

Introduction

Welcome to the opening public exhibition on the proposed new Garden Village in West Oxfordshire.

This is the first of a series of drop-in events in the public consultation process, through which Grosvenor will gather the views of local people.

This exhibition explains some of the background for the Garden Village, including:

- The team
- The context
- The concept of a garden village
- Key issues to be considered
- The process and next steps

This event also aims to inform the wider public about the outcome of a technical Workshop held on the 12 June 2018 with a variety of stakeholders including local groups, organisations and national and local agencies and service providers.

We hope you will take the opportunity to:

- Speak with the team and tell us your views on the Garden Village
- Let us know if you have any comments on the outcome of the 12 June Workshop
- Complete the feedback form
- Register your interest to attend future events

Between events we will be providing regular updates through newsletters and the project website, which can be visited here:

<https://oxfordshirecotswoldsgv.commonplace.is/>



Trumpington Meadows, Cambridge



Community Allotment Day, London



Discovery Day, Trumpington Meadows



Barton Park, Oxford, Image kindly provided by Hill

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About us

Grosvenor

Grosvenor Britain & Ireland brings over 300-years of history of creating, managing and maintaining high quality places for people to live, work and play. This is our enduring mission. We seek to work collaboratively with and leave a positive impact on the communities we serve.

We have appointed a world-class team to assist us in bringing forward proposals for the new Garden Village.

AECOM

AECOM are specialist planning consultants advising Grosvenor on the key infrastructure benefits the scheme must deliver. This includes organising meetings with community infrastructure stakeholders and relevant planning authorities.

Terence O'Rourke

Terence O'Rourke is an award-winning planning and design company, integrating these skills to help deliver exceptional projects. They will be leading with the ongoing design & masterplan for the Garden Village.

Peter Brett Associates

Peter Brett Associates are an independent multi-disciplinary practice including engineers, delivering major development and infrastructure projects. They will be helping to develop the transport and engineering strategy, as well as advising on sustainable drainage.

Kevin Murray Associates

Kevin Murray Associates is an independent consultancy practice specialising in community and stakeholder engagement in planning, regeneration and urban design across the UK. They facilitate engagement in the shaping of visions, strategies, action plans and projects through creative collaboration and review, usually over several stages of joint working.

Four Communications

Four Communications is a leading specialist in community engagement and development consultation. They work closely with local people to ensure that the places they help create reflect the needs and ambitions of local communities.

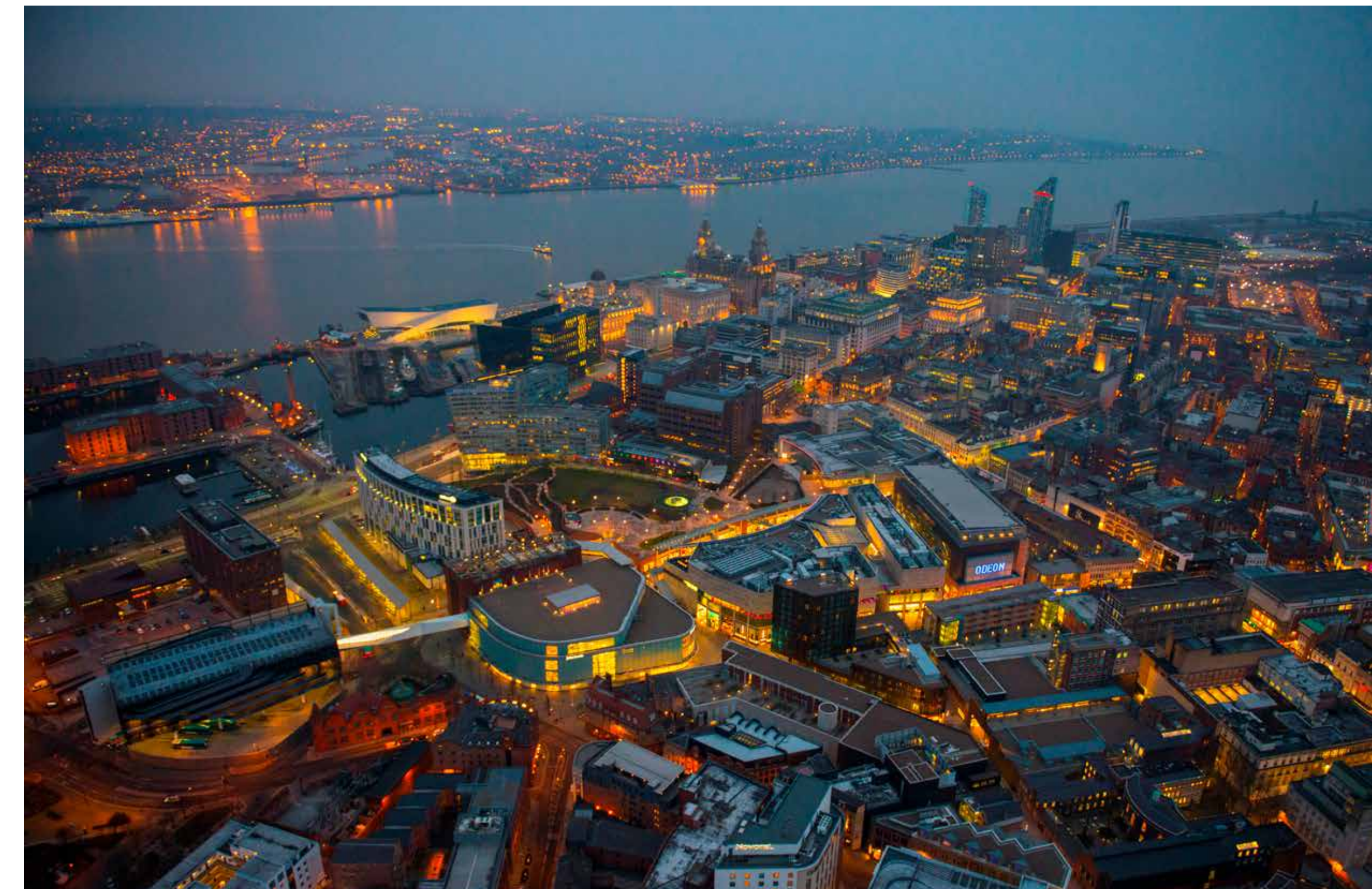
Below is a sample of Grosvenor's experience



