



# 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.

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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.





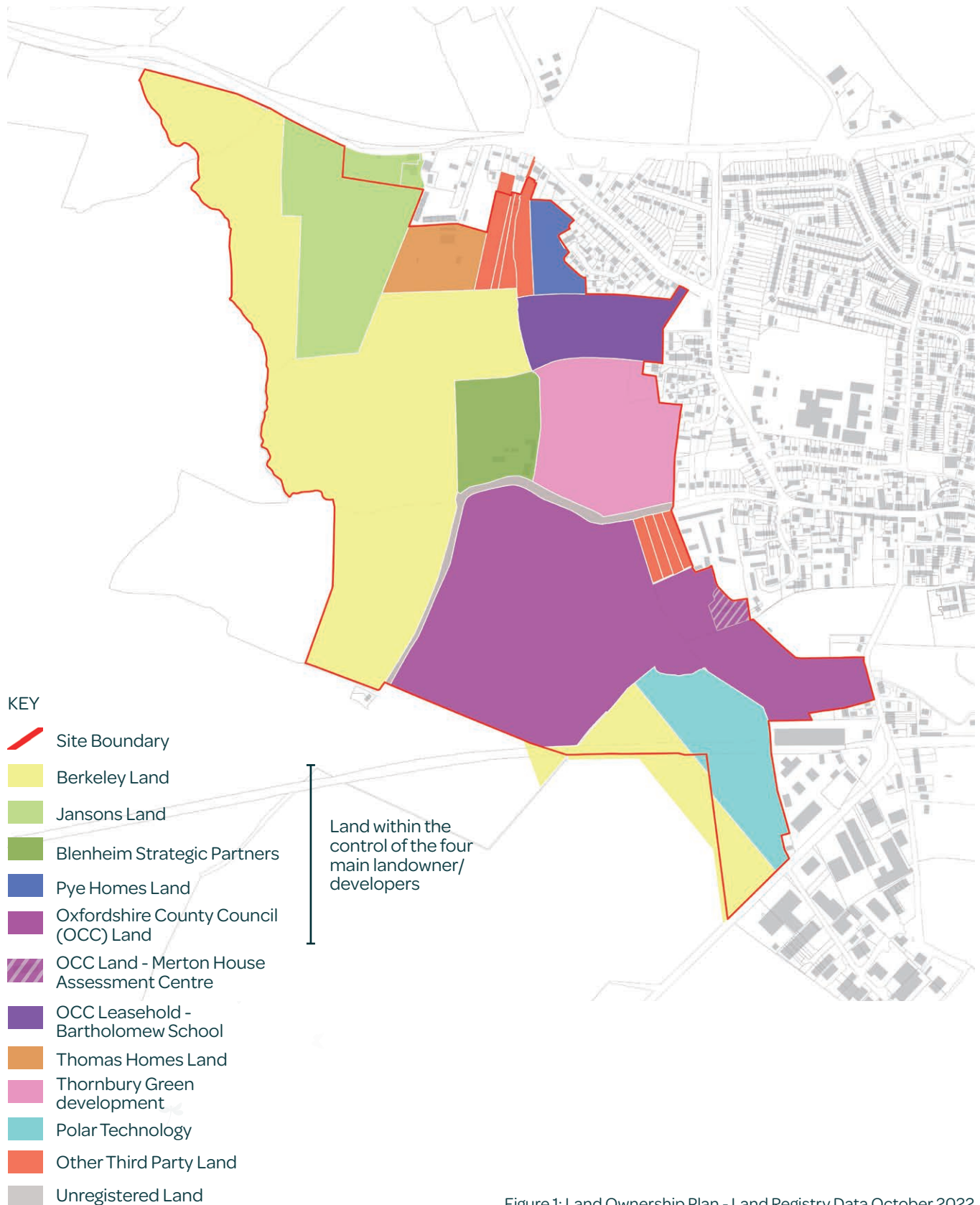


Figure 1: Land Ownership Plan - Land Registry Data October 2022  
(to supersede Figure 12 of Masterplan Document)



