land Registry Data October 2022 (to supersede Figure 12 of Masterplan Document)



## Engagement

Chess Engage on behalf of the four main landowner/ developers has undertaken a process of engaging with other third party landowners within the SDA.

The 'Consultation Strategy' section of the SDA Masterplan document (pages 40-41), summarises how the SDA was subject to extensive engagement with the local community prior to the Masterplanning process. The SDA Masterplan document (pages 42-45) then explains the engagement at the Masterplan preparation stage and provides a summary of amendments to the Masterplan following engagement with the dedicated Liaison Group in 2021 and 2022.

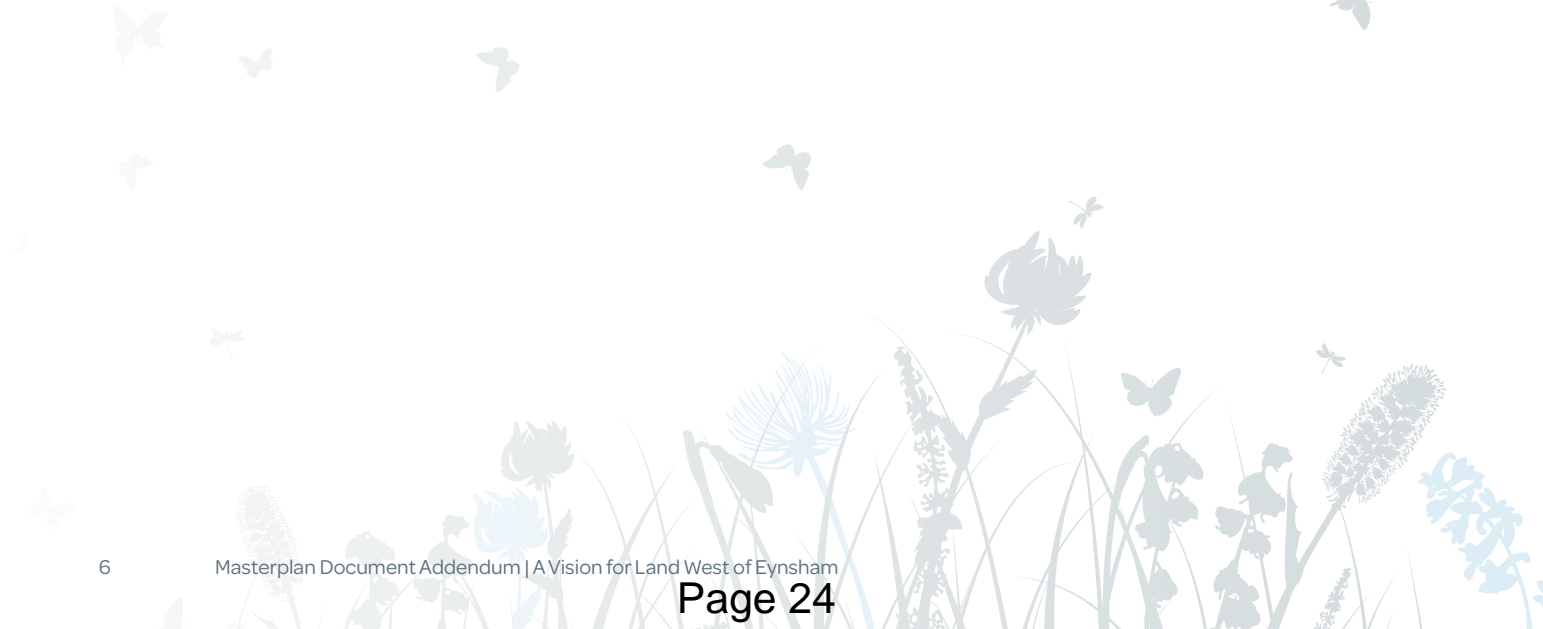
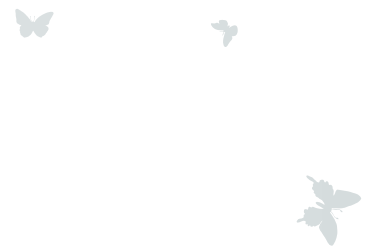
### Post Masterplan Agreement

In line with the agreed resolution of the WODC Cabinet meeting on 13th July 2022, the main landowner/developer team engaged with the other third party landowners within the West Eynsham SDA to seek any comments on the Masterplan document.

A hardcopy letter dated 29th August 2022 was posted, along with a copy of the Masterplan document agreed at Cabinet on 16th March 2022, to the other third party landowners within the SDA requesting comments to be returned by 5pm on 23rd September 2022. These letters were followed up with electronic correspondence (to those with email addresses the landowner/ developer team were aware of).

