

East Chipping Norton Vision Statement

July 2020



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July 2020

In the next decade Chipping Norton will undergo profound change. With the construction of 1,200 houses in the East Chipping Norton development, the town will expand by about two thirds between 2011 and 2031. There will be huge challenges as well as opportunities for our community.

The Town Council is determined to represent the views of the community as the plans are developed. As a first step we commissioned an architectural firm, Maccreanor Lavington Architects, to help us think about the development and to gather the widest possible local views.

This document is the result of that exercise. It demonstrates our desire to work constructively, in collaboration with OCC and WODC, to achieve the best possible outcome for Chipping Norton.

In the weeks ahead we plan to set up a Placemaking Forum with a broad range of stakeholders, to work collaboratively and draw upon local knowledge and expertise in the development of the plans.

We look forward to working with you on the issues raised in this report, and the recommendations made in it.

Yours,

Georgia Mazower

Town Mayor



Introduction

The West Oxfordshire Local Plan, adopted in September 2018, confirmed the proposal for the development of 1,200 new homes within the East Chipping Norton Strategic Development Area (ECNSDA), known locally as the Tank Farm development. We were conscious of the excellent work which produced the 2015 Neighbourhood Plan. However, **environmental concerns have assumed an even higher profile** since then, with the government setting a target of being carbon neutral by 2050, and the Town Council, District Council and the County Council all declaring Climate Change Emergencies. Our existing strategy documents have therefore been overtaken by events.

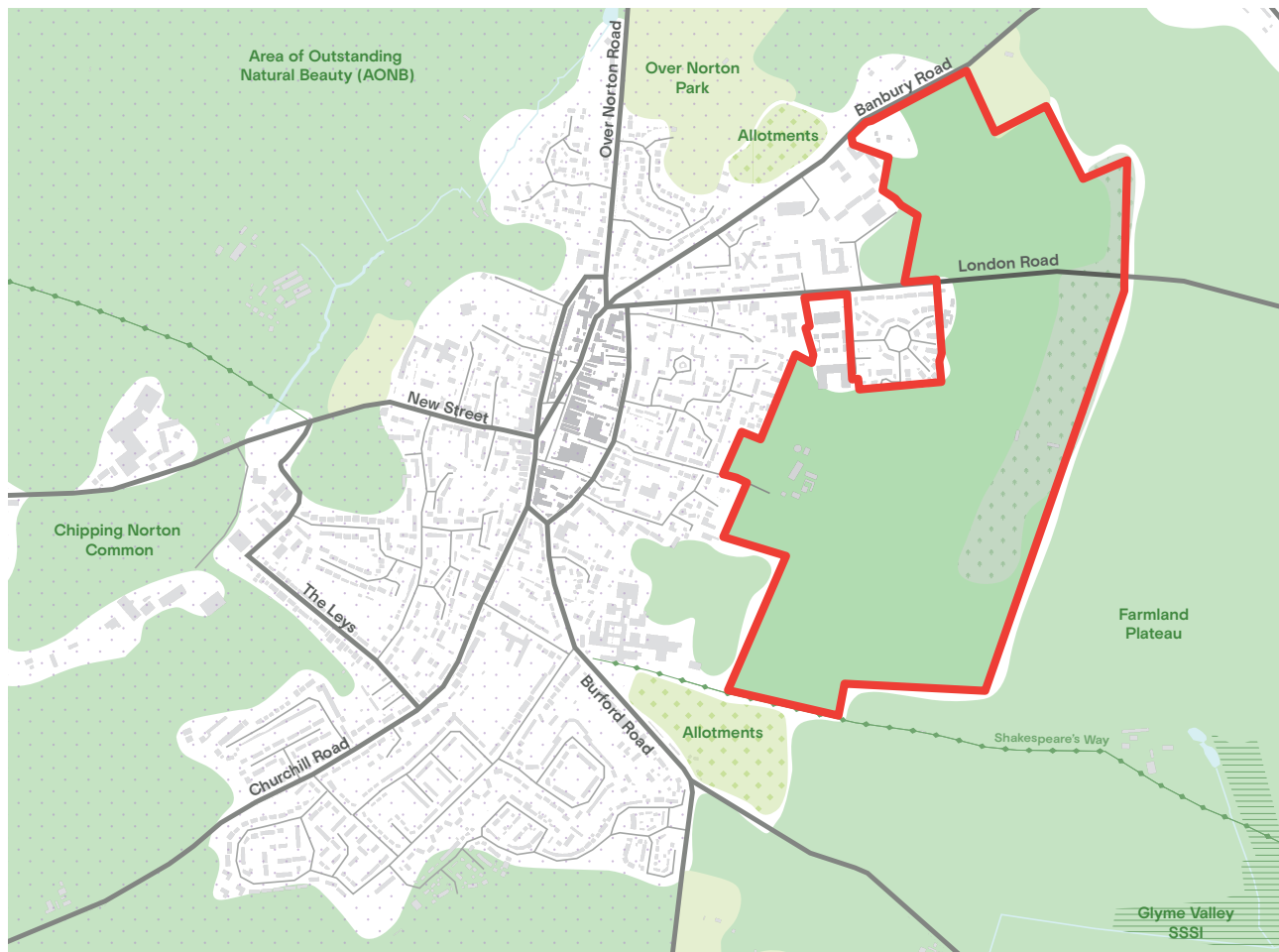
Planning policy is also lagging behind: the government's March 2020 policy paper Planning for the Future says: "Technology, the way we work and live and our understanding of the value of the environment have been transformed... The Planning process has failed to keep pace... We will act to change this." The Government are also currently consulting on a national uplift in Building Regulations: **"The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency."** In light of this fast-changing landscape, the Town Council wanted to re-evaluate the plan.

We commissioned **Maccleanor Lavington Architects (MLA)** and **Graham Harrington Planning Advice** to work collaboratively with us. They were selected because they are at the forefront of planning and housing developments. In 2008 MLA won the Stirling Prize (the Oscars of the architecture world) together with two other practices, for a project in Cambridge – it was the first time a housing scheme had been awarded this prestigious prize.

Working together, MLA and East Chipping Norton Development **Working Group** (made up of district and Town Councillors and other community members) drew on discussions and comments from two **Community Engagement Workshops** and individual submissions which gathered views from the community and this document reflects the community's ideas and illustrates them with case studies.

The purpose of this Vision Statement is to raise expectations, illustrate what is possible and secure high-quality positive change. It is part of the Town Council's objective to influence all relevant organisations and decision makers to help ensure that East Chipping Norton is developed to provide new high-quality homes, jobs and services in ways that make a positive contribution to Chipping Norton as a whole and the wider area and fully reflects local priorities. In particular, it hopes to influence the emerging Supplementary Planning Documents (SPD) being drawn up by West Oxfordshire, and the proposed planning application and ensure that East Chipping Norton is integral to and makes a positive contribution to the town as a whole.

There is a separate **business consultation** taking place regarding the five hectare site allocated for business use.













Site boundary in relation to Chipping Norton

Many in the town have expressed well-founded anxiety about the proposed expansion, fearing it will compound existing long-term problems. We see it, however, as a significant opportunity for our town if the process is collaborative and consultative, and reflects local priorities. What is striking about this report is how much knowledge and expertise resides within the community. There is a real opportunity and appetite to create **a localised bespoke solution**.

The Oxfordshire Growth Board – the organisation that oversees economic development and strategic planning across the county – describes Oxfordshire in 2050 thus: “Oxfordshire has embraced the technological, demographic and lifestyle changes of recent decades and new developments are fit for the future and resilient to climate change.” Our development is set to be completed by 2030, but a very clear message in this report is that we too see this development in our market town as one that must embrace new thinking and priorities. It would be irresponsible and uneconomic to build housing now to standards that are already out-dated, only to have to apply for government grants to address these issues in the future. This must also be **a development for the future**, for the needs of future generations.