## 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.

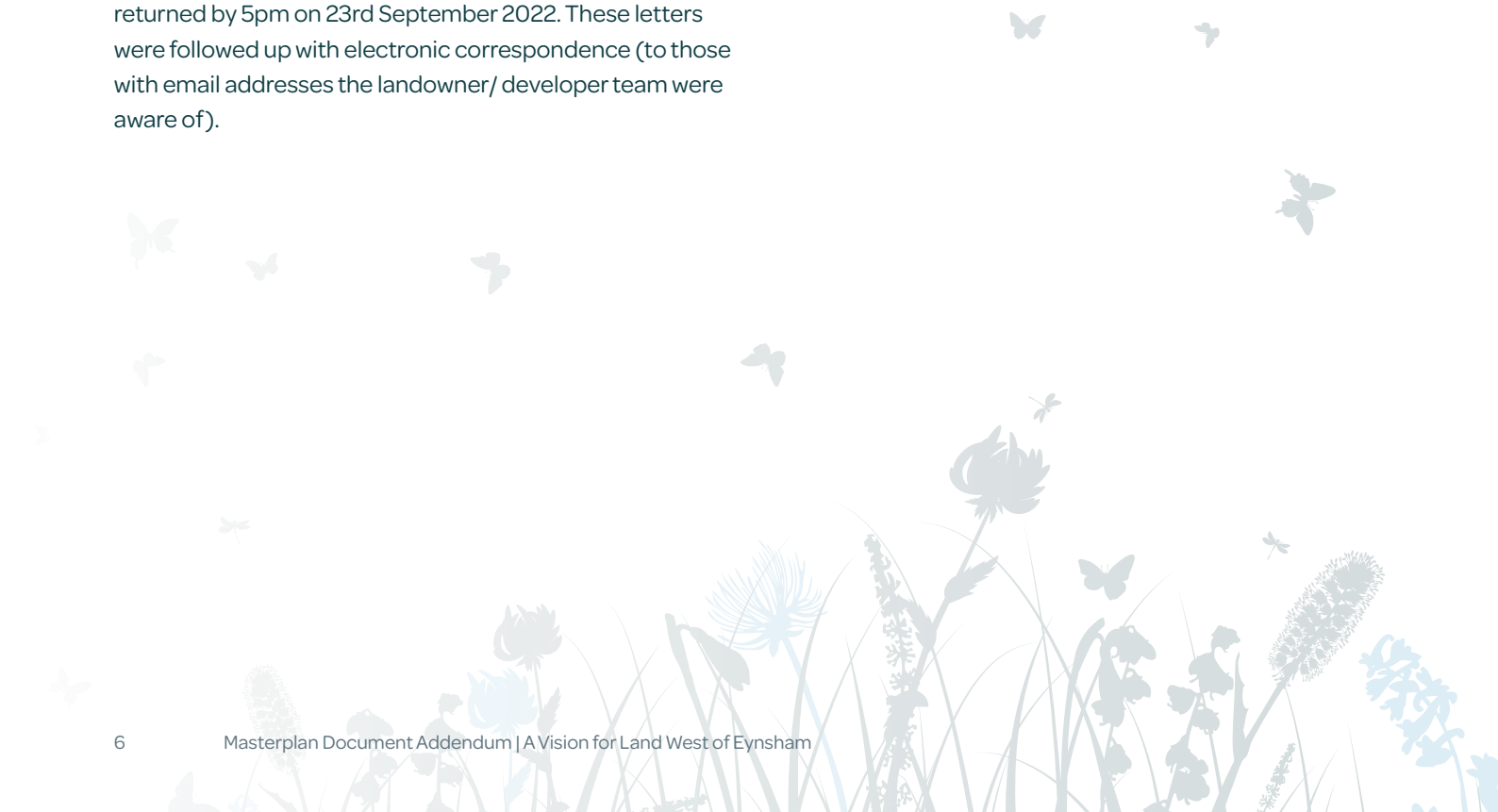
### Post Masterplan Agreement

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.