Comments received from the other third party landowners to this correspondence were considered by the main landowner/ developer team and as a result some updates have been made to this Masterplan document. These updates are detailed later in this Addendum.

The other third party landowners within the SDA were contacted again in December 2022/ January 2023 to obtain their feedback on this Masterplan Addendum, alongside sharing the document with Eynsham Parish Council and WODC Officers.







## Landowner Consultation

August 2022

Letters and emails sent to all Registered and other third party Land Owners

September - October 2022

Replies received from other third party Land Owners

November 2022

Masterplan Addendum prepared to respond to landowner responses

December - January 2023

Further consultation with third party landowners on Masterplan Addendum

Spring 2023

Masterplan Addendum submitted to WODC Cabinet for approval



## Ecology and Biodiversity

There are no specific nationally designated sites of importance for biodiversity within the SDA. The SDA is predominantly greenfield with farmland arable and semi-improved grassland fields, woodland, orchard, trees, mature hedgerows, ditches and the Chil Brook. There are valuable habitats and wildlife corridors within the site, especially the Chil Brook.

There are records of protected and notable species within and adjoining the site. Phase 1 surveys and assessment of the site have been carried out and prior to any planning application, it is recommended that specialist Phase 2 surveys for protected species are carried out, in addition to further assessment of hedgerow, grassland and arable habitats, in order to establish the presence or absence of protected or notable habitats and species in order to ensure compliance with UK nature conservation legislation and, where necessary, identify measures to avoid or mitigate potential impacts.

The former orchard, west of Fruitlands in the north of the site, is partially covered by a Tree Preservation Order (TPO) and is designated as a priority habitat (Deciduous Woodland).

The previous surveys of the site, have identified the areas of highest ecological value, which are primarily along the Chil Brook and the woodland and hedgerow corridors.

The “low ecological value” areas, shown in Figures 2 and 3, are identified in the Oxfordshire Garden Village and Strategic Development Area Preliminary Ecological Impact Assessment Prepared by TACP for West Oxfordshire District Council. This preliminary assessment identified the key ecological features and the areas with the greatest potential for protected species. The low ecological areas have the lowest potential for protected species.

In accordance with national and local policy, development of the site will be required to demonstrate a net gain in biodiversity where possible. This is also reflected in the Eynsham Neighbourhood Plan (Policy ENP4a).

To the south east of the site is the proposed ‘Fishponds’ Local Nature Reserve (LNR) on the site of the Eynsham Abbey Fish Ponds.

A further consideration for the West Eynsham site is the Oxford Meadows Special Area of Conservation (SAC) which is 3.3km east of the SDA. In respect of increased nitrogen deposition from additional traffic on the A40, a combination of a modal shift away from the use of the private car and a trend for reduction in nitrogen from vehicular emissions will limit any significant effect.

Figures 2 and 3 show the known existing green infrastructure and ecology constraints of the site. This plan has been updated to show the confirmed extent of the Tree Preservation Order (TPO) WODC Ref: No.1/2015 – Land at Fruitlands, Eynsham 141.289 and to show the updated Natural England designations within the Natural England Priority Habitat Inventory mapping for Deciduous Woodland. The plan has also been updated to show the Local Green Spaces designated in the Eynsham Neighbourhood Plan.

Below is an extract of the updated plan (figure 3) to show these amendments at a closer scale.





### Policy Requirement

WODC Policy EW2: h) Requires biodiversity enhancements including arrangements for future maintenance. The provision of appropriate landscaping measures to mitigate the potential impact of development and associated infrastructure.