Trumpington Meadows, Cambridge



Barton Park, Oxford - An NHS Healthy New Town Pilot Scheme



Liverpool ONE - A regeneration scheme of regional importance



Barton Park, Oxford

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Local context

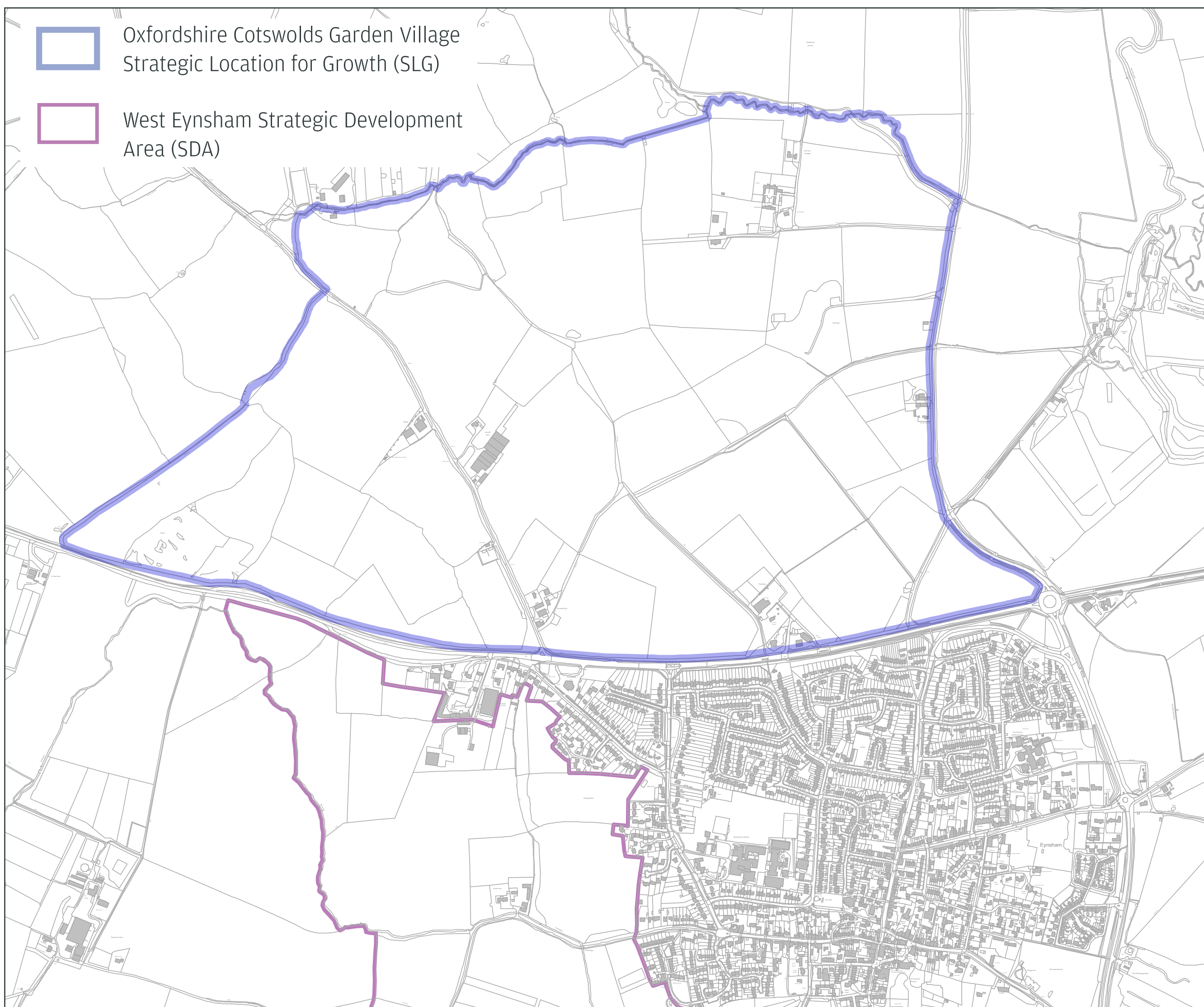
West Oxfordshire District Council’s Local Plan allocates land to the north of the A40 opposite the village of Eynsham as a Strategic Location for Growth, for the provision of around 2,200 new homes, employment space and new community facilities in the form of the Oxfordshire Cotswolds Garden Village.