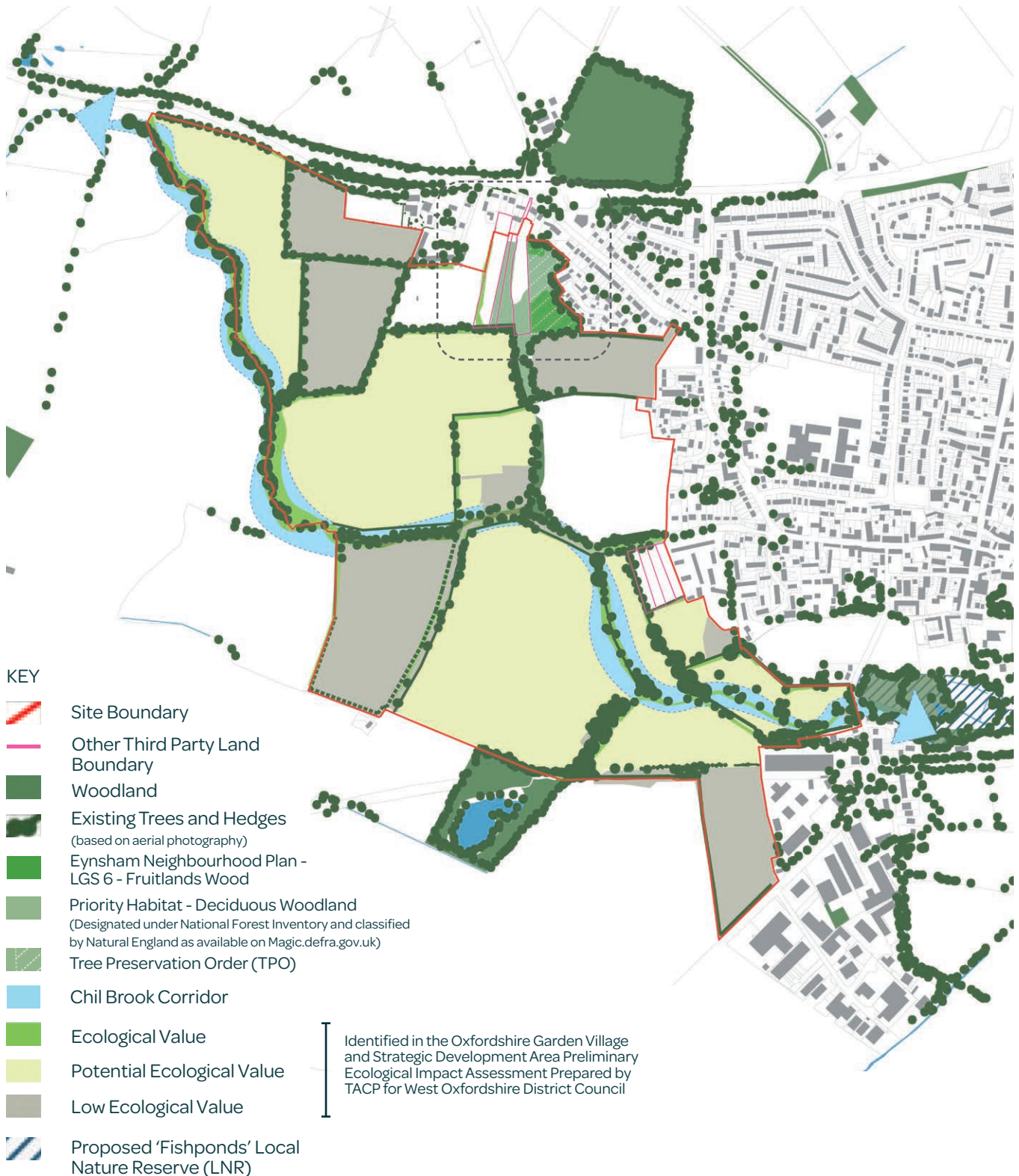


Figure 2: Existing Green Infrastructure and ecology (to supersede Figure 21 of Masterplan Document)