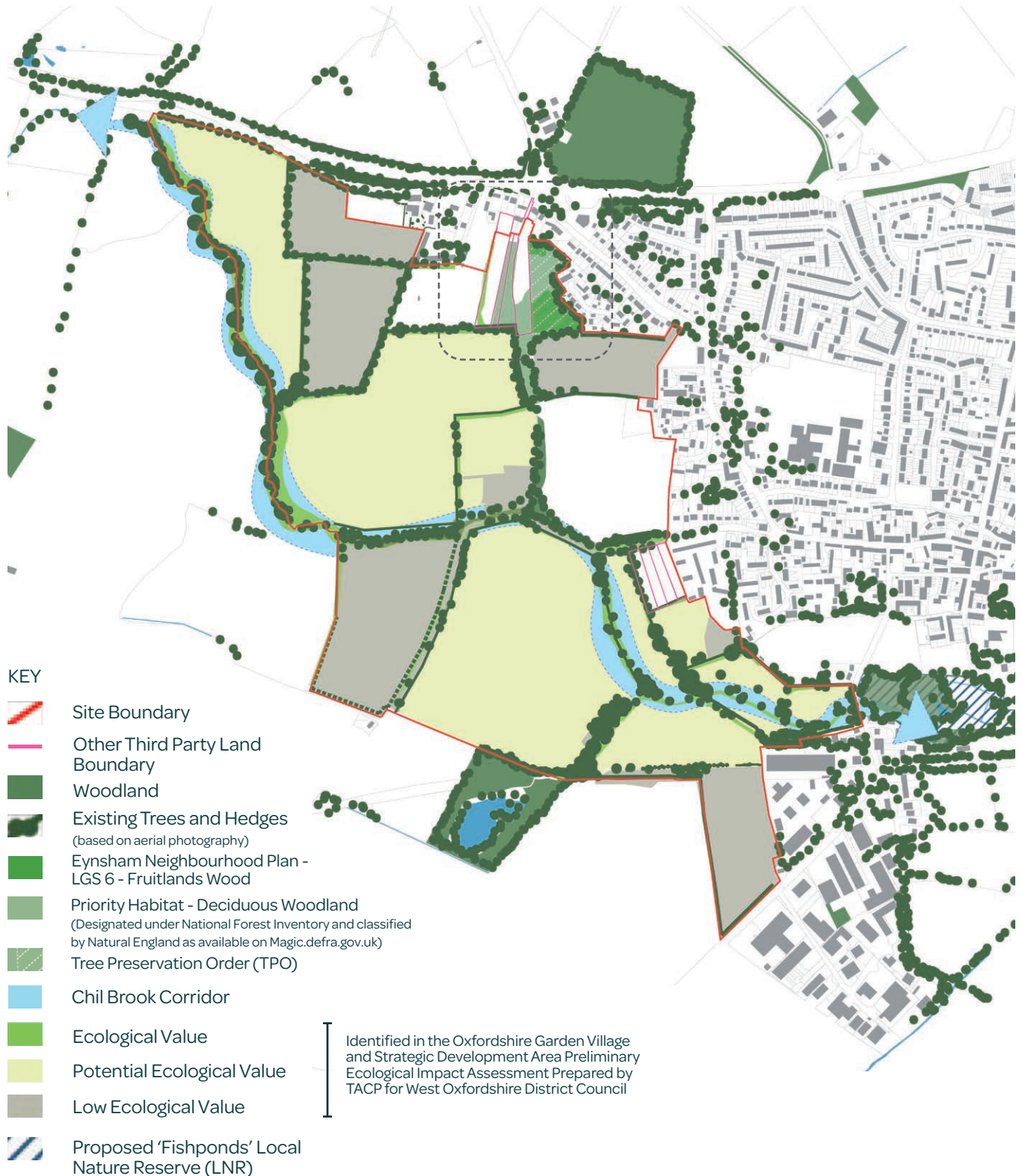


Figure 2: Existing Green Infrastructure and ecology (to supersede Figure 21 of Masterplan Document)



# Site Constraints and Opportunities

The Site Constraints Plan has been updated to reflect further information that has become available since the submission of the Masterplan Document. This includes:

- The confirmed extent of the Tree Preservation Order (TPO) WODC Ref: No.1/2015 – Land at Fruitlands, Eynsham 141.289. The extent of the TPO has been confirmed by WODC officers, and
- The areas of National Forest Inventory and Natural England Priority Habitat Inventory - Deciduous Woodland, as outlined in DEFRA ‘Magic Maps’ (Dec 22) which defines the location and extent of habitats of principal importance in accordance with the Natural Environment and Rural Communities Act (2006) Section 41.
- Local Greenspace Designation ‘LGS 6 - Fruitlands Wood’, as set out in the Eynsham Neighbourhood Plan 2018 - 2031 has been introduced for reference.

These amendments provide greater clarity to the boundaries of these areas but do not fundamentally change the site constraints or consequent masterplan layout and it’s opportunities for the SDA.