West Oxfordshire District Council is now preparing an ‘Area Action Plan’ (AAP) to bring forward a series of guiding principles and policies that will then be used to determine the planning application for the site.

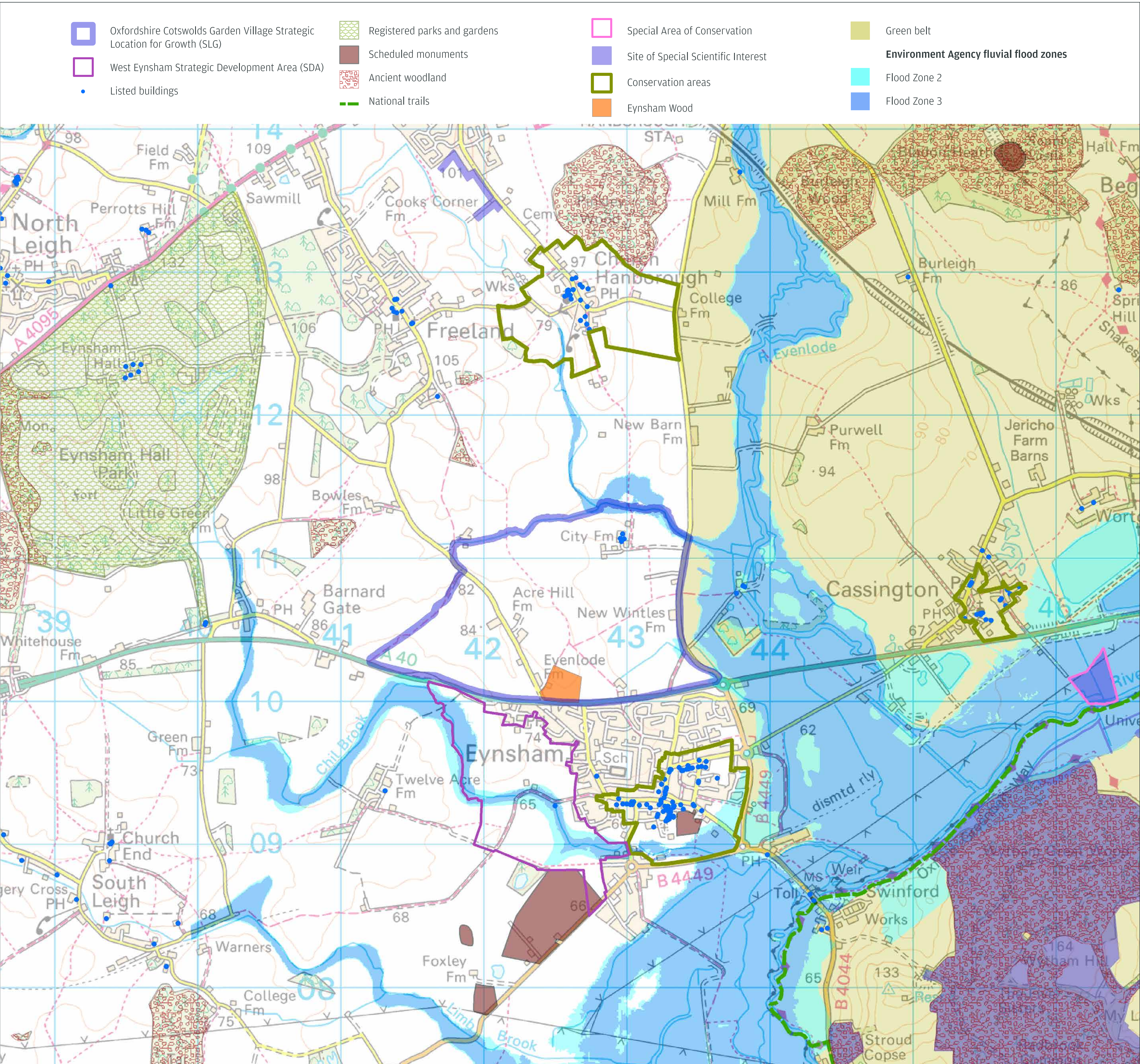
Oxfordshire County Council has prioritised the site for strategic transport investment and is bringing forward proposals for a new Park & Ride and a new bus lane on the A40.