# 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
	1m Contours
	Direction of slope
	Modelled Flood Depth (MFD) <150mm
	MFD 150 - 300mm
	MFD 300 - 450mm
	MFD 450 - 600mm
	MFD 600 - 900mm
	MFD > 900mm
	Surface Water Flood Risk
	Woodland
	Existing Trees and Hedges (based on aerial photography)
	Eynsham Local Greenspace Designations - LGS 6 - Fruitlands Wood
	Priority Habitat - Deciduous Woodland (Designated under National Forest Inventory and classified by Natural England as available on Magic.defra.gov.uk)
	Tree Preservation Order (TPO)
	Chil Brook

	Existing Built Edge
	Potential Landscape Buffer
	Potential Reinforcement of the Existing Vegetation
	Glimpsed Views to St Leonard's Church
	Key Long Distance View into the site
	Industrial Development
	Scheduled Ancient Monument (SAM)
	Conservation Area
	Listed Building
	Archaeological Features
	Public Rights of Way
	Cycleway
	Proposed Central Residential Boulevard
	Proposed Access
	Potential Pedestrian Links
	Existing PROW Connection
	Potential Pedestrian Access
	Proposed A40 Pedestrian/Cycle Crossing

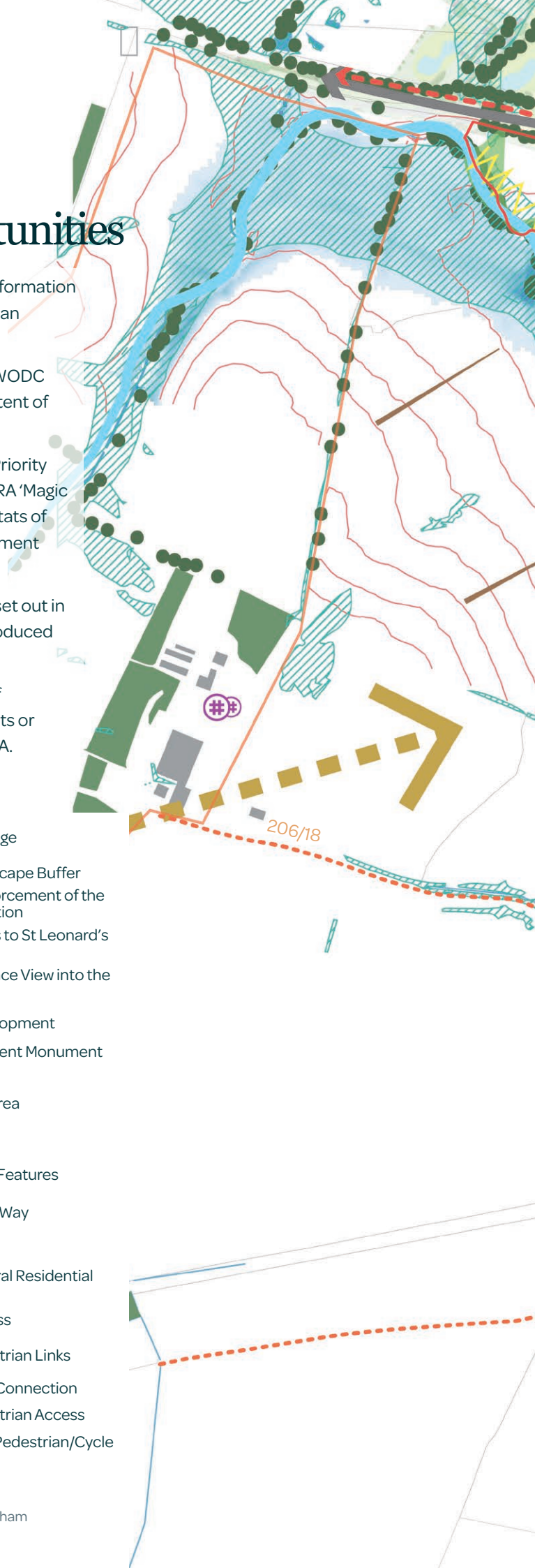






Figure 3: Site Constraints and Opportunities Plan  
(to supersede Figure 26 of Masterplan Document)