## KEY

	Site Boundary		Existing Built Edge
	1m Contours		Potential Landscape Buffer
	Direction of slope		Potential Reinforcement of the Existing Vegetation
	Modelled Flood Depth (MFD) <150mm		Glimpsed Views to St Leonard's Church
	MFD 150 - 300mm		Key Long Distance View into the site
	MFD 300 - 450mm		Industrial Development
	MFD 450 - 600mm		Scheduled Ancient Monument (SAM)
	MFD 600 - 900mm		Conservation Area
	MFD > 900mm		Listed Building
	Surface Water Flood Risk		Archaeological Features
	Woodland		Public Rights of Way
	Existing Trees and Hedges (based on aerial photography)		Cycleway
	Eynsham Local Greenspace Designations - LGS 6 - Fruitlands Wood		Proposed Central Residential Boulevard
	Priority Habitat - Deciduous Woodland (Designated under National Forest Inventory and classified by Natural England as available on Magic.defra.gov.uk)		Proposed Access
	Tree Preservation Order (TPO)		Potential Pedestrian Links
	Chil Brook		Existing PROW Connection
			Potential Pedestrian Access
			Proposed A40 Pedestrian/Cycle Crossing



Figure 3: Site Constraints and Opportunities Plan  
 (to supersede Figure 26 of Masterplan Document)

# Opportunities

Chil Brook Linear Park



A landscape for all to enjoy





A new Primary School with safe and convenient access



Local Centre providing a community hub



# Design Principles

The design principles for the masterplan have been informed by the assessment of the site and its context and engagement with stakeholders and the community. They establish the vision for how West Eynsham will integrate into the village.

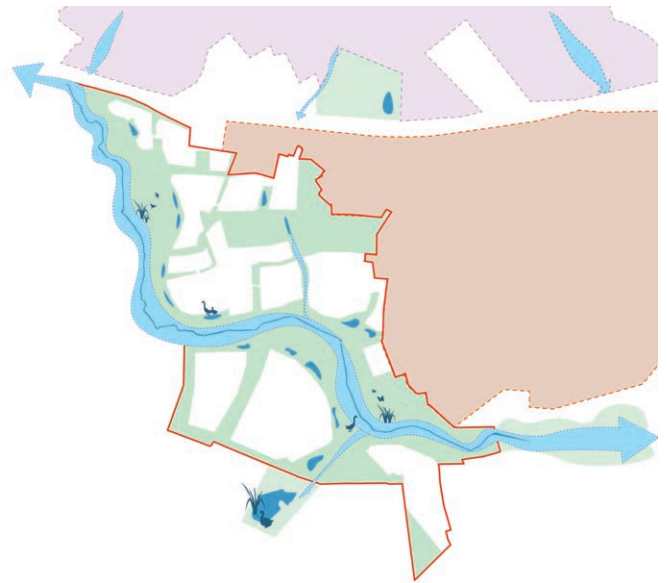
## Integrated Landscape Network



The masterplan will create a network of landscape corridors and spaces that will run through the site and connect into the landscape network around Eynsham.

The masterplan will deliver biodiversity enhancement by retaining existing habitats where possible, and creating new habitats to encourage wildlife to use the site. The biodiversity enhancements will form part of a rigorous Green Infrastructure Strategy fully integrating biodiversity through a series of green connections.

## Blue infrastructure



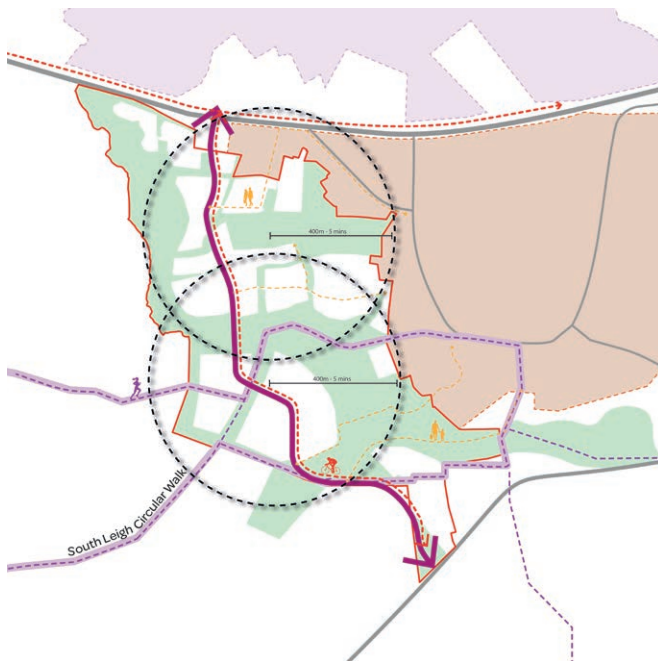
The Chil Brook runs through the site and creates a strong blue infrastructure network. The masterplan will seek to enhance and support this infrastructure by improving and introducing new wet habitats to help encourage wildlife to use the site.