The 7 landowners who control the majority of the site appointed Grosvenor to work with the local community and stakeholders to bring forward proposals for the Garden Village.

In doing this, we will also have regard to the West Eynsham Strategic Development Area (SDA) and the potential for joined-up thinking on infrastructure and community facilities such as joint A40 access.



Proposed allocation plan



Environmental designations

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Our approach to sustainability

Grosvenor's purpose is to deliver lasting commercial and social benefit. This is demonstrated through our 'Living Cities' philosophy, which aims to guide and inspire our property activities.

The Living Cities philosophy makes us strive to apply our expertise with a far-sighted perspective to tackle housing shortage in a sustainable way, to provide a positive impact on communities, neighbourhoods and the environment.

Our key strategic objectives are:

- 1 Reducing our impact on global warming
- 2 Valuing nature
- 3 Enabling healthy and prosperous communities
- 4 Bringing our partners with us

We will have achieved our aim if we can objectively measure and demonstrate the positive impact of our actions as the new Garden Village grows over time. Below are some examples of successful outcomes in sustainability and innovation.

We will have achieved our aim if...

1. Reducing our impact on global warming

...New residents and existing communities will choose to make their journeys by bus, train, cycles and walking instead of using their cars.

...People will choose to share car travel and use electric cars, helping further with carbon reduction.

...Low-carbon and renewable energy sources will have increased their share in meeting low demand from energy efficient buildings and contributed to the gradual decarbonisation of the grid.



Solar power technology, such as photo voltaic panels, could be used on the roof of employment and residential buildings, as well as the Park & Ride (an initiative that is being led by Oxfordshire County Council in collaboration with Oxford University and EDF).

2. Valuing nature

...Surface water flooding on the site is controlled and mitigated by sustainable urban draining systems (SUDs) and maximising the use of permeable surfaces and green roofs.

...Green and blue infrastructure, such as attenuation features, becomes an attractive and accessible feature of the place and an ecological asset.

...We will have achieved a net gain in biodiversity value, by on-site and off-site mitigation and enhancement measures.



Water management and retention/storage systems, such as swales, ponds and green/brown roofs, can add character and create and support wetland habitat.

3. Enabling healthy and prosperous communities

...People will choose to live and work in the new Garden Village.

...The amenities, facilities and types of homes provided allow people to remain in the area for many generations.

...Local jobs are created for a multitude of skills and offer choices to live and work locally.



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A new community

We intend to work with local communities, the landowners and the authorities to deliver a successful and attractive new community.