# 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.

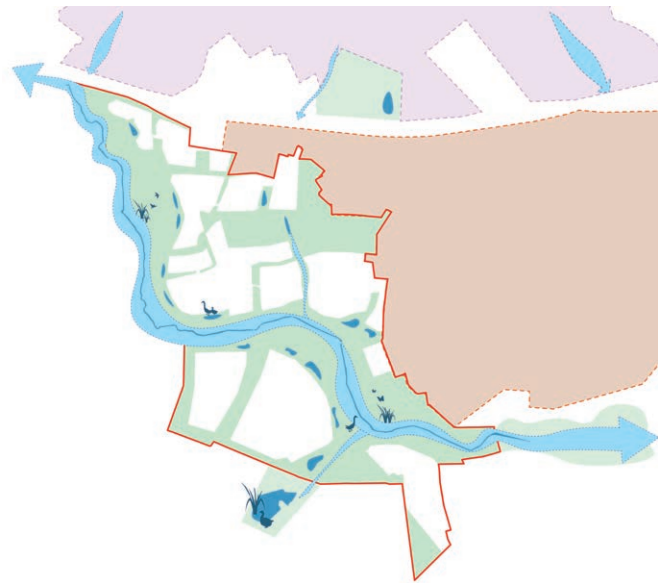
## Integrated Landscape Network



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

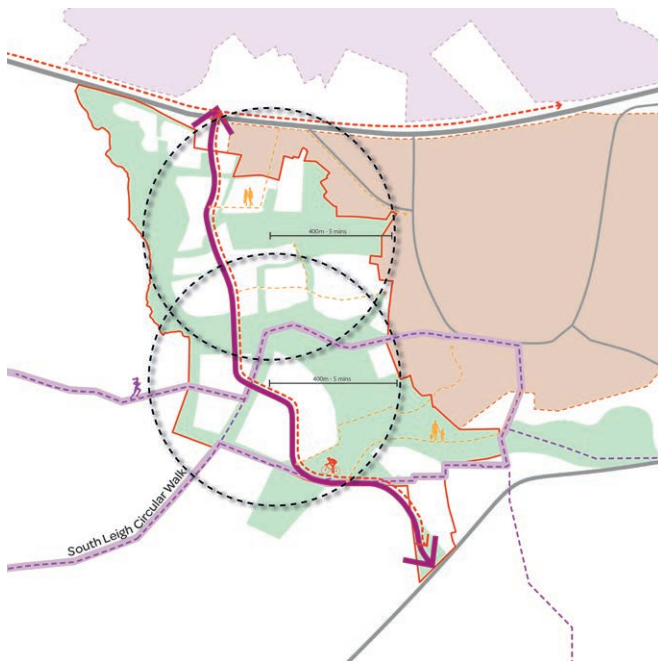


The Chil Brook runs through the site and creates a strong blue infrastructure network. The masterplan will seek to enhance and support this infrastructure by improving and introducing new wet habitats to help encourage wildlife to use the site.

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.