Why have the Town Council become involved in this housing development and not in other recent developments? Most developments are built on privately-owned land. What is unusual about this site is that the land is owned, for the most part, by our own **Oxfordshire County Council (OCC)**. We believe this provides

-  Cotswolds AONB
-  Woodland
-  Field / Green Space
-  Allotment
-  Park / Sports Field
-  SSSI
-  Public Rights of Way
-  Major Road
-  Street
-  Site Boundary

a unique opportunity to work together to build in a way that puts the needs of the community first.

A quick glance at OCC's Thriving Communities for Everyone Corporate Plan 2020-2024 brings home how aligned our thinking is on community. For example, it lists these ambitions, many of which are echoed by community members in this report: **"Be part of a zero carbon future;** Have cleaner air; Be more active; Save money; Collaborate and share; Have more time; Connect with each other; Have comfortable buildings; Be more resilient; Have a stronger community and economy; Be proud." It also talks of meaningful change "needing real community involvement, which needs **collaboration to create communities people value.**" We fully endorse and support the County's goals.

For Oxfordshire County Council we do see this as a **golden opportunity**, a chance to work together to build something we can be proud of. And local councils are already choosing to do housing differently: last year, architects, commissioned by Norwich City Council, won the Stirling Prize for the Goldsmith Street council housing development, described as a 'masterpiece' and a 'roadmap for precisely the type of housing the UK needs'; Croydon Council have created their own development company, Brick by Brick, who in turn have their own high calibre design studio, Common Ground Architects. And back in Oxfordshire Bicester Ecotown has already attracted very favourable publicity for the county council. **We as the Town Council are inviting OCC to use its ownership of the land to work together with the community to produce a scheme for Chipping Norton of true ambition.**

Housing projects in other areas of the county have been designated as ecotowns or garden villages. These declarations bring with them significant extra resources and expertise from both central government and the county council. Being smaller, Chipping Norton's own development has not been given such status. However **the scale of the impact this development will have on this market town will be huge** – it is expanding by a third, and we will live with the consequences of this change for decades to come. We are confident that the Environment Agency, the Local Enterprise Partnership, West Oxfordshire District Council (as the planning authority) and OCC's Cabinet Members and officers for Local Communities, Highways, Environment, Finance, Education, Children & Young People and Business, will all bring their skills and creativity to the fore in a joined-up approach that realises the potential of this scheme.

When the Oxfordshire Growth Board carried out a review it noted that "underpinning a significant number of responses was a request for establishing a platform for citizen involvement in planning for the future of Oxfordshire." This is at the heart of the Town Council's desired approach to the development. **We would like an inclusive, collaborative process which brings together residents, business, architects, developers and planners** so that we can provide expertise to respond to existing challenges, highlight Chipping Norton's unique strengths and assets, and shape the future of our town together. In so doing we will undoubtedly enhance the quality of life for the residents and those who work in the town, and build a development we can be truly proud of.

Key Findings

There are recommendations throughout this report but the six key findings are as follows:

1. Maximising affordability: now more than ever the desire to build truly affordable housing for all ages including young starters is paramount. 80% of market value is not a solution.
2. The housing mix to be mapped closely to the needs of the community. For it to be mixed in terms of demographic and tenure.
3. To be carbon neutral.
4. Skillfully integrated with the existing town and to share and provide new community facilities.
5. The design of the dwellings and the development as a whole needs intelligent high quality design. A Design Code is essential.
6. To be designed to encourage active travel by minimising private car use and prioritising walking, electric cycling and public transport and for this thinking to be extended across the town.

Key Recommendations

In order to ensure that the overall vision, objectives and recommendations set out in this document secure high-quality positive change, the Town Council calls for the following:

For the Town Council

Placemaking Forum

The East Chipping Norton working group to become part of a Placemaking Forum and with the Town Council will work:

- on all forthcoming matters associated with the proposed development
- with the County Council's Highways department on a masterplan for Active Travel, Traffic movement (including consideration of a one-way system) and Parking within the town
- with the business community and the Local Enterprise Partnership on plans for a new Business Park
- with the Health Centre, the Leisure Centre and other health providers and professionals to create a Healthy Town strategy

For West Oxfordshire District Council

Supplementary Planning Document (SPD)

The SPD will be a timely piece of planning guidance and it should reflect local opinions on the future of this site. We urge WODC to go beyond current design and building regulations to match the Council's Climate Change policies and plans for Cotswold Garden village. The District Council is encouraged to incorporate the vision, objectives and recommendations in this document in to the SPD.

Placemaking Forum

The District Council is encouraged to establish a Placemaking Forum, where representatives from the District and County Councils, the Town Council, local residents, local businesses and other stakeholders can come together to help shape the future of the proposed new neighbourhood. This could be similar to the community forum established for the Eynsham Oxfordshire Cotswold Garden Village.

Design Review

The guidance in the SPD will help the County Council and its design team to interpret and apply local policy. However, it is very difficult to legislate for 'good design' and the District Council is encouraged to use a professional design review service at key stages of design development to help to drive up design quality of the masterplan and subsequent Reserved Matters applications.

Consultation with District Council Planning Committee

To help ensure that District councillors are fully involved in and able to comment on an emerging masterplan, WODC are encouraged to require the County Council to present an emerging masterplan to the WODC Cabinet at a stage when it is possible to influence the scheme. The Town Council is asked to do the same with respect to subsequent Reserved Matters applications.

Planning Application

District Council officers are encouraged to require the following as part of any outline or hybrid planning application: an illustrative masterplan, Parameter Plans and a detailed Design Code which sets a strong framework for subsequent Reserved Matters applications.

For the County Council

Masterplanning

The County Council is encouraged to pause on-going processes to fully consider this report. It is asked to endorse the vision, objectives and recommendations in this document and instruct its design team to incorporate them in to its masterplan and subsequent planning applications.

Placemaking Forum

The County Council is encouraged to adopt the principles of co-design and commit to being an active member of a Placemaking Forum.

Delivering a High-Quality and Sustainable Place

When choosing development partners, selling land, appointing design teams and making planning applications, the County Council is asked to prioritise its Corporate Plan objectives (to facilitate thriving people, thriving communities and a thriving economy) and its social value responsibilities over short-term financial gain. The County Council has an opportunity to deliver a high-quality and sustainable new neighbourhood to meet their Climate Change ambitions and the Town Council urges it to grasp this opportunity.

The County Council as a Problem Solver

To alleviate anxiety expressed by the community that the proposed development will compound long-term problems, the County Council are encouraged to:

- move quickly to satisfactorily resolve the land issue to enable the Health Centre to expand
- bring resource and work pro-actively with the Placemaking Forum and Town Council on a masterplan for Active Travel, Traffic movement (including consideration of a one-way system) and Parking within the town

6 Key Themes

The vision for East Chipping Norton is supported by objectives related to following six themes:





Sustainability

East Chipping Norton will be a place that balances economic, social and environmental factors to create a sustainable neighbourhood that responds successfully to the challenges of the 21st century.

In 2019, the UK became the first major economy in the world to legislate an end to its contribution to global warming and commit to net-zero carbon emissions by 2050. To meet this ambitious target, new construction should aim to create a positive energy balance and be zero-carbon as a minimum. This requires prioritising sustainability early in the design to ensure buildings and spaces are oriented to optimise solar gain, building fabric is highly efficient and renewable energy solutions are incorporated.

A sustainable plan for East Chipping Norton will be a mixed-use and mixed-income extension of the existing town. Strengthening and creating new connections to the existing town by supporting sustainable and active travel solutions that reduce car dependency and the impact on existing infrastructure. To build a truly self-sufficient and self-sustaining neighbourhood, East Chipping Norton must also provide a range of opportunities for residents to live, work, and socialise – such as attractive home-working solutions as part of dwelling design and communal work spaces alongside cafés – so that it grows to be an active and desirable part of Chipping Norton rather than an isolated suburb.