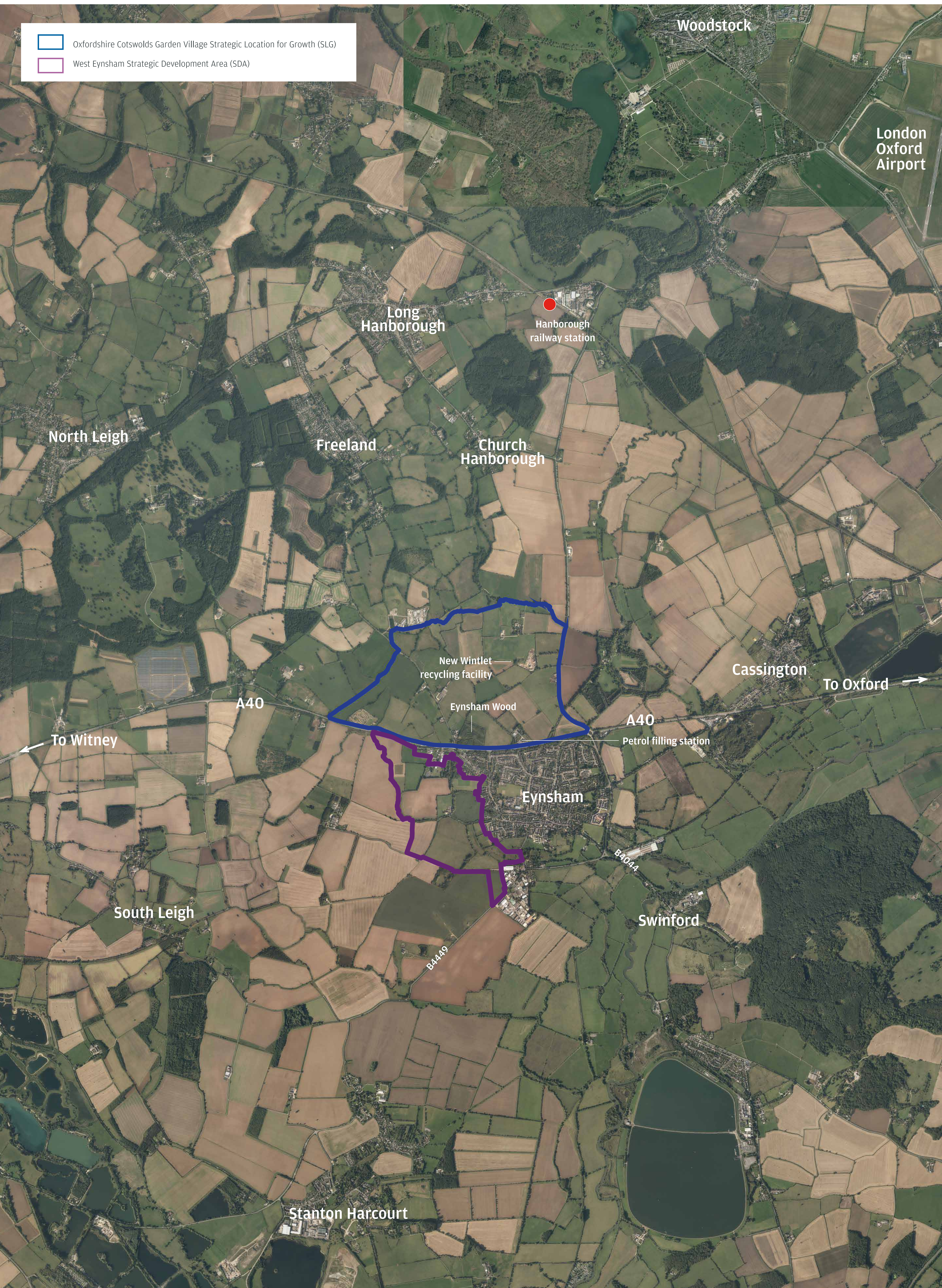
Our neighbourhood-scale projects in London and around the country, including locally in Oxford, have brought us a deep understanding of the way in which the best places flourish for the long-term.

We regard the new Garden Village as a great opportunity to deliver high quality new homes, workspace, green and open space, underpinned by its own social and physical

infrastructure and amenities to reflect local aspirations and complement existing facilities.

The new community will combine 21st Century best practice with the existing quality of life and the strong ethos of the village of Eynsham.

We believe this will create a place with a long-term appeal in which people will choose to live, work and play.