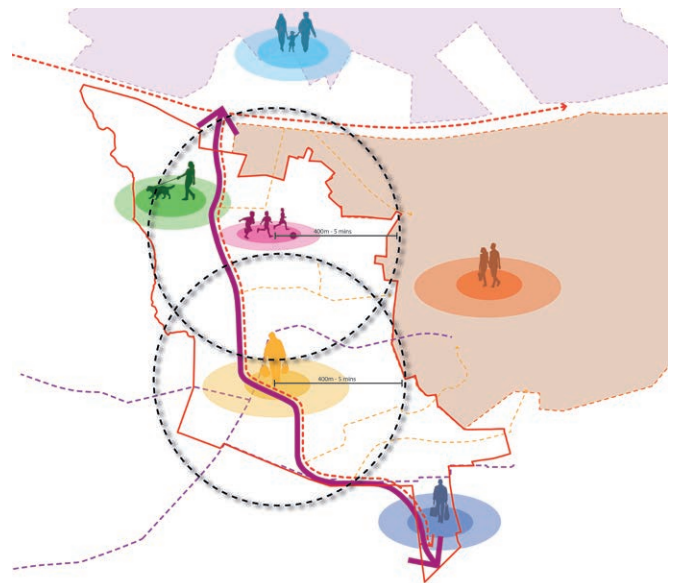
## Access and Movement



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

- |  |  |
|--|--|
| 1 Site Access from A40   | Existing PROW (Footpath) to be Retained    |
| 2 Site access from Stanton Harcourt Road                                     | Existing PROW (Bridleway) to be Retained   |
| 3 Central Residential Boulevard with segregated cycle path                   | Existing PROW to be Re-routed              |
| 4 Bridge crossing over Chil Brook  | Revised PROW Route                         |
| 5 Sensitive designed crossing of PROW over the Central Residential Boulevard | Proposed Informal Pedestrian & Cycle Links |
| 6 Chil Brook Linear Park   | Residential Development                    |
| 7 Primary School   | Green Infrastructure and Open Space        |
| 8 Local Centre   | Attenuation Features                       |
|  | Potential development land                 |

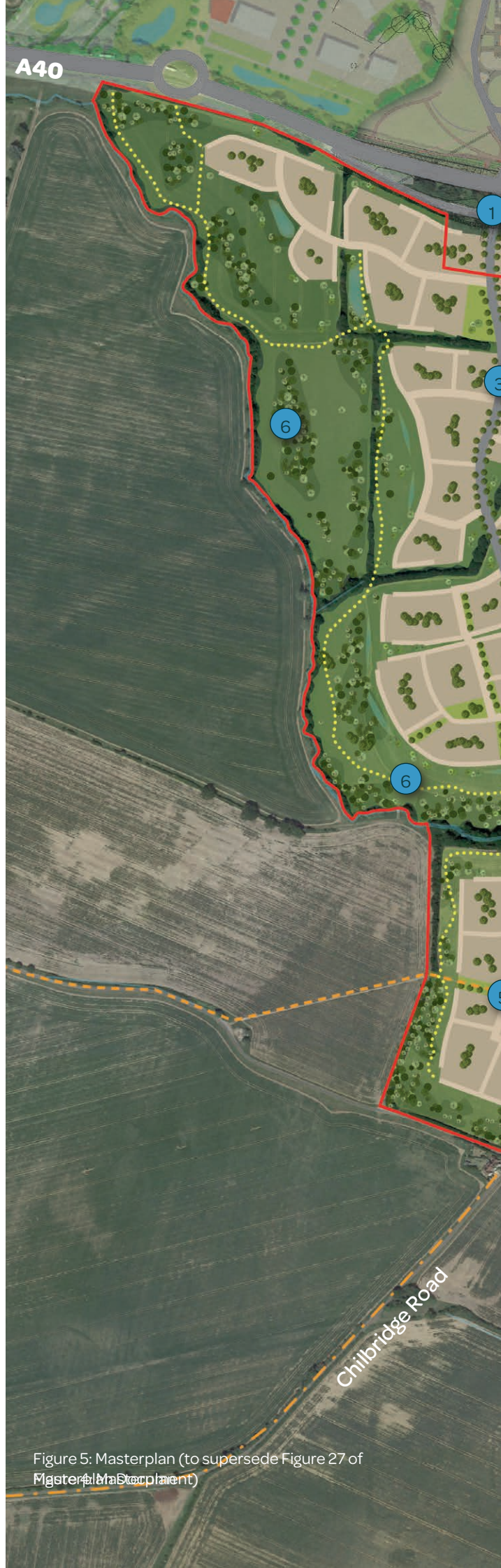


Figure 5: Masterplan (to supersede Figure 27 of Masterplan)





