

Study Aims, Objectives, Progress

Aims and Objectives

Landscape and historic environment assessment



- What are the main landscape and historic environment constraints and opportunities?
- Do these constraints and opportunities suggest that the proposed development boundaries are correct?
- How should these constraints and opportunities be reflected in master planning principles?
- What implications are there for different land uses and their location?
- What measures are needed to reduce impacts on the landscape and historic environment?

Green infrastructure assessment



- What Green Infrastructure (GI) is found in and around the proposed Garden Village Site?
- What benefits does this GI currently provide?
- How should GI be reflected in the master planning process?
- What opportunities are there to create new GI assets or enhance the benefits they provide as an integral part of development?
- How should GI be maintained and managed in the long term?

What do we mean by Green Infrastructure?

Green infrastructure (GI) is the network of green spaces, rivers, woodlands, hedges, parks, gardens and habitats that intersperse and connect villages and towns.

Well designed and managed green infrastructure should:

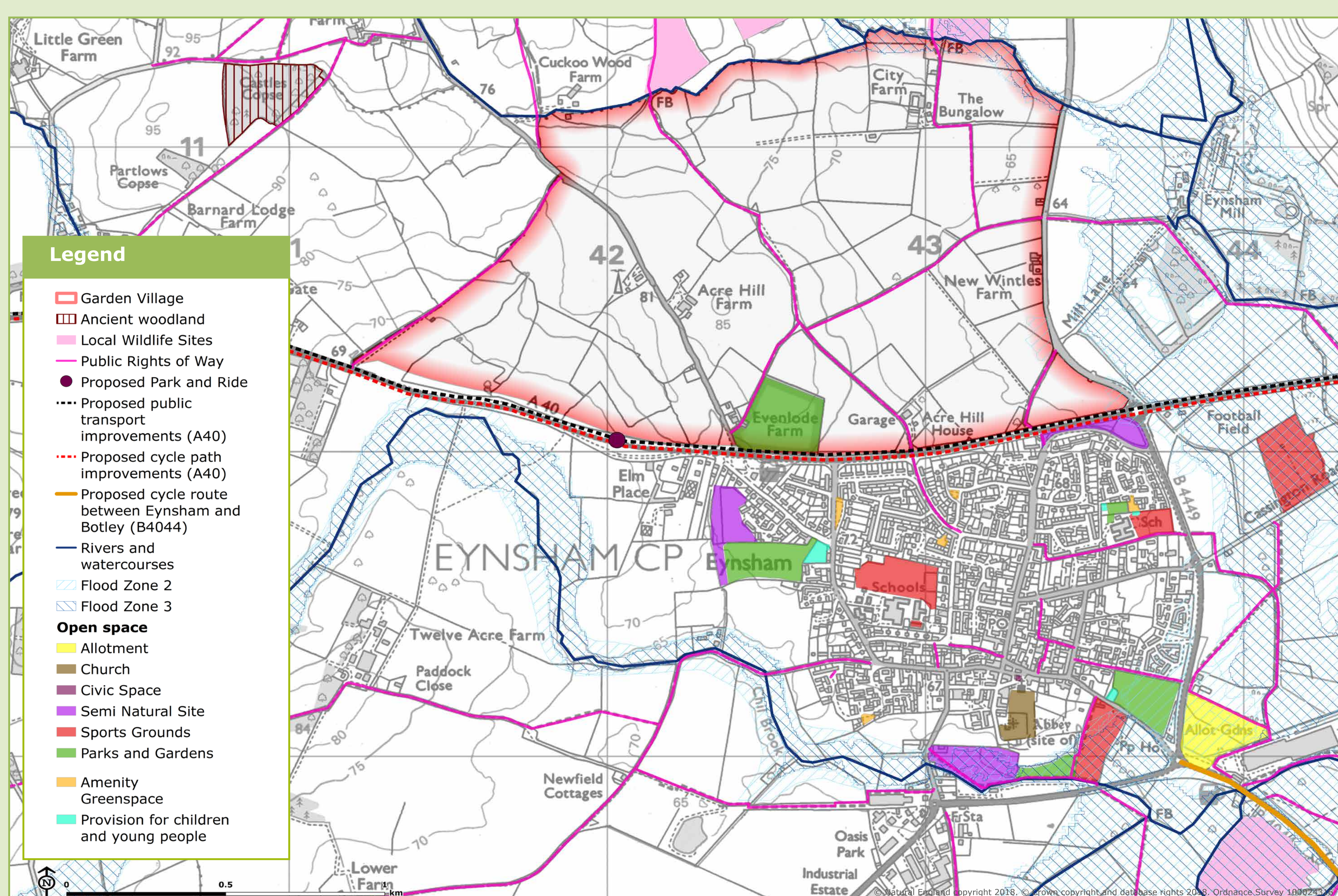
- Include walking, cycling and horse-riding routes, for recreation and sustainable travel
- Create and connect habitats to provide a rich and resilient network of wildlife sites
- Manage run-off of rainfall from roofs and other hard surfaces, helping to reduce flood risk
- Create opportunities for community growing such as allotments and orchards, and create a source of biomass to heat community buildings
- Absorb and lock up atmospheric carbon and can help mitigate sources of noise and air pollution
- Reflect the local landscape and historic character to create distinctive and high quality places to live and work