Site in context

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Site assets

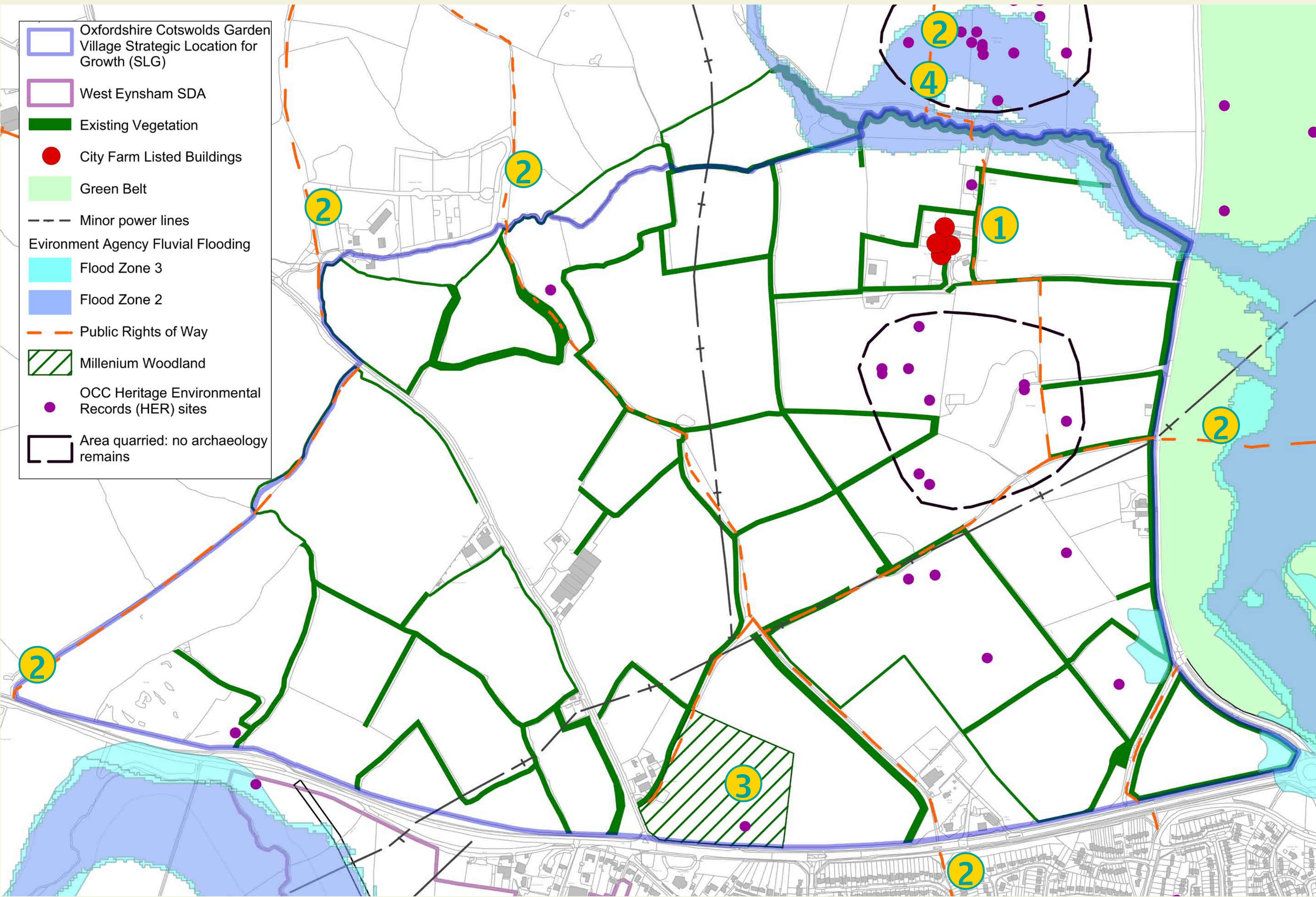
Protecting existing environmental and heritage assets will be a key design priority.

The site has a number of attractive landscape, ecological and heritage features and an intrinsic visual quality that will need to be respected and dealt with sensitively as part of any development proposals.

Areas of environmental sensitivity include small localized fluvial flood zones along the northern and eastern site

boundaries, four Listed Buildings within City Farm and the Woodland Trust millennium woodland, known locally as Eynsham Wood.

The environmental and green features of the site offer a strong baseline for the creation of a green infrastructure network.



Environmental and Historic Assets

1 Listed buildings

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



2 Public right of way connections

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



3 Eynsham Wood

This will be treated as a site asset



4 Water features

Ensure that the existing water features on site are protected and enhanced for a variety of uses, including habitat creation, education and leisure



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Transport and Connectivity

We know that transport and connectivity will need to be carefully considered as plans for the Garden Village are brought forward. This includes tackling traffic congestion but also importantly includes promoting walking, cycling, bus and rail connectivity between the Garden Village, the village of Eynsham and the wider area

Constraints include:

- A40 traffic congestion and safety concerns
- Lack of bus priority and limited destinations served by high frequency bus services
- Lack of high quality cycle paths
- Lack of safe, quick pedestrian and cycle crossings across the A40
- Existing parking in Eynsham is being used as informal P&R parking

Opportunities include:

- Reducing the need to travel by car by delivering easily accessible employment, education, health and leisure facilities to serve the day to day needs of the community
- Prioritising walking, cycling and public transport ahead of car travel through well connected routes and adequate cycle parking facilities
- Embrace technology and existing / future transport innovations such as cycle hire, e-bikes, car clubs, Demand Responsive Buses and Electric Vehicle Charging
- Support delivery of emerging Community Cycle Paths (e.g. B4044 route from Eynsham to Botley - Bike Safe)
- Provide improved cycle and bus connections to Hanborough Rail Station
- County Council led transport improvements including a new P&R site at Eynsham and A40 bus lane
- Opportunities for increased travel demand to support new bus services providing access to more destinations

The Garden Village transport strategy will need to respond to these constraints and opportunities and continual changes to travel behaviour as technology increasingly affects our daily lives and how we move about.