Recommendations

Environment

Use the landscape to support solutions for sustainable development. East Chipping Norton is a complex site and the development must take account of features including the SSSI, archaeological history and drainage which is predominantly into the headwaters of the Glyme.

Circular Economy

Adopt principles of the circular economy for all new developments to minimise waste to landfill during construction and the buildings' lifespans by designing for longevity, adaptability, flexibility and reuse.

Business Growth and Entrepreneurship

Fully assess the advantages of setting aside bespoke land for business growth and consider building socially sustainable local enterprises for businesses to start and grow, by integrating employment within the housing development rather than as an isolated entity.

Community

Capture opportunities and deliver them more locally and equitably by promoting community-led schemes and social enterprises. Provide facilities which will benefit the whole town, such as communal space for group remote working.

Identity

Seek environmental, social and economic improvements that create a sense of place, increase civic pride, involve local people and create positive change.

Zero Carbon

With both the County Council and the District Council supporting a climate change policy, ensure that the carbon impact is minimised during construction and the development is zero-carbon in use.

Considerations and Precedents

Economic

Foster local enterprise

- Community workspaces
- Home-working spaces
- Supporting local commerce and social enterprise
- Promote SMEs & startups
- Community resilience through local enterprise



The Future Business Centre in Cambridge seeks to promote and nurture social enterprises; businesses that have a positive impact on society and the environment. The centre provides workspace, resources and training for individuals and businesses tackling environmental and social needs.



Westferry is an innovative development in Poplar, London which provides rent-controlled flexible living & working properties, so delivering affordable accommodation and workspace to local residents and start-up businesses.

Social

Community spaces

- Event/activity spaces
- Free/low-cost activities
- Engage diverse groups



The Granville workspace hub in London is a successful community, co-working and event space that supports local people and gives back to the community by providing affordable space and access to free or low-cost activities, workspace, events and support.

Health and wellbeing

- Encouraging active travel
- Sustainable transport
- Cycling / walking networks
- Green spaces and wildlife
- Healthy streets
- Local food production
- Encourage biodiversity



The UK's first eco-town in Bicester provides a sustainable lifestyle for residents. A catalyst to make the town more sustainable, the development includes 40% green space with links to the centre through footpaths and cycleways and is built to true zero carbon standards. It was a pilot site for the NHS's new Healthy Town Programme which looks at how health and wellbeing can be planned and designed into new places.

Environmental

Energy and materials

- Net-zero carbon
- Energy-generating buildings with solar & renewable energy
- Passivhaus standards
- Combined heat and power
- Walking and cycling priority
- Durable, quality materials
- Building orientation
- Water management



The largest Passivhaus scheme in the UK, Goldsmith Street in Norwich City Centre delivers 100 sensitive, high-density, largely socially rented homes. The sunny, light-filled dwellings overlook a shared alley, encouraging play and communal gathering and reinforcing existing green links.



A model sustainable district, Vauban in Germany contains the first community worldwide in which all homes produce a positive energy balance. By encouraging active transport modes, car ownership has fallen over time and 70% of residents now choose to live without a car.

Streets and Spaces

East Chipping Norton will be well-connected with the rest of the town, surrounding facilities and countryside by a network of streets and attractive walking and cycling routes.

All streets should make choosing to walk or cycle for short and medium distance journeys easy and attractive by providing segregated cycle and pedestrian routes, good lighting, high quality urban design, reduced traffic speeds and ample opportunities to cross safely. Engaging streets that provide a range of things to see and do through attractive landscaping, play spaces, and buildings with active and positive frontages (windows and doors as opposed to blank walls, fences and garages) are far more likely to be regularly used by pedestrians and cyclists.

Walking, cycling, and public transport should be prioritised over car traffic by creating multi-modal streets, including improving bus services including to Kingham Station. This will help to reduce congestion and improve air quality in the town. As East Chipping Norton is elevated from the town, the use and availability of electric bikes will be essential. The multiple routes into the town centre will have separate cycle and pedestrian lanes, and will include seating areas.



Part of the Healthy Streets initiative, Orford Road (above) de-prioritises traffic and increases access for cyclists and pedestrians of all abilities. Healthy Streets aims to reduce private vehicle use and encourage active travel.

Recommendations

Connectivity

Ensure multiple, direct routes connect East Chipping Norton to the existing town, nearby schools, business areas, health and community facilities and the countryside.

Active Travel

Encourage active and sustainable travel by creating multi-modal streets that incorporate safe and attractive walking and cycling routes. Commission an Active Travel strategy for the whole town and its satellite villages.

Public Transport

Improve and create public transport options to help reduce traffic and car dependency and improve air quality.

Car Parking

Design parking facilities with the ability to be re-purposed over time.





Public Realm

Design a network of inclusive, safe, clean and engaging public spaces and green routes that are actively managed, taking account of ongoing management and maintenance requirements.

Site-Specific Considerations

Movement within the site

Create a legible network of routes through the new neighbourhood that prioritise walking and cycling

-  Woodland
-  Existing road
-  Indicative multi-modal route
-  Site Boundary










Create a positive relationship with the woodland, fronted by buildings facing out across the street towards the woods as opposed to back gardens

Prioritise walking and cycling in internal streets to make choosing to walk and cycle for short and medium journeys easy and attractive

Particular attention to be paid to the planning of the Link Road so that it is an urban boulevard that is part of the network of routes within East Chipping Norton (with trees, landscaping and houses looking on to it) and not designed solely for through-traffic

Connections to Chipping Norton and countryside

Knit into the rest of the town by creating multiple, direct routes to the centre of town, nearby amenities, and also to the countryside

-  Woodland
-  Field / Green Space
-  Allotment
-  Existing road
-  Indicative pedestrian connection
-  Indicative multi-modal connection
-  Site Boundary












Integrate any cross-neighbourhood route into the development and connect to the Memorial wood and allotments

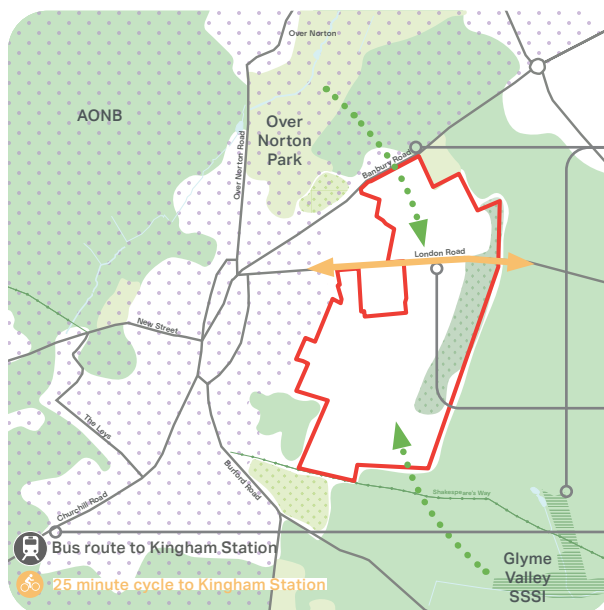
Create connections to the centre of Chipping Norton and community amenities including the leisure centre, lido and allotments

Connect to nearby walking route and look to increase access points to the countryside

Wider connectivity

Create a green link between the Glyme Valley SSSI and Cotswolds Area of Outstanding Natural Beauty (AONB) and integrate bus connectivity

-  Cotswolds AONB
-  Woodland
-  Field / Green Space
-  Allotment
-  Park / Sports Field
-  Existing road
-  Indicative wider green link
-  Indicative upgraded cycle route
-  Site Boundary



Development can create a link between the Area of Outstanding Natural Beauty and Glyme Valley SSSI

Upgrade routes to better and more safely accommodate pedestrians and cyclists, including London Road, which crosses through the site

Shuttle bus service to Kingham Station could be reintroduced to support wider public transport connectivity, with local bus links into East Chipping Norton

Dwelling

East Chipping Norton will be an integral part of the Chipping Norton community and home to a diverse and resilient mixed population that is proud of where they live.