## 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.*

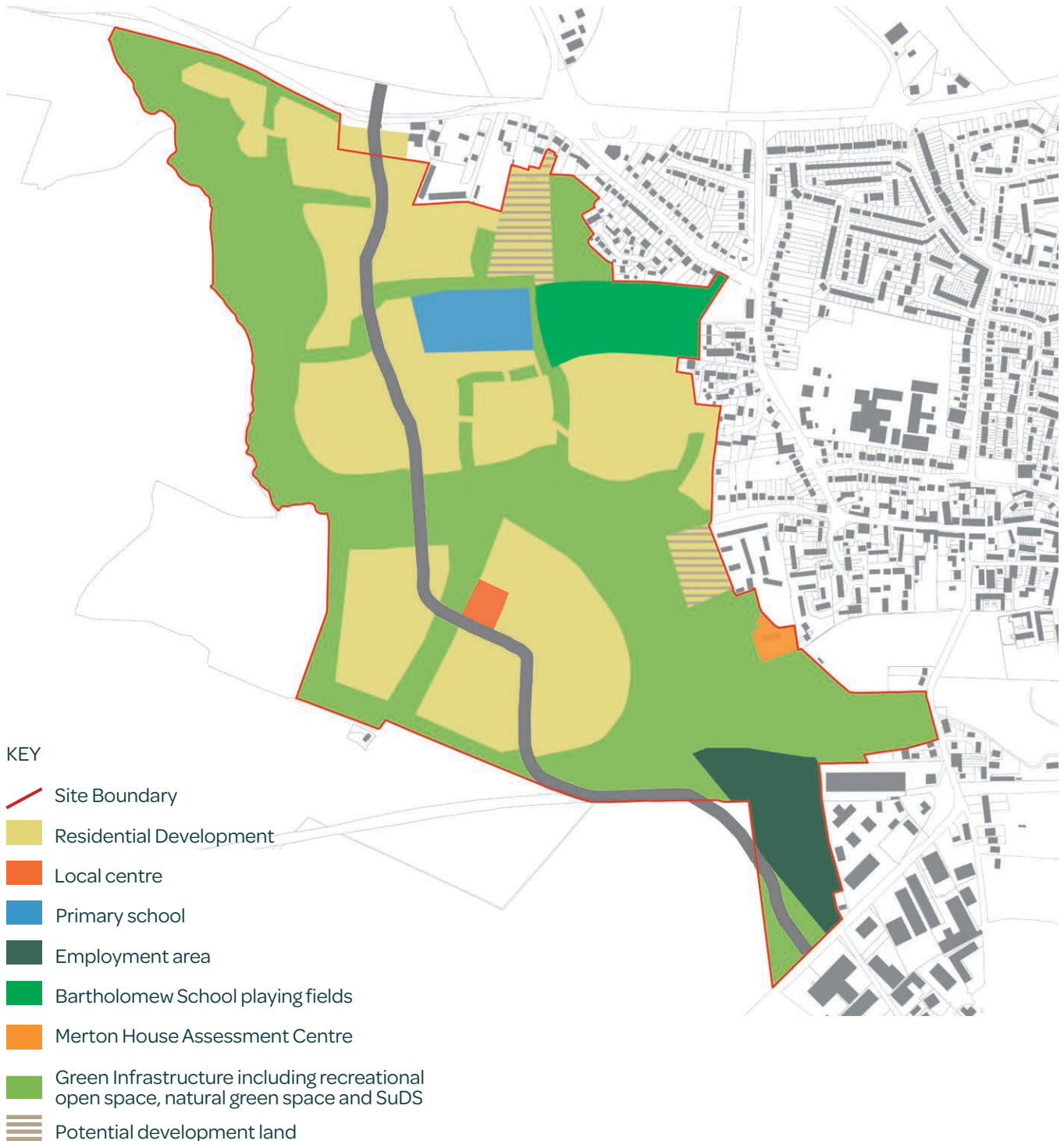


Figure 6: Land Use Strategy (to supersede Figure 28 of Masterplan Document)