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Placemaking and design

Our first step is to create a shared and bespoke vision for the new Garden Village with all stakeholders, including the Eynsham community.

A place where people belong

- A well connected neighbourhood both within the site and with the surroundings
- Mixed-tenure homes and a variety of house types and affordability to support local workforce
- Beautifully designed buildings and public realm
- Access to nature, generous play and open spaces, parks and the countryside



Employment and local jobs

- Opportunity to live and work locally through new business space which is suitable to new ways of working and living in the 21st century
- Connections to nearby employment hubs
- Opportunity for start-up businesses, grow on space and live-work space
- Use of a Community Employment Plan (CEP) to provide local training opportunities and upskilling of local workforce



Creating healthy communities

- Make walking and cycling easy to choose over car travel
- Accessible green spaces to promote physical health and mental wellbeing
- Active trails to relax and enjoy the outdoors
- Safe streets where you get to know your neighbours and children can play
- Health benefits through allotments and gardens which also enrich biodiversity
- Community space for local classes and activities



Protecting and enhancing the natural and heritage environment

- A landscape driven masterplan with wildlife corridors and ecology as defining features of the new Garden Village
- Protecting existing landscape, ecology and heritage assets and incorporating them successfully into the Masterplan
- Sustainable water management and drainage system
- Achieve a net biodiversity gain
- Nature trails



Image kindly provided by Hill

Sustainable mobility and technology

- A clear and safe network of new streets and routes where walking and cycling are prioritised
- E-bike schemes
- 'Pay as you go' car clubs
- Electric charging points
- High quality digital infrastructure to enable home working
- Energy efficient homes



Vibrant neighbourhoods

- An enterprising place that responds to the changing needs and aspirations of residents, businesses and workers
- A rich mix of uses including homes, offices, education, health and amenities
- Accessible local facilities for shopping and socialising
- Space for community meetings and events
- Places that encourage the community to be creative and participate in public art



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Community infrastructure

The new Garden Village will be self-sustaining and provide the right amount of new infrastructure to support the future living and working community.

Our vision is for the Garden Village to benefit both existing and future residents.

Employment

- Provision of new employment space
- Creation of new jobs and training opportunities
- Synergy between new employment space and education
- Working at home and flexible live/work spaces, facilitated through design and provision of superfast broadband

Education and Healthcare

- New education facilities to meet the needs of the future population
- Provision of a new health facility
- Application of lessons learnt through the NHS England Healthy New Town programme at Barton Park, such as early collaboration with service providers and a masterplan that fosters physical and mental wellbeing
- Multifunctional space for community facilities and health and wellbeing

Retail

- The Garden Village will provide a mix of retail and convenience shopping space
- An environment that supports independent shops and community cafés that will serve the local people
- Potential synergies between commercial space and the Park & Ride

Recreation and Leisure

- A new multifunctional Village Hall
- Indoor and outdoor space including formal sports provision, informal open space, play space and local parks, including a new Village Green
- Opportunities to grow and consume food locally, the provision of new allotments and private garden space
- Design and layout that encourages walkable, vibrant and sociable neighbourhoods e.g. multi-functional/inter-generational spaces, a mix of uses and sharing of spaces



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Stakeholder Workshop - 12/06/18

We invited local groups and organisations, national and local institutions, service providers and the authorities to attend an initial Stakeholder Workshop on 12 June at the Scout Hall in Eynsham, to begin to scope issues and ideas in relation to the new garden Village.

It should be noted that attendance at this Workshop did not mean that participants endorsed the proposals for a new Garden Village.

Many disciplines and sectors were represented by those attending including transport, health, education, design, farming, environment and ecology, history and archaeology, with attendees also bringing important local knowledge about Eynsham and its surroundings.

There are some common themes that emerged from the workshop, which we can now start considering in developing the outline planning application proposals and these are set out below. However, we are preparing a detailed report to capture all of the discussions, outcomes, key themes and priorities from the day and this will be made publicly available via the project website.

