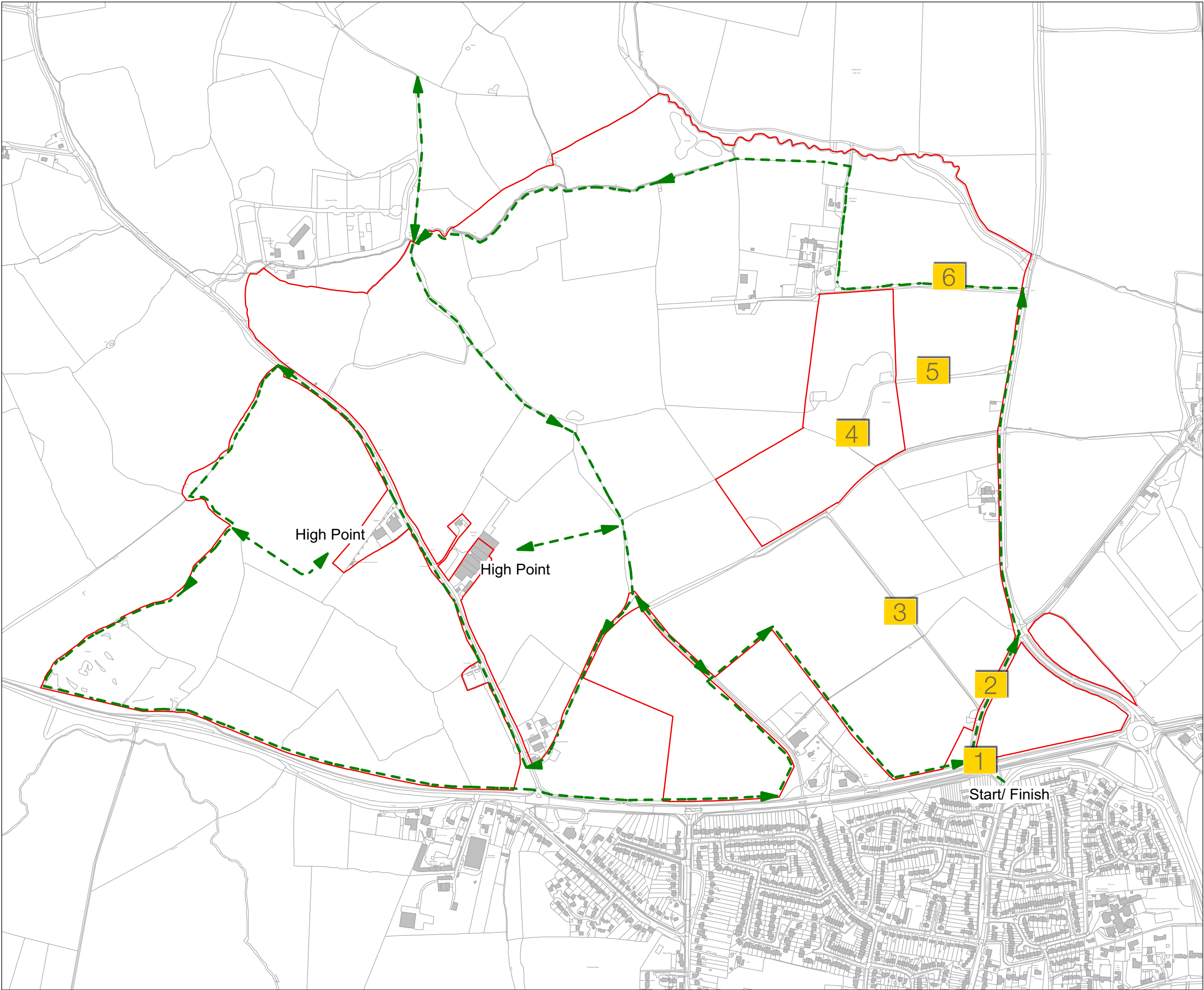


NORTH EYNSHAM
Site visit observation note
Draft v1

March 2017



GROSVENOR



Key

Notes/Revisions

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North Eynsham
Grosvenor



Walking Route

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1 Pedestrian crossing point

Difficult to cross in current arrangement



2 Existing lane

Consider how best to treat and incorporate the lane into the master plan



3 Hedgerow

Consider how best to treat and incorporate the hedgerow and well trod desire line adjacent to it into the master plan



4 Bund round quarry area

Potentially difficult edge, both visually and from potential operational noise concerns