Sustainable drainage systems will be distributed across the site, using natural drainage paths to manage surface water flows and deliver attractive public open space to be enjoyed by people and wildlife.





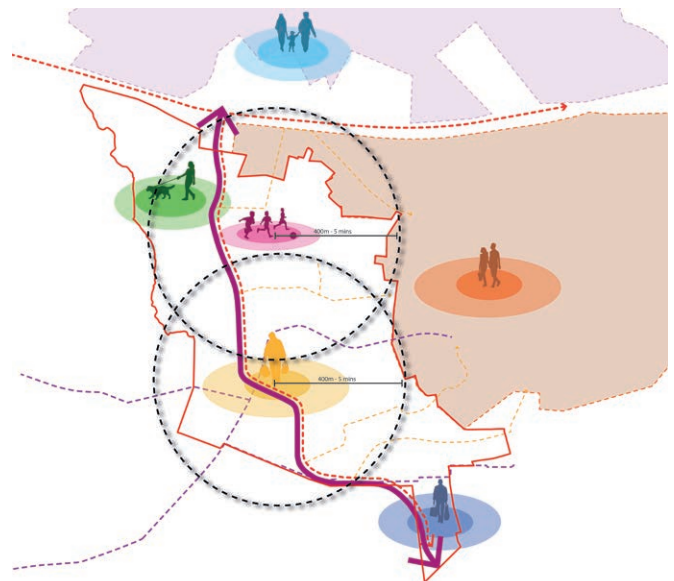
## Access and Movement



The proposed Central Residential Boulevard will provide the main access into the proposed development, connecting the A40 with the B4449 Stanton Harcourt Road. This will include integrated cycle lanes within its design, in line with latest national standards, providing an excellent link through the centre of the site with a controlled crossing over the A40, linked to the Park and Ride site and Garden Village to the north.

Existing Public Rights of Way (PROWs) will be retained and incorporated into the fabric of the masterplan, creating a robust and permeable scheme, with increased connectivity into Eynsham. An active modes first approach to the masterplan, supported by off-site improvements will encourage more active means of movement, within, to and from the site.

## Land uses & Amenities



The masterplan will seek to deliver a series of land uses to benefit the wider area. A new linear park will provide amenity space for new and existing residents.

A new primary school will be provided to support the development. A new local centre will be provided in the heart of the masterplan and will be accessed from the Central Residential Boulevard, in close proximity to the Chilbridge Road PROW. The provision of on-site land uses such as the primary school and local centre reduce the need for residents to travel, reducing off site movements and particularly those by private car.

The sites sustainable location also means that the site is in the immediate context of Eynsham Village centre and the proposed Garden Village centre, opening up wider opportunity for amenity, and access to a wider array of facilities and services.



# Masterplan

The indicative masterplan has been updated to reflect the feedback from other third party landowners within the SDA and now defines the land within the control of third party landowners as potential development land, subject to any subsequent planning application being assessed against the development plan and other material considerations.

This supersedes the previous Masterplan which retained these areas within their current land use.

## KEY

- |  |  |  |  |
|--|--|--|--|
|  | Site Access from A40   |  | Existing PROW (Footpath) to be Retained    |
|  | Site access from Stanton Harcourt Road                                       |  | Existing PROW (Bridleway) to be Retained   |
|  | Central Residential Boulevard with segregated cycle path                     |  | Existing PROW to be Re-routed              |
|  | Bridge crossing over Chil Brook  |  | Revised PROW Route                         |
|  | Sensitively designed crossing of PROW over the Central Residential Boulevard |  | Proposed Informal Pedestrian & Cycle Links |
|  | Chil Brook Linear Park   |  | Residential Development                    |
|  | Primary School   |  | Green Infrastructure and Open Space        |
|  | Local Centre   |  | Attenuation Features                       |
|  |  |  | Potential development land                 |