Any successful new neighbourhood will be an integral part of the Chipping Norton community, as opposed to an estate on the edge of town. It will provide a variety of housing options to attract a wide demographic and promote community cohesion with attractive shared amenity spaces.

Lack of affordable opportunities is having a material impact on Chipping Norton, with many young people and local workers being forced to make their lives elsewhere. Prioritising the delivery of affordable, tenure-blind designed homes, in line with Local Plan policies and a socially sustainable mix also provides opportunities to create an inclusive, mixed neighbourhood. Encouraging communal and shared-living developments provides options for young working adults wanting to stay and live in Chipping Norton.

Incorporating a range of housing types, tenures and sizes will cater for different incomes and housing needs and foster a mixed and balanced community. For example, smaller units should be provided in apartments to avoid inefficient use of space for circulation and increased building envelope, that can inflate cost. Larger units can more appropriately be provided in house typologies. To help make lasting communities, all homes should be sufficiently generous and flexible to accommodate a range of needs, such as for individuals, starters and families, as well as providing amenable spaces for home-working, being able to adapt over time alongside their residents' lives.

Recommendations

Mixed

Incorporate a variety of housing types and sizes, including smaller units in apartments with larger units in houses; and have a mix of tenures to cater for all ages and different housing needs; all of which create a mixed and balanced community.

True Affordability

Maximise housing affordability for all ages including young starters and prioritise the delivery of Social Rented homes, in a socially sustainable mixed-tenure plan that is tenure-blind in appearance. Capitalise on opportunities of being Council-owned land to maximise affordability, without compromising on lower space standards or quality.

High Quality

Ensure dwelling interiors are built to a high standard with generous space standards, with tall ceilings, large windows to maximise natural light and views, durable materials and ample private outdoor spaces. Generous shared spaces should provide recreation, play space, and areas for relaxation, combined with access to the countryside around.

Zero Carbon

With both the County Council and the District Council supporting a climate change policy, ensure that the carbon impact is minimised during construction and the development is zero-carbon in use.

Design

Chipping Norton has a very long history as a settlement. Within the town can be found architectural styles appropriate to their time. While respecting the vernacular, homes should unmistakably be of the 21st Century.



Key recommendations

- Mixed tenure
- High percentage affordable
- Choice of layout and size
- Attract a range of residents
- High quality public realm

Abode, Cambridge

A mixed tenure development with homes ranging from studios to 6-bed houses with a 40% affordable housing mix. The layout for approximately 2,250 homes is based on a network of green lanes, outdoor play spaces and extensive landscaping.



Key recommendations

- High quality, generous interiors
- Generous shared amenity spaces
- Modest, well-proportioned private outdoor amenity spaces
- Dual aspect
- Large windows
- Choice and variety of layouts



Accordia, Cambridge

Different architects designed the various blocks for the 378 unit masterplan giving a wide choice of unit types and tenures. All dwellings have spacious, light-filled interiors, modest private outdoor amenity spaces in the form of gardens, terraces or balconies, and generous shared amenity spaces

Key recommendations

- Robust, durable materials
- Consistent material palette
- Net-zero carbon, Passivhaus

South Gardens, London

A collection of nine building typologies each with distinctive character but sharing a cohesive material and architectural language. Designed to a high standard, it is London's first fully-certified Passivhaus



Uses and Resources

East Chipping Norton will be well connected with existing shops and facilities and incorporate the additional green, social and economic infrastructure needed to support a vibrant place.

Successful neighbourhoods require social, economic and environmental sustainability. This means creating truly mixed-used places that integrate social activities and employment opportunities alongside residential. These community resources should be located at the heart of East Chipping Norton to create a new local centre for the neighbourhood. By locating a mix of uses within a 10-15 minute walk from people's homes, it is possible to support active travel options, reduce the impact on the environment, and support local businesses by clustering uses.

Consult with the local pre-schools, nursery and primary schools on the best use of the new school site and ensure that it also doubles-up to provide local community facilities. It should be sized, designed and managed so that it can be used for a range of activities and events outside of school to become a resource for the town as a whole. Additional facilities where young people can play and hang out independently and safely should also be incorporated into the plan. To support an increased population, land should be set aside adjacent to the existing Health Centre to enable its expansion. Good links should also be provided between new homes and the Retail Park on London Road.

Recommendations

Integrating Social Infrastructure

Ensure East Chipping Norton integrates social infrastructure in a meaningful way to support a larger, diverse population including early years provision, youth and community facilities, school (places) and expanded health centre.

Accessible and Inclusive Resources

Locate local resources – such as any shops, restaurants and cafés – and employment, so that they can be accessed by walking, cycling and public transport by people of all ages and abilities, and from all parts of the town.

Engaging Streetscapes

Incorporate active and positive frontages along new routes, particularly at ground floor level, to create attractive and engaging experiences for pedestrians.

Open Spaces

Provide a range of open spaces for different requirements, such as play space and recreational space, to encourage active lifestyles and travel, and local food production in addition to the existing allotments.

Workspace

Look to integrate workspace into the neighbourhood and seek opportunities to create local enterprises by providing flexible and affordable places to work and meet. Create home-working spaces in homes, and provide communal high-tech workspace facilities. Offer supporting resources for workspaces, such as cafés and canteens, that can be places to meet.

Considerations and Precedents

Social Infrastructure Employment & Resources

Education

Embed education facilities into the masterplan potentially co-locating evening and weekend uses



Grange Primary School in Southwark enhances community presence and provides a new hall, kitchen, nursery and administration hub

Youth Facilities

Create and integrate bespoke spaces and built facilities for young people



Co-located with a primary school, the Castle Hill Community Centre provides well-used, flexible, low-cost event space with a bar and kitchen for use by the local community

Community & Health Facilities

Integrate community spaces and health facilities, potentially co-locating with the school, to encourage engagement and support a diverse neighbourhood programme

Workspace

Support a range of groups, including SME's and startups by providing accessible and inclusive workspace

Workspace hub

Accommodate a workspace hub that offers an affordable and amenable local working solution. It could be flexible so as to be used for other community facilities



Impact Hubs, with locations in 50 countries, are designed to encourage a vibrant community of entrepreneurial people. Importantly, they offer flexible and highly functional infrastructure to work, meet, learn and connect

Home-working

Accommodate home-working spaces in dwellings, and investigate potential for flexible living & working spaces

Local Resources

Incorporate local shops, cafés and restaurants which can support local enterprise. These spaces can also provide places to meet and to work alongside employment space and can help activate key spaces in the neighbourhood

Public Space

Play space & Recreation

Make all public spaces playable as well as having bespoke play space. Incorporate green spaces for recreation



The Queen Elizabeth Olympic Park incorporates a variety of play and green spaces with other uses, including a cafe

Food Production

Building on the existing culture of growing and food production in Chipping Norton, there is potential to redesign green spaces into edible landscapes, providing training and supporting local markets



Incredible Edible Network, established in Todmorden promotes local, community-led food production.

Character and Landscape

East Chipping Norton will be a beautiful place which reflects the landscape and buildings of the Cotswolds and forms part of Chipping Norton.