Project tasks and progress

01	02	03	04	05
Desk analysis	Field Survey	Constraints and opportunities	Inputs to masterplanning	Reporting
Reviewing existing information about the area.	Gathering information on the landscape, the historic environment and green infrastructure.	Analysing the information we've collected to identify the key issues.	Use our analysis to inform the design of the project - principles, vision, design.	
	Ongoing	Ongoing	December - January	January - February



Green Infrastructure



What we've found

Key components of Green Infrastructure

- Stream corridors
- Woodland, hedges and field boundary trees
- Network of footpaths and bridleways
- Open spaces
- Distinctive rural landscape, weakened in places
- Historic landmarks, sites and buildings
- Biodiversity associated with streams, hedges and trees and organic farmland, and local wildlife sites to the north

What this could mean for master-planning

GI opportunities to

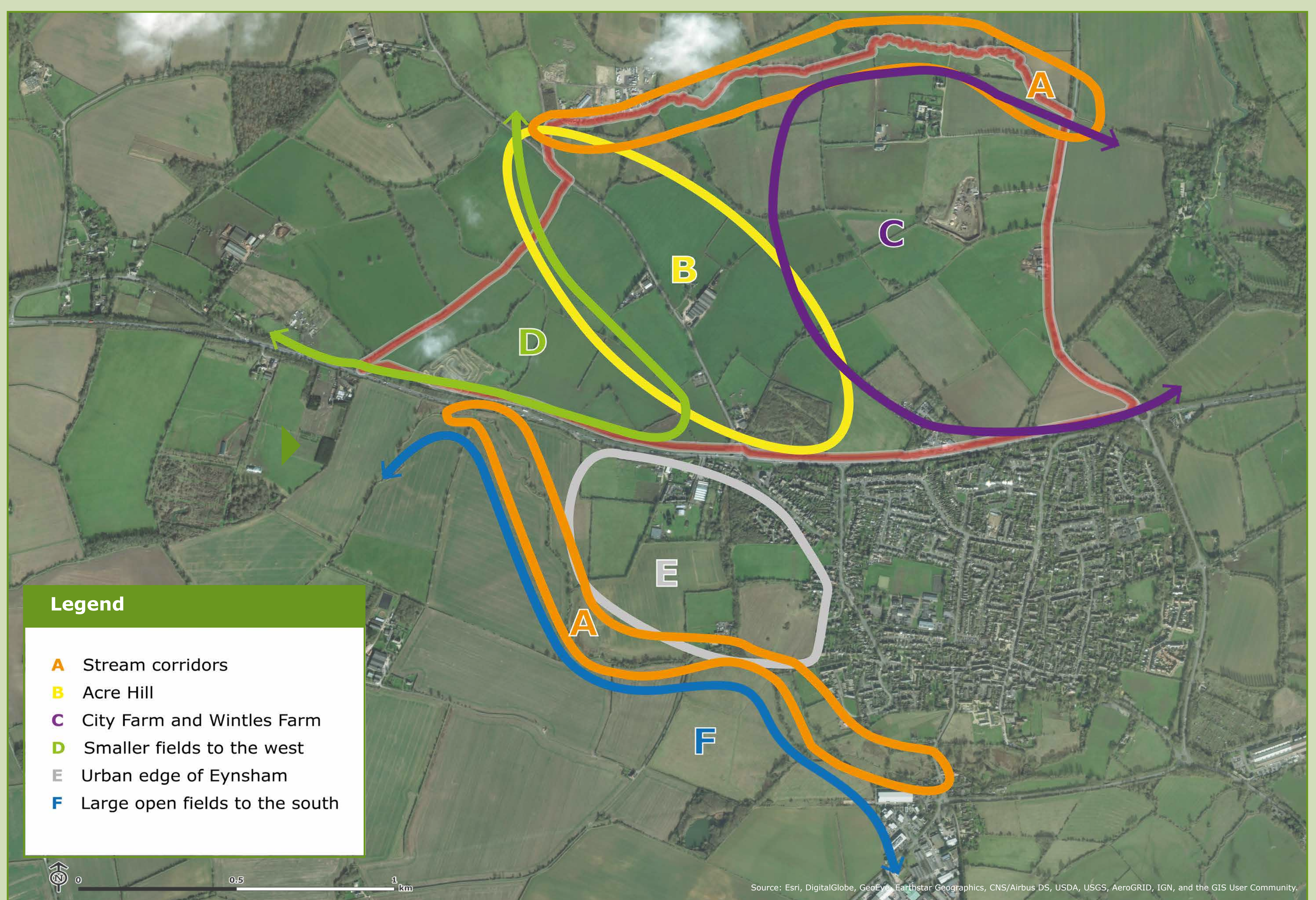
- Increase the extent and range of open spaces in and around Eynsham
- Reduce the barrier effect of the A40, improving access from Eynsham to the north
- Expand the network of footpaths and bridleways – creating walking, cycling and riding links into the wider countryside and connecting to surrounding settlements and public transport links
- Enhance and connect habitats along stream corridors, woodlands and hedges
- Create new wetland features to manage surface water, enhance biodiversity and the local landscape
- Create new woodlands to absorb and store carbon from the atmosphere, create new habitats, screening and filtering along the A40 and around mineral sites and a providing a source of timber and woodfuel
- Create opportunities for people to become involved in growing food and managing woodlands for community benefit
- Create a distinctive place which reflects and re-interprets the character of local landscapes and vernacular of historic settlement