## 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

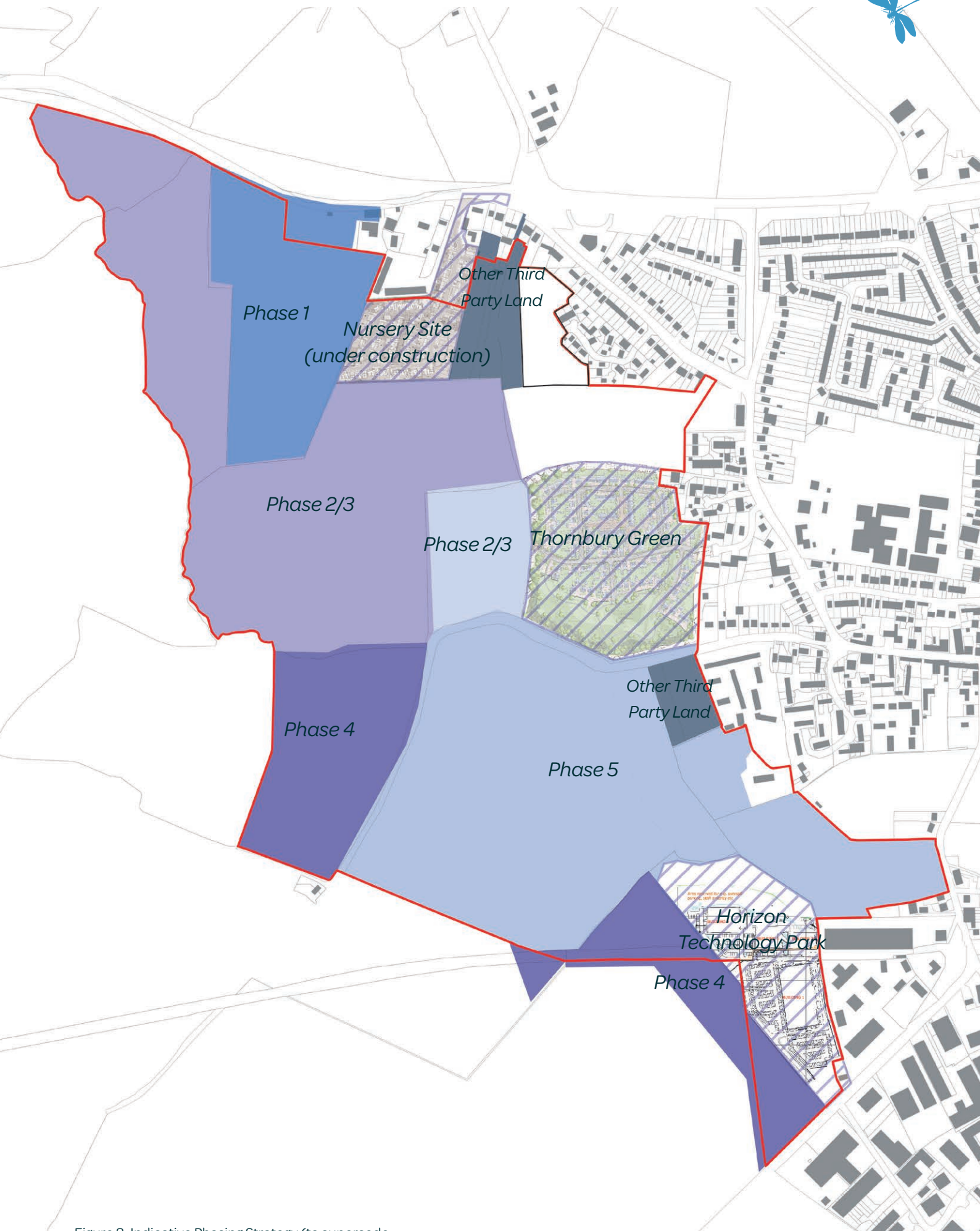


Figure 8: Indicative Phasing Strategy (to supersede Figure 61 of Masterplan Document)