The existing character of the site, its immediate context and the historic centre of Chipping Norton should inform the new neighbourhood. While having its own identity it will clearly form an integral part of the greater Chipping Norton community. Currently a farmland plateau, the site is on a ridge at the head of the river Glyme, bounded by woodland to the east, with the Glyme Valley SSSI beyond, and to the west by Chipping Norton, its Conservation Area, and the Cotswolds Area of Outstanding Natural Beauty (AONB). How the site is designed without it impacting on the biodiversity will be critical.

The historic centre of Chipping Norton is characterised by predominantly two to four storey limestone buildings, arranged in a compact layout. East Chipping Norton should be a high quality, characterful extension of this historic urban form and the morphology of the town whilst bringing a contemporary architectural approach that champions distinctiveness while respecting the traditional vernacular.

A compact layout for dwellings also optimises land use. Terraced houses, interspersed with apartments, will be efficient in terms of land use and energy requirements when compared with detached houses. Higher densities will free up land for community facilities, publicly accessible open space and generous landscaping, whilst maintaining the characteristics of the town.

Within the site, the water tower and field patterns are prominent existing landscape features and can be celebrated by the arrangement of streets and views. Trees are also a significant asset of the site and should be preserved to inform the design of high quality open spaces that are not residual, enhancing urban biodiversity opportunities and green walking networks.

Recommendations

Integrated

Ensure new developments are extensions of the existing compact layout of the historic centre of the town.

Local Character

Build on the locally distinctive character of Chipping Norton through the contemporary use of traditional materials and typologies and celebrating existing features of the site.

Intelligent Land Use

Optimise the development of land to meet housing demand with a compact layout while retaining The Memorial Wood and incorporating new landscaping, open spaces, and tongues of green countryside through the new development, to create green corridors between the old and the new.

Biodiversity

Enhance and preserve biodiversity of the site by maintaining existing trees and hedgerows and maximise opportunities to create new wildlife rich landscape. Include a tree planting scheme.

Site-Specific Considerations



Orient development to enhance views to the landscape and key features

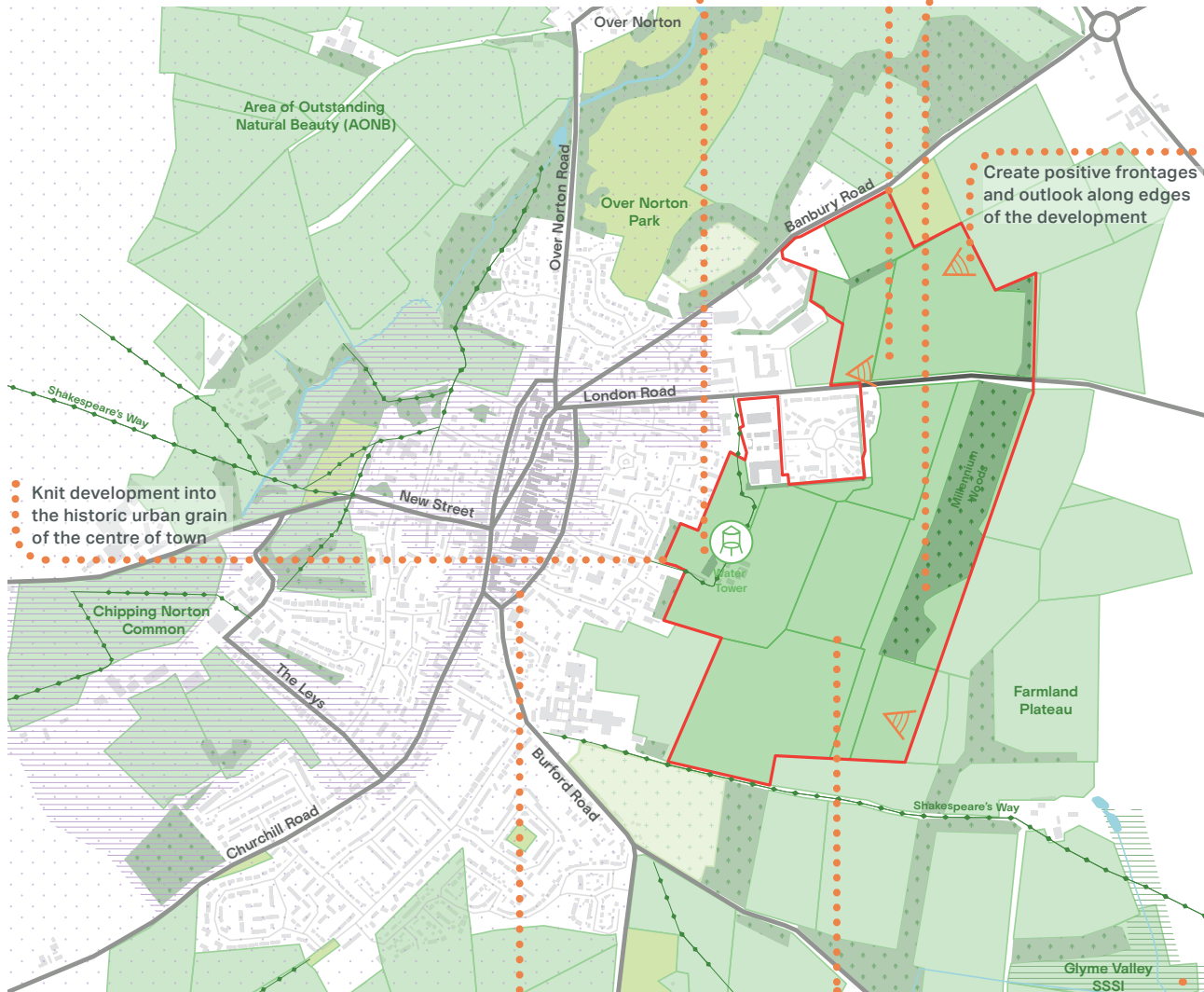
Consider visual approach from outside and from within the town



Source: Imagery ©2016 Google



Preserve woodland and create a positive interface between woodland and development



Knit development into the historic urban grain of the centre of town

Create positive frontages and outlook along edges of the development

- Conservation Area
- Cotswolds AONB
- SSSI
- Woodland
- Park/Sports Field
- Field
- Allotment
- Public Rights of Way
- Major Road
- Street
- Site Boundary



Source: National Library of Scotland

Draw on the compact layout of Chipping Norton's historic morphology and urban grain

Use existing field and hedgerow patterns to help define the layout of the neighbourhood



Source: Map data ©2020 Google



Use the new development to form a positive interface between the AONB and Glyme Valley

Making it Happen

East Chipping Norton will be shaped by local people and built by self-builders, community groups and developers and maintained by a range of private, public and community agencies.

Publicly owned land is a valuable asset which should be developed in a way that delivers social value and responds to the vision and objectives outlined in this document. A key aspect to achieving this will be listening to and collaborating with existing residents, community groups and the Town Council to develop and refine this vision in order to create a successful place that meets their needs and aspirations.

Maintaining long term stewardship of the site will also help to maintain affordability and oversee good long-term maintenance of buildings and spaces.

Recommendations

Collaborative Design

Create a successful, integrated new neighbourhood by involving local people and the Town Council in decision making, design and development of the site.

Characterful

Encourage a mosaic of developments by creating opportunities for small and local developers, self and custom build plots, Council-built housing, and potentially a Community Land Trust.

Social Value

Capitalise on the opportunity of being Council-owned land in ways which deliver social value and maximise affordability, and which can ensure procurement mechanisms that support local builders and developers. Work with the Local Enterprise Partnership to create a Community Employment Plan to give local people jobs on the construction.

Public Ownership

Seek to retain key assets in public ownership and consider how ongoing revenues or capital receipts will facilitate management and stewardship.

Modern Methods of Construction

Reduce the environmental impact of construction and improve energy performance through the use of Modern Methods of Construction including CLT and off-site manufacturing.