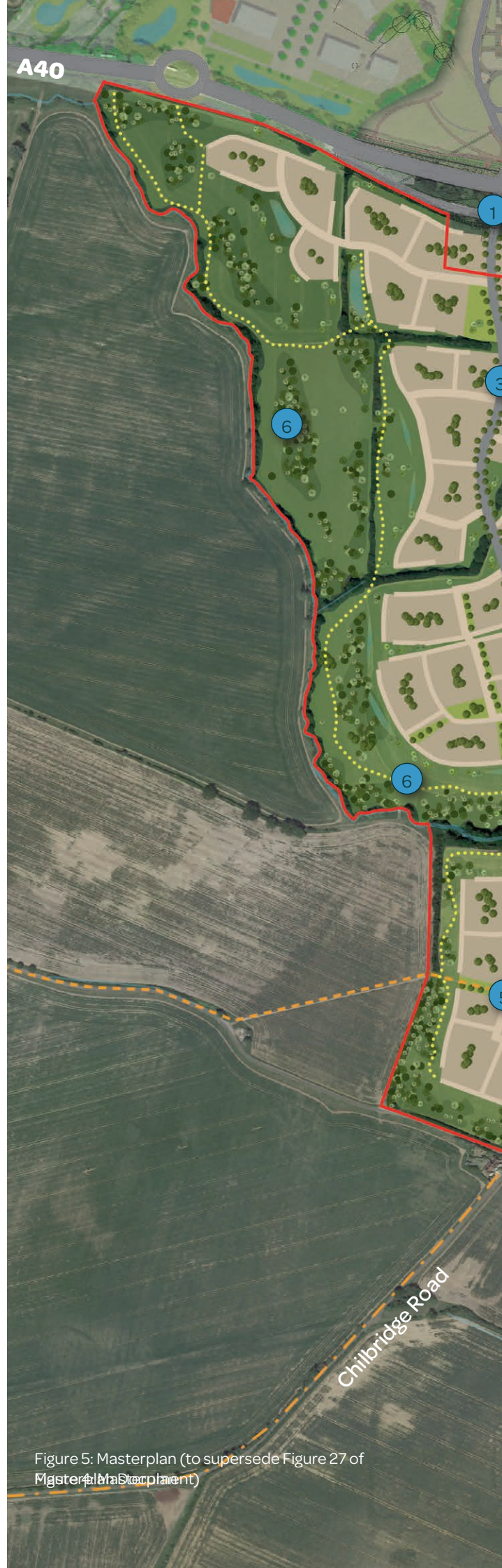


Figure 5: Masterplan (to supersede Figure 27 of Masterplan)



### Policy Requirement

WODC Policy EW2: b) requires comprehensive development to be led by an agreed masterplan.












## Land Use Strategy

The total site area is circa 88 ha. The land use strategy below sets out the proposed distribution of uses across the site. This provides the appropriate developable area for the required land uses including about 1,000 homes, a primary school, local centre, employment, delivery of the Central Residential Boulevard and green infrastructure.

Existing land uses of Bartholomew’s School playing fields, the Merton House assessment centre and the Horizon Technology Park will be safeguarded and retained within their current land use.

Areas of Potential Development Land, within third party ownership, have been identified within the Masterplan as potential development land subject to any subsequent planning application being assessed against the development plan and other material considerations.

Land Use Strategy		
Land Use	Quantum	Commentary
 Residential	About 1,000 homes of varying densities	West Eynsham is expected to accommodate around 1,000 new homes although this is not an exact, fixed figure and should not be treated as such.
 Education	A new Primary School	A 2.2 hectare site will be provided which is large enough to cater for a 2-form entry primary school.
 Local Centre	A mixture of community uses and small-scale commercial uses	The local centre will provide a community focal point at the heart of the masterplan and will be accessed from the Central Residential Boulevard, in close proximity to the Chilbridge Road PROW. It will include a range of uses including a mixed use and multifunctional community centre.
 Employment	Horizon Technology Park Advanced Engineering Campus	The approximately 4ha employment site of the Horizon Technology Park Advanced Engineering Campus (16/02369/FUL & 17/01114/FUL).
 Green & Blue Infrastructure	Extensive green and blue infrastructure	Approximately 40 hectares of natural and semi-natural green space, amenity green space, formal parks and gardens, sustainable urban drainage, allotments, community orchards, play areas and other outdoor provision.
 Retained Existing Uses	Bartholomew’s School playing field and Merton House Assessment Centre	The existing use of an approx 3ha site for playing fields for Bartholomew’s School and the 1.61 ha site for the Merton House Assessment Centre will be retained.
 Potential Development Land	Land within the SDA which is owned by other third party landowners	Land beyond the main Landowner /developers control has been identified as potential development land, subject to any subsequent planning application being assessed against the development plan and other material considerations.



### Vision



Spaces will be designed to be easy to navigate, with a wide range of interlinked uses and generous green spaces allowing residents to flourish within their own surroundings.