5 Quarry access

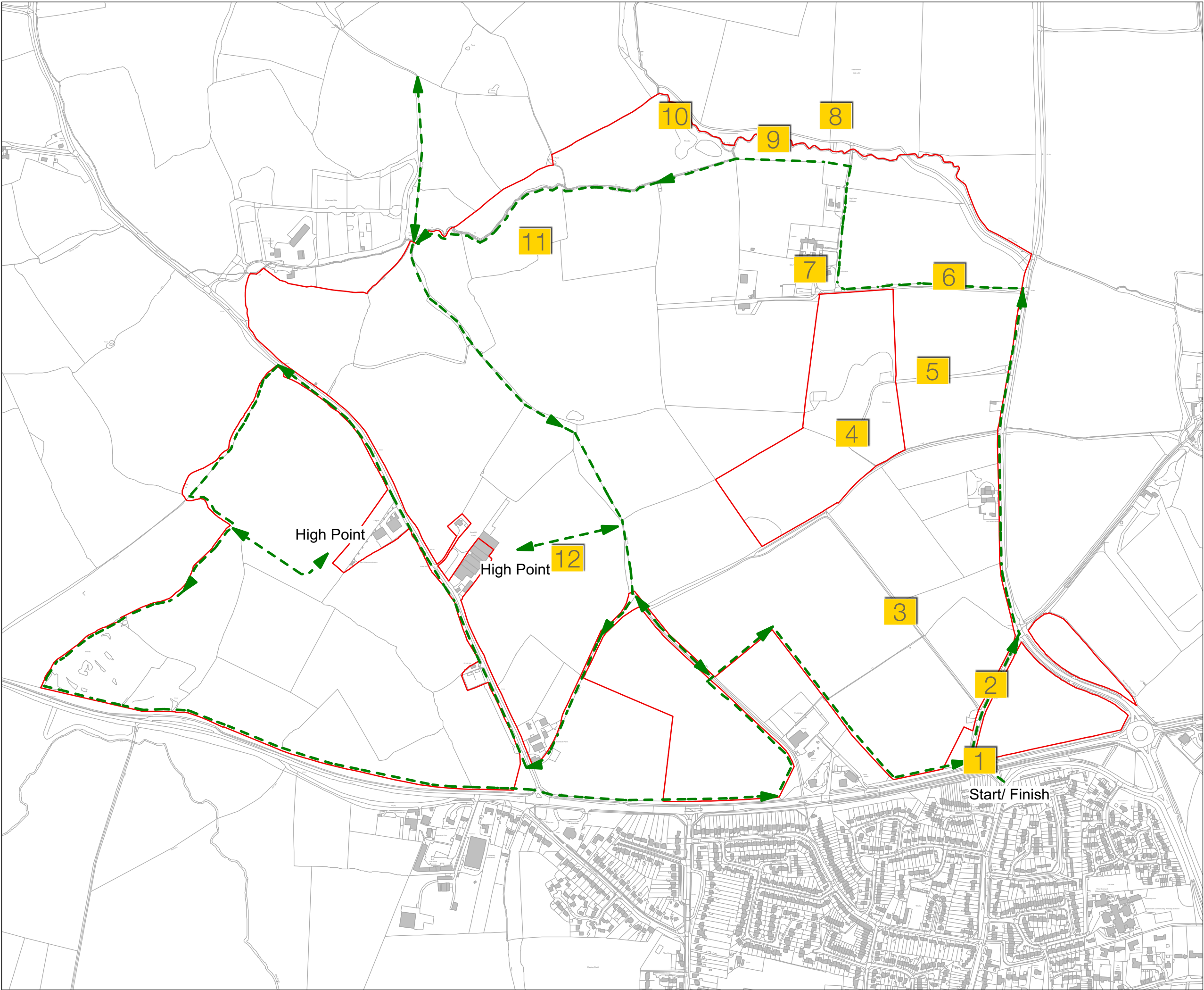
If retained, the nature of vehicle movements to and from the quarry and the existing access will need to be considered



6 Treed lane

The master plan should seek to retain this attractive tree lined approach to Kapchorwa and New Wintles Farm





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7 Listed buildings

The treatment of and the setting to the attractive listed buildings needs careful consideration



8 Public right of way connections

Ensure that routes to the public right of way network are direct, clear and desirable



9 Water course

Ensure that this asset is maximised for a variety of uses, including for habitat creation, education and community