Considerations and Precedents

Self or Custom Build

- Flexible and customisable
- Individual character
- Community-led
- Diverse neighbourhoods

Graven Hill

Graven Hill is a pioneering venture in self and custom build, enabling individuals to design inspiring homes on pre-prepared plots, limited only by their imagination and their budget. Up to 1,900 homes will be built over 10 years surrounded by open, green spaces.



Co-Housing

- Community-led
- Collaborative design
- Choice of layouts or materials
- Shared amenity spaces
- Lifetime Communities

Marmalade Lane

Residents were involved in the design process of this community-led, co-housing development, giving them choices on materials and layouts of their individual units as well as communal amenity spaces including the event space, allotments and car-free lane.



Community Land Trust

- Community involvement and stewardship
- Collaborative design
- Holistic approach
- Affordability through collaboration

Cornwall Community Land Trust

The Cornwall Community Land Trust has delivered or enabled more than 230 affordable homes, with more in the pipeline, tailored to the needs of the local community who retain stewardship of the development.



Council-Led

- Affordability through Council control
- Publicly owned and managed
- Stability
- Tenure-blind
- High standards of living and building quality

Goldsmith Street

Although the original intention was to sell the site to a developer, the City Council decided to develop the site itself to provide approximately 100 new, affordable homes that achieved full Passivhaus certification and won the prestigious Sterling Prize for architecture in 2019.



Appendix

Community Engagement

Community Workshops

Two **community workshops** were held in the Town Hall on 3 and 10 December 2019. In addition, the Working Group received many emails and additional comments from the public. In total 86 members of the community contributed their views.

The workshops provided an opportunity for residents and workers in Chipping Norton to come together to discuss the needs of the town, and share their ideas and insights into how these should best be addressed in the context of the new proposed development. The focus was primarily on the housing development. Comments were captured regarding the proposed **5 hectares for business use** but a separate engagement process has been started which will be reported on in September/October.

The discussions were wide-ranging. Some common concerns about the development emerged clearly, together with many constructive and innovative ideas and recommendations. Many people took the opportunity to highlight how existing community concerns, such as the expansion of the Health Centre and the town centre parking should be addressed as part of the planning for the new development.

The views and suggestions outlined below are important not only because they reflect residents' understandings and ideas, but because they are a product of **detailed local knowledge**, an invaluable on-going resource for all those working on this project.

The Town Council would like to thank sincerely all those who have taken part and look forward to them being part of the conversation as the plans develop.

Sustainability

Energy in use

- Carbon neutral housing
- The development needs to be energy neutral and biodiversity intensive
- Can the zero carbon principles be applied to the building materials, for example concrete?
- Ground Source Heat Pumps are viable for the future – look at the findings of the Urban Community Energy Fund
- Look at Hook Norton Low Carbon, a Community Land Trust planning Carbon+ homes which lock in carbon
- Homes could be spec'd to be to Passivhaus principles without necessarily being certified

Water on the site and potential drainage issues

- Very significantly, the site is a Site of Special Scientific Interest (SSSI) because it has a ground water aquifer
- Filtration beds are likely to have to be included in any design and take a lot of space and have to be fenced
- Water running off this plateau causes problems for the neighbourhood adjacent to the site like on Rowell Way
- The head of the Glyme is located adjacent to the site, and so there needs to be a forever plan to guard against pollution
- Need water management policy to protect the Glyme
- Protecting and enhancing the biodiversity will be critical and hotly contested

Mobility

- Is there a way of mitigating the number of cars? Parking permits or condition of lease is not allowed to own a car?
- Future proof car purchase plans by ensuring there are numerous points for cars to be recharged
- With the proposed level of density there won't be enough room for everyone to have a car anyway, e.g. parents plus 2 children equals 4 cars. It won't be possible. And don't provide a garage if it is too small for most modern cars.
- In Norwich's Goldsmith development you don't drive to your door
- Provide an electric bike with every house
- People lead busy lives and need to get deliveries – has to be low impact on the environment. 21st century horse and wagon design, hand cart, bicycle rickshaw with Chippy branding,
- More use of e-bikes, e-scooters

Community-owned

- Create community-owned social enterprise or a Community Land Trust which would employ local people to look after the parklands and green spaces so there is community ownership and responsibility to include: orchard, garden, allotments, green space, greenhouse
- Keep and defend the allotments
- If the allotments have to be moved improve them with good water supply, concrete bases and user access
- Map the number of allotments to demand
- Food production is important – make food space, plant for food
- Create a productive landscape
- Include a covenant within the sale of the land to reassure the community that principles and agreements will be upheld

- Long-term community control brings more monetary value to the Council
- Maintenance of the public realm must be guaranteed through the lifetime of the development
- Community interaction has declined since we moved here. No kids play in the streets in our cul-de-sac anymore.

Working in Chipping Norton and employment opportunities

- Parker Knoll site was meant to be for local business but became for care and retirement homes. Use of land needs to be enshrined in agreements.
- Invest in the local community and in local jobs
- Avoid creating an estate for commuters
- Need inward investment
- Restart a Chamber of Commerce in the town to audit the businesses in the area and who could expand and where skills gaps are among workforce
- Houses plus jobs in the same town
- Attract younger adults through employment opportunities or good homeworking facilities.
- Encourage serviced offices and support for home workers
- Truly affordable housing is a must – CETA and Owen Mumford (biggest employers) can't find staff here, so investment goes elsewhere

Business land

- The Industrial estate has interest from Oxford University, and could be integrated with job opportunities for the town
- Encourage both internal and external business initiatives and facilities to offer jobs
- Need to ensure fast broadband is provided
- Encourage development from science/high tech). Include a classroom space, so that training can be delivered on site
- Need to make the town attractive for "professional" businesses
- Need to do audit as to what is here – test assumptions that it can be filled, Cromwell Business Park not full.
- Need small industrial units for car repairs etc (promised when Parker Knoll closed, but didn't materialise)
- Big need for light industrial at reasonable prices
- Need space for untidy activities

Streets and Spaces

Integrating old and new

- Links between the new and the old will be vital to the future of the town
- Do not bolt on another new estate
- It's important that people can walk and cycle between new and old seamlessly, and that there is not a suggestion that using the car on the main roads into town would be preferable.
- To refuse planning permission for town centre business because of the lack of parking while allowing the development of edge of town housing (with huge numbers of cars) makes no sense
- Need to create access points up and down between new estate and existing town. In addition to Wards Road, look at Cooper Close via Brassey Close, Rock Hill via Coopers Square, Foxfield Court into Foxfield; and the private road then path linking ACE to Top School all of which could perhaps be used for pedestrian/ cycle access.
- Use raised walkways/cycle routes like in Belgium – Chippy needs a destination feature. Work with Grant Associates on it.
- Landscape connecting points with ribbons of green from older town into newer town
- Possible need for Compulsory Purchase Orders to make this happen. It can't just be at Ward's Road
- Link with Lido's plan to create access from new development side, and create walkway
- Any new facilities located on the estate must also be used by rest of town –Cotswold Gate estate, for example, has a new play area which is not easily accessible from the neighbouring Cotswold Crescent area

Movement and streets

- New estate should be laid out with wide foot and cycle ways, well lit, so children can go to and from school on their own. These provisions should spread into Town and the Senior School. Albion Street is not fit for purpose.
- The new development needs to have spaces that read as streets
- Greens and squares create focal points for gathering and meeting people
- The development needs to be easy to find your way around
- Pedestrian and cycle links between the development and existing residential area and the town centre are critical to integration. These links are to be designed to a high quality and be safe.
- Play streets to be created within the development.
- Cotswold Gate is a sea of tarmac
- Existing pedestrian blackspots within and adjoining the town centre should be made safe particularly where they provide access to and from the new development, for example Horsefair. Adequate pavement width should take priority over road space.
- Need to connect the London Road retail centre with the site; and connect really well to new business park
- Need to improve connectivity with Aldi
- The local free shuttle is very popular.
- Public transport isn't good enough
- Teenagers are frustrated by bad bus service – they feel stuck 'because they actually are
- Plan in sustainable transport along the links and round the estate
- Re-instate the rail bus to Kingham (or to Charlbury)
- Allow for automated electric buses