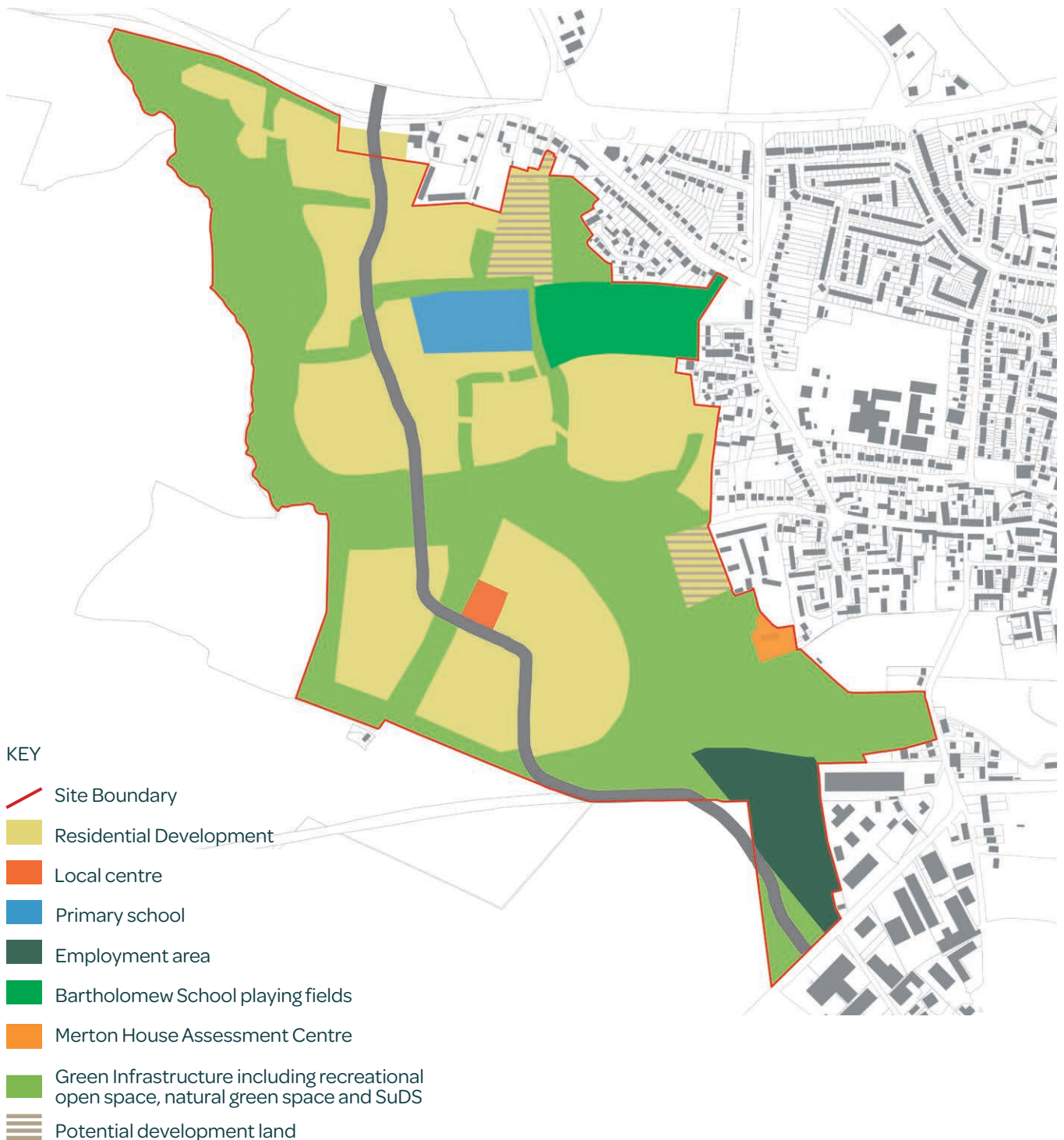


Figure 6: Land Use Strategy (to supersede Figure 28 of Masterplan Document)



## Landscape Strategy

The Landscape Strategy has been updated to clarify the area of retained woodland proposed within the Masterplan area and reflects the confirmed extent of the Tree Preservation Order (TPO) WODC Ref: No.1/2015 – Land at Fruitlands, Eynsham 141.289.

The landscape strategy has been designed to accommodate a significant quantum of open space in accordance with local policy as set out in Policy EH5 (Sport, recreation and children’s play) of the WOLP 2031 within the land controlled by the landowner/developer team.

Potential development areas within land controlled by third parties within the SDA boundary are excluded from the landscape quantum proposed for the four landowner/developers, who would rely on land within their control for their landscape proposals.



### KEY

 Chil Brook Linear Park

 Biodiversity links connecting to the linear park following tree lines and hedgerows



Figure 7: Landscape Strategy (to supersede Figure 29 of Masterplan Document)



## Indicative Phasing Strategy

The SDA falls within multiple land ownerships and the indicative phasing strategy is split to reflect these land ownerships. The strategy plan has been updated to identify the areas of potential development land (subject to any subsequent planning application being assessed against the development plan and other material considerations) within the SDA that is within the control of other third party landowners.