10 Ponds

Ensure that this asset is maximised for a variety of uses, including for habitat creation, education and community



11 Traveller site views

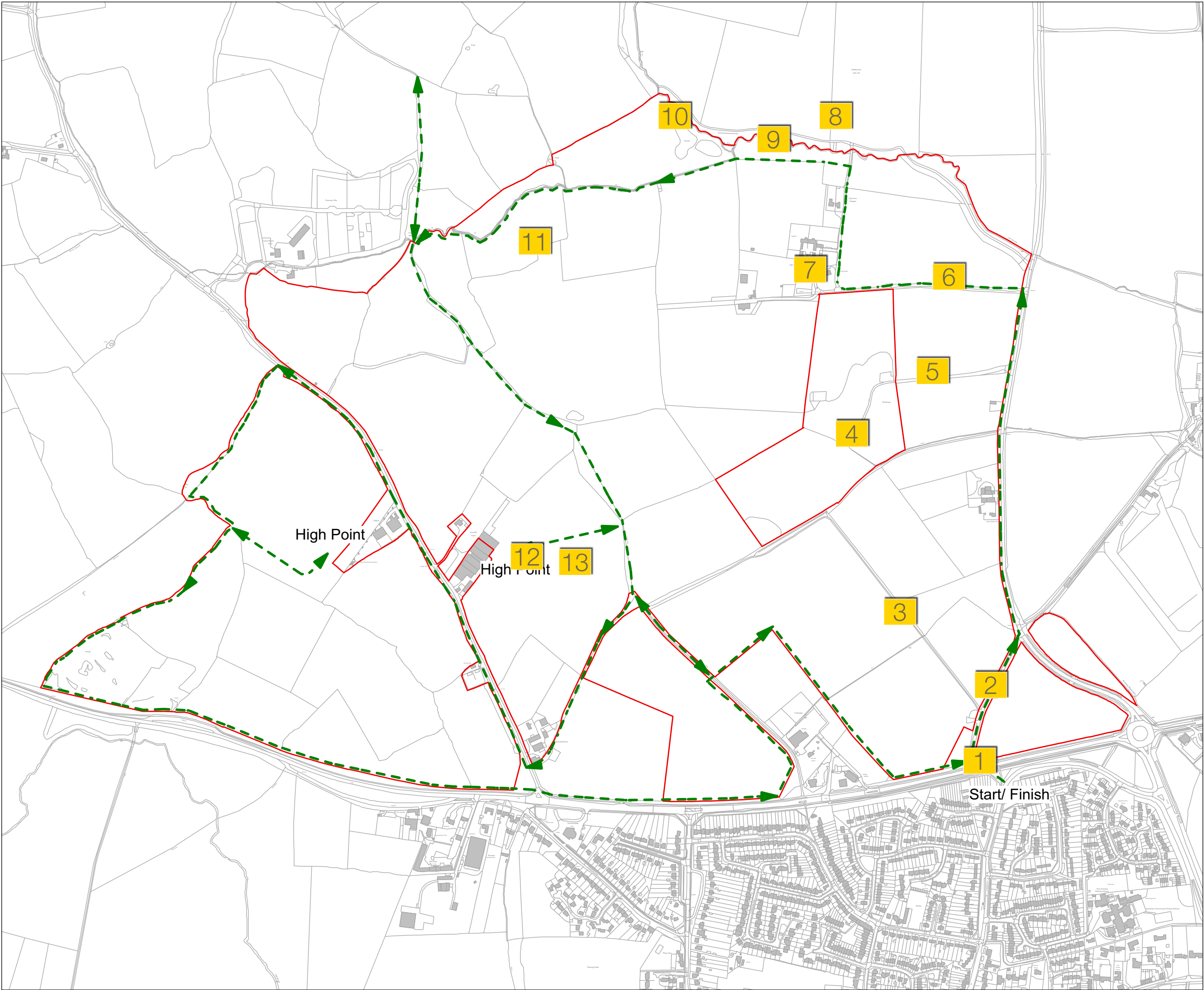
Consider how best to deal with views from this part of the site



12 High point - view of sheds

The existing farm sheds (outside ownership) could complicate and detract from the views from the current local centre location





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13 Views from the high point could become distinctive part of the development character