Unconvinced by the arguments made for the link road

- Many argued that it should be an Access road not a link road.
- Danger that it will be unattractive and unpleasant to use by foot and bike.
- Link Road needs to be visually treated. In view of the Burford lorry ban and major problem being the A44, can it be changed from an HGV link to a simple distributor road for cycling, walking, shuttle buses?
- The recent traffic survey will prove whether the locals are right – i.e. small numbers of HGVs come from the Burford direction to Chippy en route to Banbury and vice versa

Traffic congestion and parking

- By 2035 sale of petrol and diesel cars is scheduled by the government to be banned – that's just 15 years, five after the development might be finished!
- We're living in a rapidly changing world and I wonder whether all of us are not living in the past and not looking to the future: Honda by 2022 will only sell electric and hybrid cars; diesel are being phased out rapidly. Green transportation is it. We (the community, the Town Council, the county council, district council) have a huge opportunity to create something extra special in Chippy providing we can all come together.
- Don't provide a garage if it is too small for most modern cars
- Don't design an estate where driving into town (via the main roads) is the suggested means of transport.
- In 10 years' time we may have no cars but shared car schemes
- Seville in Spain built connected, safe lanes on which you can ride bikes – massive success
- The Netherlands made a decisive move to the bike
- Let's start an on-demand electric bike/scooter service like Jump
- Sustrans could act as an advocate. Commission a feasibility study.
- In the town: finally do a feasibility study for the second story of New Street car park
- Initiate car sharing schemes and get locals signing up to rent-out-my-drive schemes

Congestion and pollution

- Massive long-term issue for the town. Not been resolved and been talked about for literally decades.
- The double roundabout in Chipping Norton is one of the worst places in Oxfordshire for air pollution
- We need to seriously look at a one-way plan in the town; this is the time to really get to grips with the traffic problems. We need to use the opportunity now.
- Parking to be moved out of the High Street and Market Place
- Creation of a multi-storey car park
- Creation of a park and ride service to stop parking in the centre
- London Road: main route in to centre to be re-routed to come down Banbury Road so that London Road is closed to HGVs especially.
- London Road to become multi-modal with walking and cycling routes.
- 40% of traffic in town doing 2km of travel i.e. high volume of local, short journeys. Need a plan to tackle this.
- We should be actively discouraging short car journeys

- Huge anxiety about the scale of disruption and congestion that's going to be caused in town with the construction site traffic.
- Create viewing platform and education programme for schools/families while it's going on

Walking and Cycling

- We want to make people want to walk
- Walking routes have to be safe, direct and well lit
- Need for proper cycling infrastructure
- Create a bike rental scheme
- Can we stipulate a cycle way to Kingham in partnership with Great Western?
- Encourage electric bike and provide storage and charging facilities
- Create cycle company that will transport shopping
- Have network of stopping points with great street furniture
- Create proper feasibility study for an improved shuttle bus service – at the moment it's run by volunteers
- Pedestrian and cycle links between the development and existing residential area and the town centre are critical to integration. These links are to be designed to a high quality and be safe.
- Turn disused railway lines into cycle routes.

Dwelling

Truly Affordable housing or Affordability Plus

- Housing must be genuinely affordable
- It must be affordable to key workers (nurses, social care workers, teachers, firefighters, bus drivers, police etc), and others in low income professions
- There should be council houses with tenants employed by state institutions (NHS, education authority, WODC etc). Oxfordshire County Council are in a prime position to make this happen because the land will not cost them a penny
- Land should be allocated to Registered Social Landlords like A2 Dominion who build proper social housing at about 60% of market rent, not 80%
- Affordability is a key issue, both for older and younger people
- Young local people need to be able to afford them too
- Keep younger people in the town
- Build to support the demographic mix we need. Town currently skewed towards elderly, need to change that. Does truly affordable housing need to be more than 40% of the allocation to do this?
- Could there be a higher percentage of Social Rented housing rather than property to buy?
- Old people and young people in shared blocks – intergenerational, encourage relationships
- Create shared living accommodation for young people
- Multi-occupancy buildings? Like student halls?
- House prices are unaffordable for many. They are now costing around 8 x salary, whereas in the 1980s it was more like 3 x salary?
- For Goldsmith Street development (a Passivhaus build), heating bill will be £150 for the whole year, a saving of 70%. How we build dictates running costs for occupants - make running costs cheaper to improve quality of people's lives.
- Owen Mumford can't find local people to work in its business. CETA have built new offices away from Chipping Norton for similar reasons. People can't afford to live here.
- Masterplanners and architects to work with the community to audit the specific needs of the town when deciding mix of housing. Not broad brushstroke but specific. Properties will sell quicker so it's good for developers' cashflow
- Don't want it to be a dormitory town or just commuter-belt for Oxford
- 85% of care workers in the town are non-UK. They can't afford to live here. Witney thrives as more people gravitate there to live.
- Different types of affordable housing: including Social Rent, Affordable Rent (80% of market rent), Shared ownership, Discounted Market Rent.
- Social housing should be integrated and not any different quality
- WODC is not building any council housing at the moment
- WODC's policy is to achieve (60% low cost rent: 40% shared ownership)

Housing: design, type and mix

- With the Health Centre create a Healthy Town Manifesto to feed in to all plans for development
- First principles need to be concerned with the legacy for future generations
- We're not building for now but for the future

- There were a lot of concerns about the recent housing developments in Chipping Norton: Bellway Housing on Burford Road is called Cotswold Gate but could be 'Anywhere Gate'.
- I feel despair about the existing quality of housing stock in the UK
- Not boxes the same as everywhere else
- Not a cookie cutter development
- Repetition of standard homes is uninspiring
- You can only achieve high quality design by negotiations, via a good dialogue with developers and landowners
- Good design doesn't have to cost more than bad design
- High quality design is really important for this development. We don't want identikit developments that could have been bought off the shelf. We want a new area that the whole town is proud of
- We need first class architects working on it
- This could be an award-winning housing development for Oxfordshire County Council. Look at what happened for Norwich
- Community of facilitators, possibly around leasehold to develop a skeleton of a master plan/objectives/manifesto, looking for long-term value and not simply a cash receipt.
- This project is about short termism versus long-term stewardship
- There are concerns regarding proposed density: Cotswold Gate has density of 23 dwellings per hectare, new development is proposed to be 35 per hectare.
- Therefore need intelligent design – intelligent buildings, shared resources and open spaces.
- Optimise the use of future technology to give long term relevance
- Need for good quality architectural design. Developers are not known for this but for identikit estates. Developers to please change their practice – we're inviting them to seize the opportunity.
- David Cameron's government repealed the Code for Sustainable Homes in 2015, if he hadn't all new homes from 2016 would have been zero carbon, and we wouldn't need to be so exercised about it now!
- Will developers shy away from the standards we want?
- No gas in new builds. Gas boilers will be phased out from 2025
- All houses to have grey water/roof panels for electrical and hot water generation – we have to build houses for the future not for today
- Retrospective refitting is very expensive
- Solar panels - orientate the buildings to the sun (solar orientation) – no extra cost in doing this
- Important to specify orientation of all houses so solar panels work effectively
- Good insulation: terraced housing and apartments better for insulation.
- Terraces work well for encouraging engagement
- You have to choose high density/compact housing to allow for more greenspace, shared buildings and aquifer. You have to have high-calibre architects to do this
- Prioritise large windows to give natural light within houses
- Flexibility of layout is useful in modern homes – some people prefer open layouts, others prefer more sub-divided rooms
- Create flexible interiors that can be easily altered to suit changing need
- No buildings higher than tree level
- Use local materials combined with contemporary design