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Landscape



What we've found

Key characteristics and sensitivities

- Gently rolling clay vale landscape, with subtle changes in elevation
- Strongly rural character, a landscape in good condition
- Small irregular fields with hedges and field boundary trees, giving way to more open arable land to the east
- Small-scale streams provide local variety and connections through the landscape
- Traditional building types are found within Eynsham and for example at City Farm
- Character is affected by mineral workings, settlement edges and by the busy A40

What this could mean for master-planning

The landscape provides opportunities and challenges, some of which are identified on the map

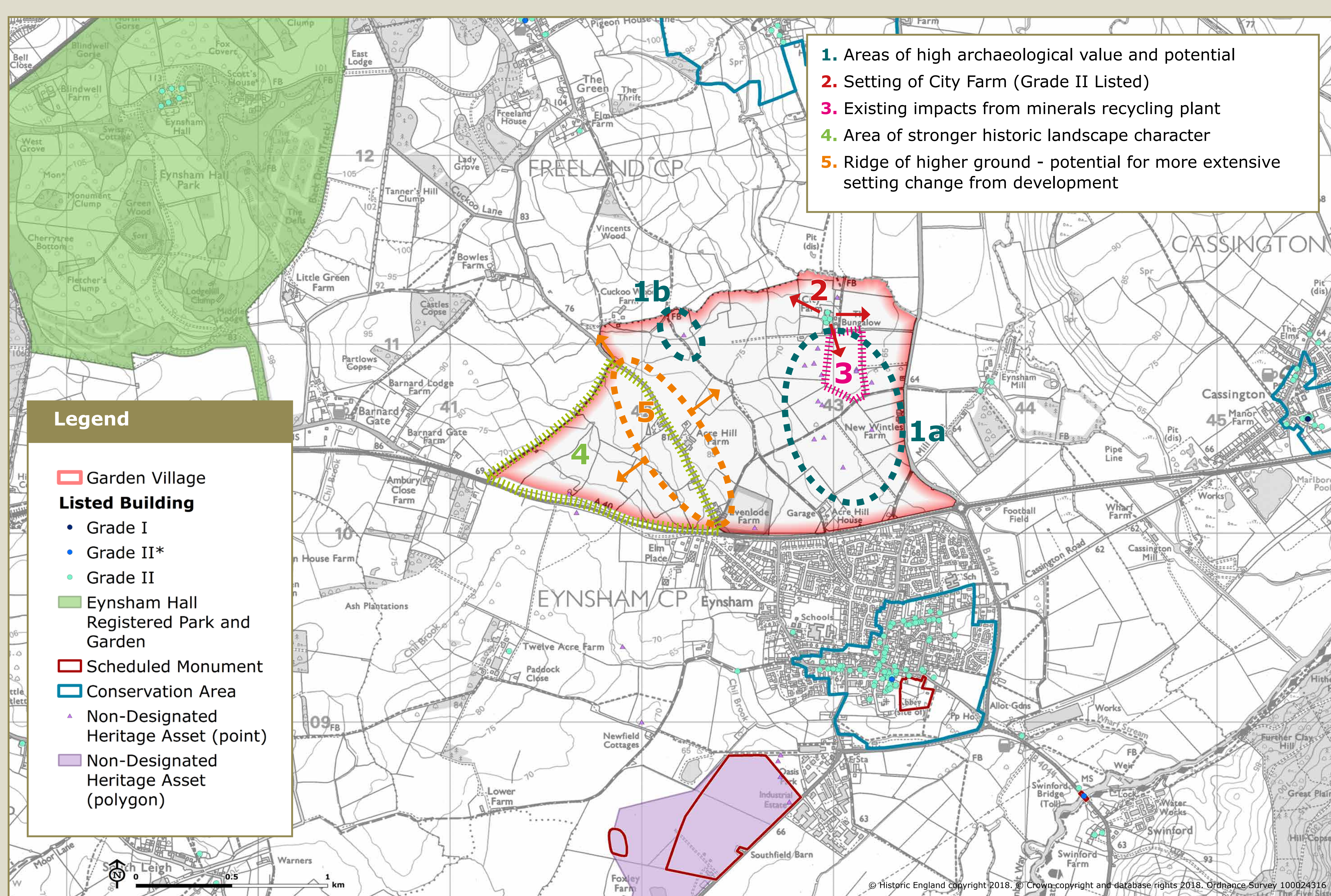
- Existing landscape structure, which can be retained and enhanced as a framework for development:
 - Distinctive patterns of field boundaries
 - Well established hedges and trees
 - Trees along streams to the north and south (A)
 - Eynsham Millenium Wood, and woodland south of Old Witney Road
- Acre Hill offers opportunities for more open views across the surrounding landscape (B)
- More open eastern areas may offer greater flexibility to accommodate development (C)
- Areas of more intricate, smaller-scale field pattern represent more intact landscape (D)
- Opportunities to enhance the irregular condition of the western settlement boundary of Eynsham (E)
- The A40 forms an intrusive linear element, master planning should aim to overcome this barrier
- Seek to integrate adverse landscape elements in order to reduce their intrusive effects

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Historic Environment