View north from the high point of the site

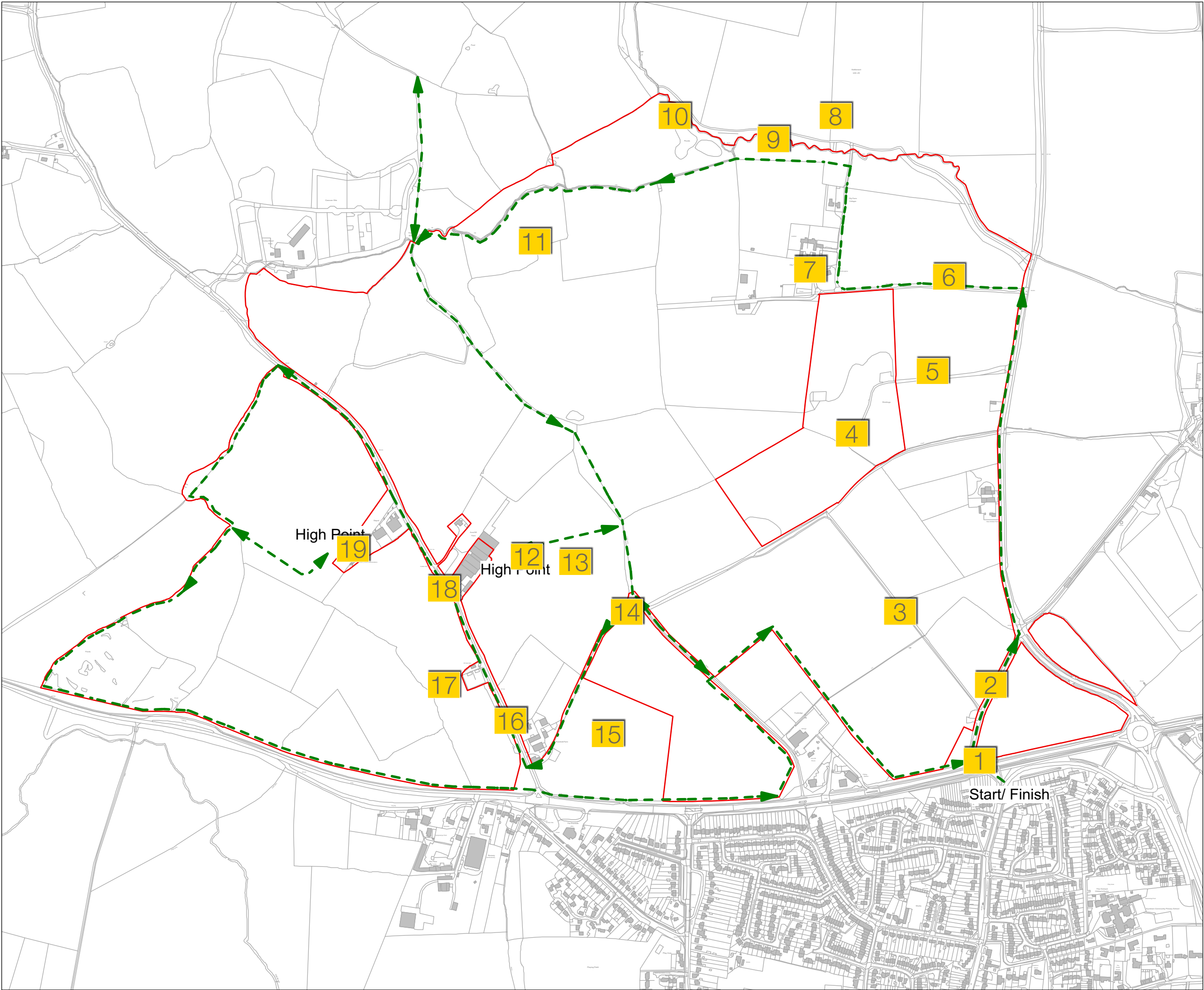


View east from the high point of the site



View south from the high point of the site





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14 Public rights of way

These routes should be retained as far as possible and form a key part of the movement framework



15 Woodland trust - millennium woodland

This should be seen as a site asset and addressed as such



16 Cuckoo Lane

The treatment of the existing road will be a key part of the movement and townscape frameworks



17 Sub-station

Incorporating utility features and their easements will impact on any master plan design