- No pastiche
- If the housing is a good modern type of design rather than Cotswold vernacular that's just fine
- Combine housing for different ages, integrated approach
- There is a role for bungalows or single storey dwellings (for older population prevalent in Chipping Norton) but not liked by developers as they are land hungry
- Quality homes need to be included for elderly downsizing – they want more than just smaller dwellings
- Downsizing is currently expensive – partly thanks to stamp duty – but could help resolve housing shortage
- Provide houses for rightsizing to release housing stock in the town e.g. empty nesters and elderly
- Having a Design Code is absolutely essential
- The county council should run a competition to appoint a design team
- Have shared spaces as an integral part of the design
- Use the concept of shared living – what could be shared? Laundry room, guest accommodation, kitchen and eating space for larger gatherings.
- Does every house need ladders, tools, cars, spare rooms? Can this be shared in community facilities? Car share?
- Design houses in which you can live and work
- Without community involvement the project will be done quicker, but it will lack vision and community support
- It can't be something that is done to us – we need it to be right because we really care about the town
- Create community-led housing hub – learn lessons from the Cotswold Garden Village scheme
- Have a different approach with a great Masterplan and parcelling acreage to local builders one hundred homes at a time

Uses and Resources

Improvement to Existing Facilities: the Health Centre

- Expansion of Health Centre is absolutely essential – it has to be enshrined in the SDP otherwise community will be furious.
- The Health Centre is full. Having to restrict some practitioners' hours because no space. They want to co-locate more professionals to the centre to avoid having to go to JR and Churchill. Now part of a network of practices but Chipping Norton best place to have a medical "hub". Need to expand building by 50% to the east. Practice has to fund but cannot afford the £1M that Oxfordshire County Council wants for the land.
- Need for additional health care space – best to expand Chipping Norton Health Centre to serve an area of about 5-7 mile radius. Can the William Fowler Trust play a part in this?
- County Council to set aside land for expansion at reduced cost, but asking for £1 million for extra land is not workable!

New Facilities

- Appoint a community development officer
- Create central places to encourage both indoor and outdoor gatherings
- Make spaces to run events for the whole town
- Create event spaces
- Build flexible public buildings to offer a variety of uses
- Put leisure, school and community facilities together
- Community café?
- Share public and private spaces e.g. playgrounds

Primary school

- Please ensure new primary is not linked to religious groups so that there is proper choice in the town.
- Make the new Primary one large primary fit for the 21st century (incorporating St Mary's) and if it takes up too much land on new site do a land swap with OCC.
- It needs good-sized playing fields including all weather areas
- Schools that are here will have the solution for this – start the conversation.
- Primary and secondary to share some facilities (like fields)
- Must avoid new primary school in Tank Farm providing bog standard nursery facilities which could reduce demand for ACE, making it less viable
- Relocate Ace Centre and Teaching School to the new development but as it is – a stand-alone Nursery not as a Nursery class within a school.
- School shouldn't be near the water tower but next to the secondary school, and Leisure Centre and Glyme Hall – it's the natural location
- Could the new school also be designed as a community hub?
- Look at co-location model. The example in Witney of a Co-Op/ nursery/school and take-away outlet is a good example.
- Unsure whether St Mary's Primary School has spare capacity at the moment (Holy Trinity does not).
- St Mary's site could be used for housing, and St Mary's relocated and expanded.
- Existing primary schools are Anglican and Catholic. New school should be non-denomination.
- Need to make use of school buildings outside of school times. The leisure centre and secondary school work well together.

- The Education authority needs to get on with working with local primaries and the Nursery School to find out what's the best for them and community. Co-locate and land released in town – a state of the art 0-11 years centre and school on one site?

Young people

- There is not enough for teenagers to do in Chipping Norton. There's no youth club, and the sports centre is too expensive.
- Glyme Hall was meant to be for young people to use but too posh and no storage, a 'white elephant'
- Glyme Hall full with ballet, keep fit.
- Extend Glyme Hall so it's the right space for young people or more community use
- Youth provision should be close to the secondary school – multi-purpose rough and ready space.
- Need for space for young people to hang out – cybercafé?
- Join up the use of the buildings – empty at different times of the day. St Mary's is being reconfigured with a multi-purpose satellite space at former NatWest building

Sports facilities

- There is a real need for town to have a sports club where there is a number of football pitches in the same area with a proper clubhouse and possibly including the cricket pitch. It's easier to look after if they're in the same place.
- The Skatepark project needs to be revisited
- Work on Masterplan for where Rugby club and Chippy Swifts are – a Sports Park. Really uplift it and provide for all ages, with cycle paths up to it.
- We need to try to preserve the Town Football club – so sit down with the authorities to agree second phase of Bellway with the proviso that new football fields/tennis courts are handed over to the Town Council, with Minotaur paying for them or subsidising them

Shops

- Town Centre shops are in trouble – partly a landlord issue
- Keep pressure on national chains so they are aware of 1,000 houses coming before they make any closure decisions
- New development will definitely boost retail – we're increasing the population by a third!

Working from home

- Create spaces for homeworking and shared workspaces
- Oxfordshire County Council could create a network of hubs like the Devon Work Hubs to support small businesses and individuals in rural communities
- Facilities for hot-desking – keep people from commuting or just working at home
- Trend towards homeworking increasing massively (coffee shops, Soho Farmhouse full of homeworkers) – need to create state-of-the-art facilities with an advanced tech spec
- Combine work hub with community hub
- Create some live/work/studio space
- Design houses that incorporate workspaces
- 5-hectare designation for business
- Work with the Local Enterprise Partnership to create strategy to connect up with growth sectors like Motorsport and Creative and Digital. How to attract more professionals here?

Character and Landscape

Biodiversity and landscaping

- We have a biodiversity emergency– Kingsbrook in Aylesbury is a biodiversity development of 2500.
- Can't just retain same biodiversity, you have to provide conditions for more
- Retain as many trees across the site as possible
- Don't destroy the woodland
- The land east of the link road should be protected
- Site native planting
- Make provision for wildlife e.g. bird boxes
- Create tree planting programme across the town
- Retain as much green space in the development as possible, and hedges and walls
- There should be tongues of green countryside coming through the development
- All the open space is shown on the other side of the link road
- New common owned and managed by the local community (with Field Reeves involvement?)
- Link together good quality biodiversity areas, open spaces, play areas and sports facilities.

Park/outdoor activity/countryside

- We would like an outdoor activity space, possibly part of a multi-functional primary school, that could be managed by the council
- Need a public park. The existing recreation ground is not sufficient.
- Create intelligent high density housing as a possible way to free up space for community use
- People with small or no gardens need big parks
- Currently there is poor access to the countryside (from this site).
- Larger population need to be able to access the countryside properly

Some features of the site

- The developers would need to come up with a plan for the exploration of the Roman ruins on the site and adjacent to it. It's thought to be a 'Roman settlement/shrine/villa' together with other finds dating right through from the Mesolithic to Post Medieval. Could it be a community project?
- Make more of the fact that Shakespeare's Way comes through Chippy including leaving it from the development area
- Buy Tank Farm and turn it into a pub
- Make an architectural feature of the tower. Combine it as a viewing platform.

Making It Happen

- Look at long-term community control - like a Community Land Trust - which brings more monetary value to the Council
- Establish a model of community involvement – a Land Trust?

Support local builders

- Work with Local Enterprise Partnership to create a Community Employment Plan like they did for Bicester Eco village and Westgate to give local people jobs on the construction
- Have a mosaic of developers who use local builders and trades who will have a vested interest and be given employment over many years