What we've found

Key characteristics and sensitivities

- Extensive archaeological landscapes, preserved as 'cropmarks', including:
 - Bronze Age barrow cemetery; Anglo-Saxon settlement and funerary sites (**1a**)
 - Tilgarsley deserted medieval village (**1b**)
- Historic farmstead, 'City Farm' with broadly intact rural setting (**2**)
- Existing minerals recycling plant potentially detracting from historic character (**3**)
- Areas of stronger historic landscape character (**4**)
- Ridge of higher ground (**5**)

What this could mean for master-planning

- Need to understand, conserve and enhance the setting of City Farm (Grade II Listed)
- Opportunity to mitigate existing effects to City Farm's setting through enhancement of historic landscape structure around the minerals recycling plant (**3**)
- Areas with concentrations of archaeological assets / high archaeological potential need to be better-understood to influence detailed design
- Opportunities to preserve historic landscape structure through green infrastructure planning
- Relatively flat topography means that any taller buildings and structures could be very visible over longer distances, creating the potential for setting change to assets at greater distances. Retaining the area of higher ground (**5**) as green space could prevent wider-ranging setting change to heritage assets (e.g. Eynsham Hall Registered Park and Garden)
- Opportunities to provide interpretation of the area's high archaeological potential – potential for provision of museum/other cultural facilities?
- Masterplanning could draw inspiration from the parkland and woodland design of nearby Eynsham Hall and Blenheim Park, and the rural vernacular of City Farm