18 Existing farm/recovery company yard

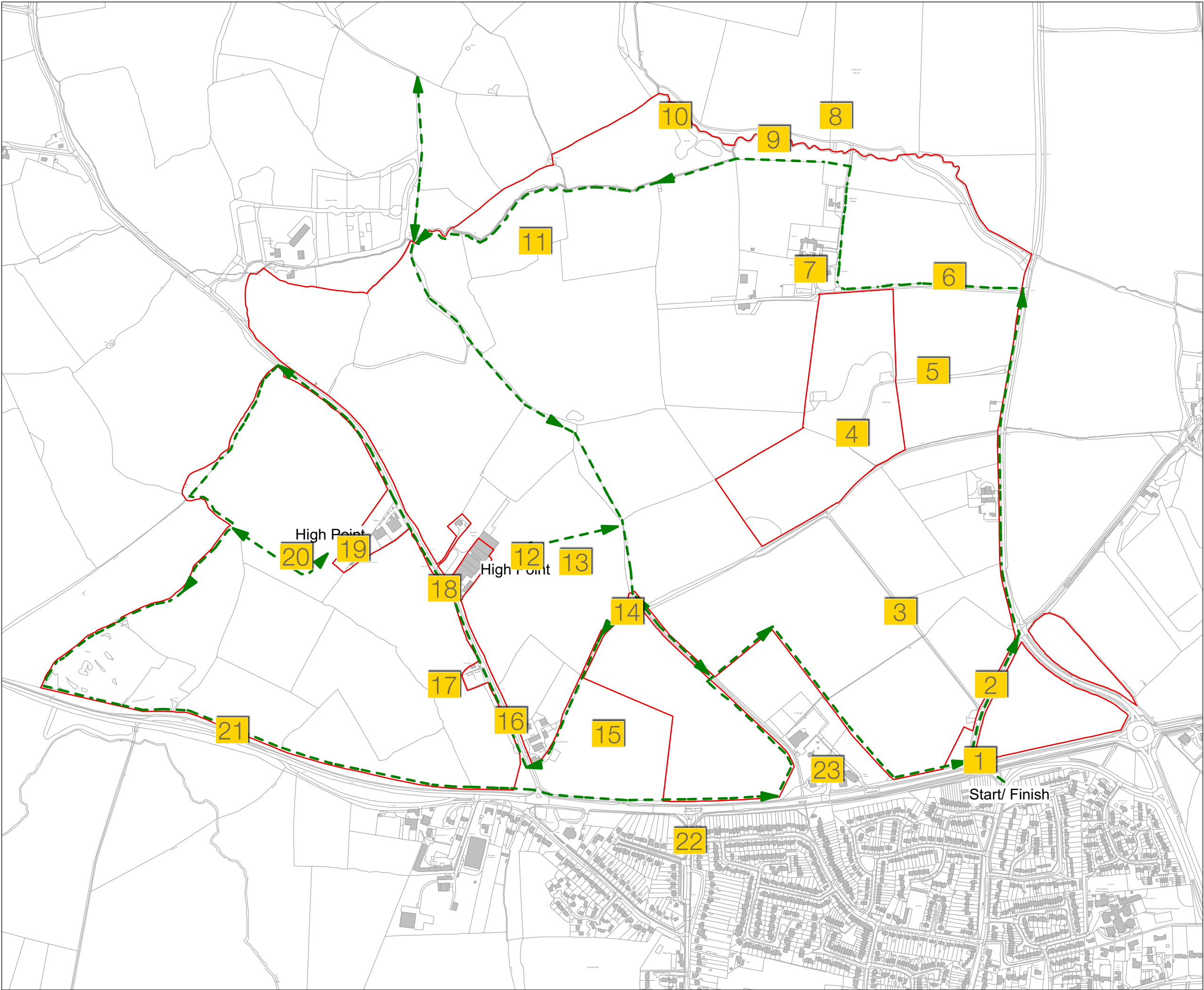
Consideration of how best to deal with this, ensuring access, and potential future inclusion to the master plan



19 Telecoms mast

Located on land outside the site boundary, this will need to be considered in relation to visual amenity





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20 High point

This high point has expansive views to the east and south



21 A40 edge

*Key for access but also potential challenges, such as noise.
The character of the road alters with potentially greater
opportunities to connect into Eynsham towards the east*



22 Link to the secondary school

*A strong vista from the site could be both an important
visual and physical link to the secondary school*



23 Existing garage

*Consideration how to best deal with this edge will be
important*



General site wide observations

Trees

There are numerous large mature trees and tree groups located throughout the site. The master plan should retain these as far as possible as they will add character and maturity to the scheme.