The principles of the Phasing Strategy set out within the Masterplan Document remain in place.

### KEY

-  Site Boundary
-  Consented Development
-  Phase 1 - Jansons
-  Phase 2/3 - Blenheim Strategic Partners
-  Phase 2/3 - Berkeley
-  Phase 4 - Berkeley
-  Phase 5 - OCC
-  Other Third party Land



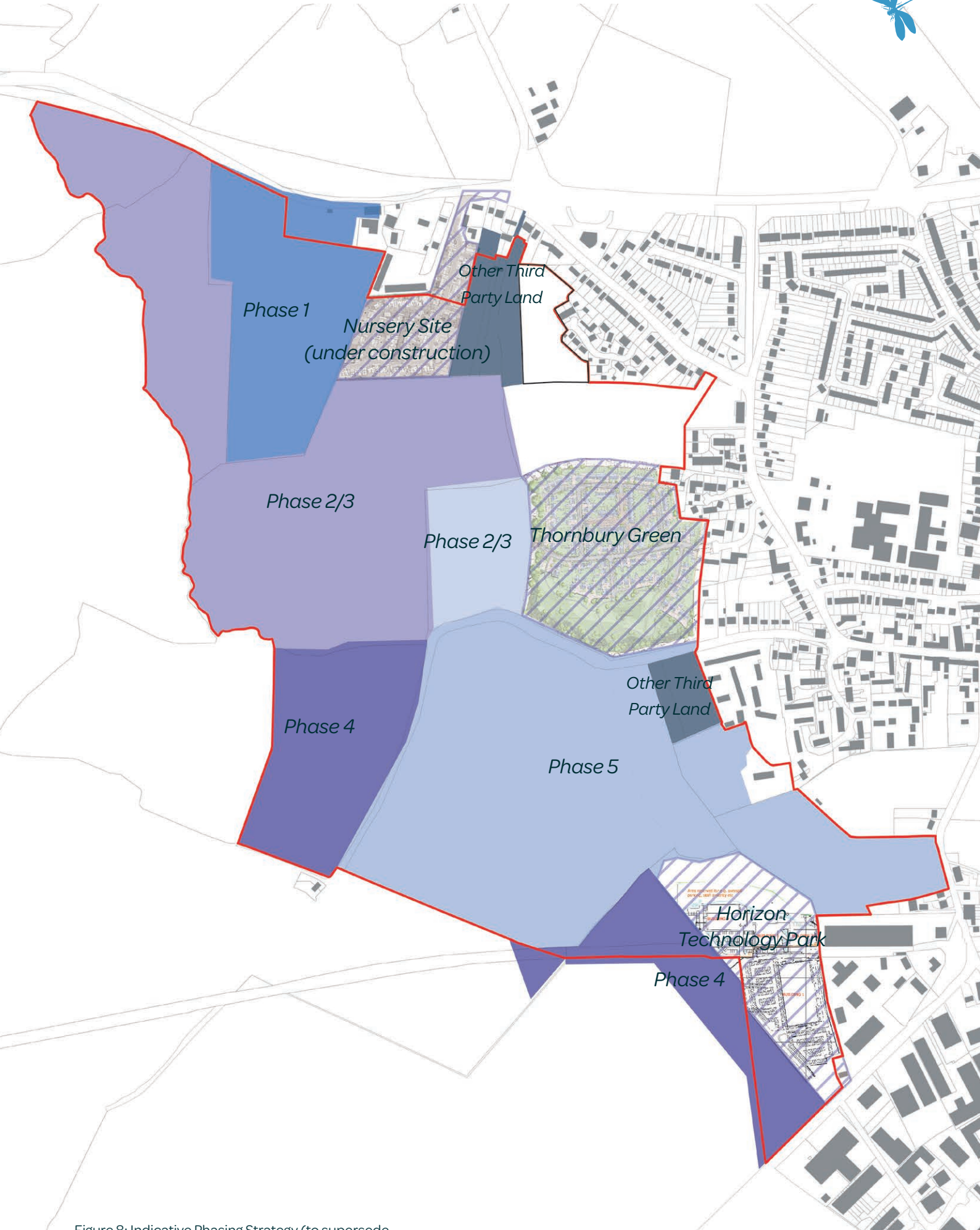


Figure 8: Indicative Phasing Strategy (to supersede Figure 61 of Masterplan Document)