Transport, movement and connectivity

- Effective transport planning and strategic traffic management is critical, with a greater focus on **sustainable options for walking, safe cycling, and better, faster public transport** to reduce car usage
- **New Park & Ride Facility:** debates around benefits to existing residents of Eynsham. Need for free parking to encourage use and reduce abuse of car parking in Eynsham
- **Safe and quick access to bus services on A40:** to benefit Eynsham residents
- **Bike Safe Project:** enhanced connections to Botley, Oxford central and west, including Cowley and other employment areas
- **Separation of cars, cycling and pedestrians:** such as in Houten, Holland
- **Suitable infrastructure, utility networks and public realm:** to accommodate E-bikes, Electric cars and car sharing schemes
- **Improved wider cycle connectivity:** for example overcoming challenges such as the pinch-point at Swinford Bridge

Relationship and connectivity with Eynsham

- The Garden Village should have its own **distinct character** and should **not be a burden on the existing community**
- Consider Eynsham and the new settlement as **complementary parts of a greater whole**, in terms of community, infrastructure and services that can benefit both existing and new residents
- Careful consideration of integration and connectivity given the physical barrier of the A40
- **Crossing the A40:** The group discussed the possible locations and the benefits and disadvantages of bridges, underpasses and pedestrian crossings
- The new settlement should **enhance the existing village of Eynsham**
- Adding more of what Eynsham already has and does well (independent shops, schools, pubs, a multipurpose Village Hall)
- Additional facilities like new leisure facilities, a park, a Village Green, workspace, a burial ground and easier access to Hanborough Station

Community first

- Retaining the **existing ethos** of the Village of Eynsham
 - **Early delivery** of social infrastructure
 - Careful phasing, putting the **community first:** promoting **healthy active lifestyles**, social cohesion and **community spirit** from the outset
- ### A place of choice and commitment
- A place in which people choose to be, fostering **community investment for the future**
 - **New housing affordable for local people.** A full tenure blind mix of true affordability including co-housing and social housing
 - Securing on-going **management and maintenance of community assets**
 - **Caring for older generations:** homes for older generations, access to local amenities and social inclusivity

Protecting the natural, cultural and historical environment

- A proactive, planned approach is needed to ensure **design quality, landscape heritage and a rich biodiversity**
- Protecting the **cultural heritage and ecological interest** through buffer treatment and appropriate management
- **Early investigation** to inform where and how new infrastructure (eg SUDS) and new housing can be sensitively located
- **Dark skies should be promoted** - Minimising **light pollution**

Environmental issues

- Mitigation of noise and dust from the A40 and the New Wintlet Recycling Facility
- Wildlife corridors could provide an opportunity for a soft buffer with ecological potential
- Careful attenuation and management of rain water

Distinctive high quality design, housing and placemaking

- A design code using locally appropriate materials and design features to secure the **distinctive quality of the place**
- Looking at **international best practice:** Future-proofing to accommodate changing technology, energy efficiency and climate resilience
- **Retaining the essential rural feel** and character of the area: delivering higher density housing with more green space
- **Way finding and walkability is essential.** Easily legible network of connections within the new village and the surrounding area

Sustainable energy

- Photovoltaic panels should be considered on commercial and residential buildings to tap into renewable energy

Employment space

- A balance between increased local employment and additional burden on the transport network
- Synergies between secondary education and employment
- **A variety of employment space:** low density surrounded by landscape, softer retail and live-work space, avoiding **big sheds and distribution warehouses**

Naming the new village

- A naming competition involving the whole community and stakeholders



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Next steps

Thank you for taking the time to visit our exhibition today.

We are here to listen to your views and will report back on our analysis and emerging options at future consultation events.

What happens next?

- To assist us in gathering your views, if you cannot complete the feedback form today please return one to us in the freepost envelopes provided.
- Following this event, we will be reviewing all of the feedback received and plan to come back later in the year with our initial concepts for further input to help shape and evolve the Masterplan.
- There will be continuous engagement sessions throughout 2018 and 2019.
- We expect to submit a planning application to West Oxfordshire District Council in Autumn 2019.

Contact

If you have any further questions or would like more information, please do contact us on:

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Village Consultation**

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Project website

**[oxfordshirecotswoldsgv.
commonplace.is](http://oxfordshirecotswoldsgv.commonplace.is)**



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Housing and character

The Garden Village will provide well designed homes offering a mix of densities and housing sizes and types to cater for different needs and tenures - for example families, smaller households, older people and local workers - available to buy and rent.

Different building styles will provide an opportunity for character and distinctiveness.

A variety of building densities and heights will be provided throughout the Garden Village. This will help to create a variety of characters ranging from the village centre through to less dense housing adjacent to the countryside edge.



Homes could be designed in a variety of styles to reflect the local context and a more contemporary style which could draw from international examples.



Attractive public spaces and tree lined streets will provide a rich and generous setting to the new homes. All homes will benefit from a variety of accessible and useable green space.



Carefully designed architectural and well managed public spaces help to create a strong sense of place and engender civic pride.



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