Hedgerows

Mature hedgerows criss-cross the site and are a distinctive feature. These should also be retained as far as possible and be incorporated into the landscape and movement frameworks.



Topography

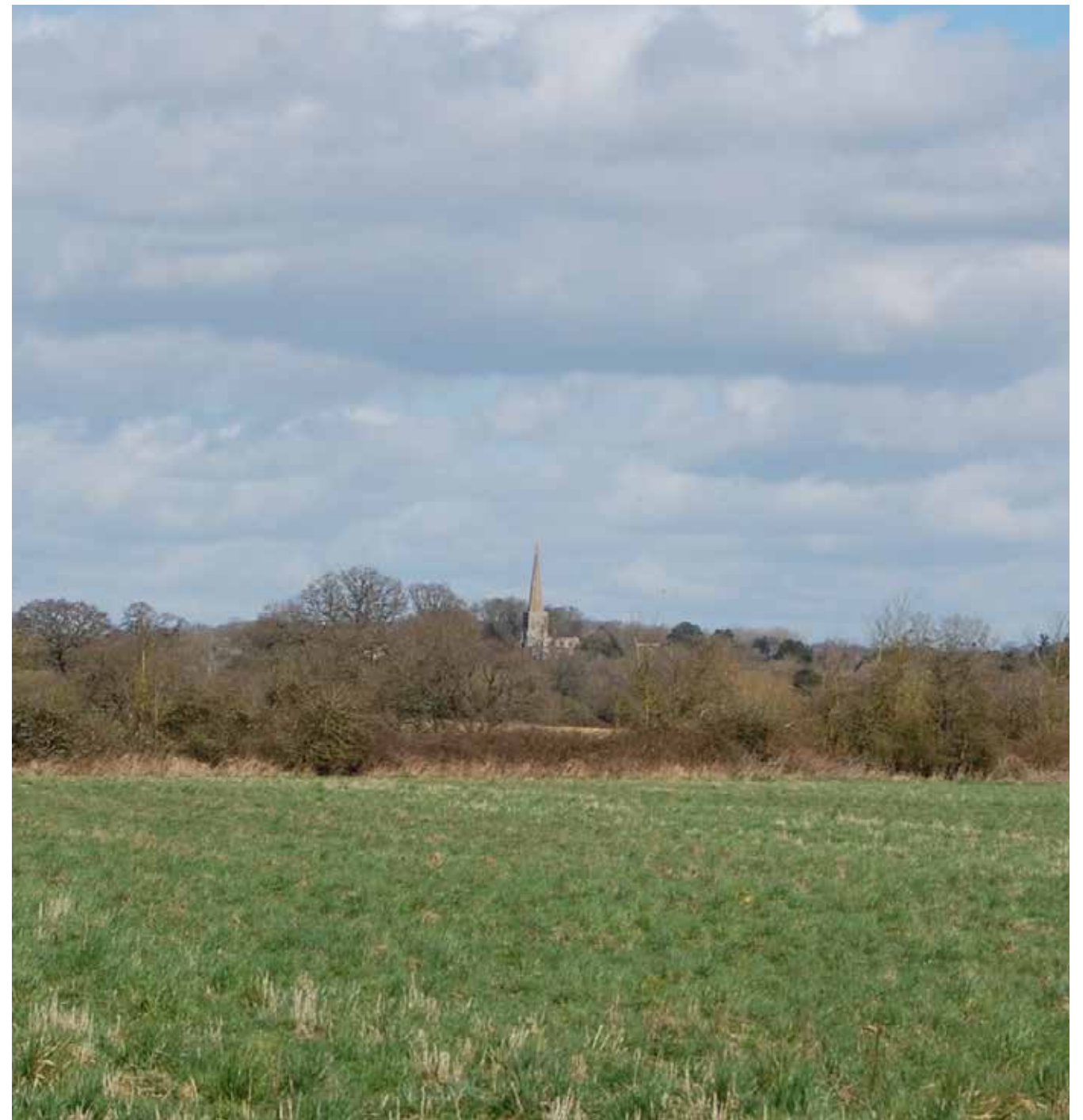
The high points are distinctive for their expansive panoramas, but the site also has numerous subtle ridges, valleys and flat areas that the master plan should utilise and positively respond to.



Church views and views to Eynsham

From various vantage points St Peter and St Paul church spire can be seen. Vistas to this should be incorporated into the design.

Views and any visual connections to Eynsham are very limited





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