

LOCAL PLAN

This discussion document refers to <https://www.westoxon.gov.uk/media/xiof3u0r/local-plan-focused-consultation-ideas-and-objectives-august-2023.pdf>

Section A

The first section of the document focuses on Objectives. These are extensive and well argued.

Section B

We have been asked to comment on 8 scenarios for the future pattern of development across West Oxfordshire:

1. Hierarchical
2. Main centre focus (Carterton, Witney and Chipping Norton)
3. Witney focus
4. Carterton focus
5. Dispersed growth
6. Village clusters
7. New Settlement
8. Public Transport focus

The benefits and problems raised by each approach are covered in the document and after reading this and discussing with our County Councillor and other Town Councillors I suggest we support a combination of 4, 5, 6 and 8.

4. Carterton is a good location to focus development because:

1. There are brown field sites suitable for development
2. There are good prospects for employment within the town, reducing the need to commute
3. Carterton is not part of the AONB
4. Active travel is easier where the land is predominately flat
5. The proposed rail link to Oxford would reduce the impact of new houses on road commuting

5. Dispersed growth works because :

1. Small and medium sized developments are easier to achieve and supply homes quickly
2. Some new housing is needed here in Chipping Norton - numbers should be in line with projected growth in the town, but should also take S106 funding into consideration to ensure the infrastructure required in the town can be built.
3. Planning where these developments will be in advance enables some control over where new infrastructure and services will be needed
4. Chipping Norton is within the AONB and therefore development needs to be considered carefully and the AONB PROTECTED.

6. Village clusters:

1. This approach allows clearer thinking about what facilities and infrastructure are required as smaller settlements expand

8. Public Transport focus

1. This enables a proper review of public transport to support those who have always needed it
2. Better public transport will reduce car usage
3. Better public transport increases options for education and employment

Option 2 would provide more development in Chipping Norton than Option 5. This is against some of the principles ingrained in the plan:

1. There are very few brownfield sites to develop

2. There are insufficient opportunities for employment without commuting
3. Existing physical infrastructure eg sewage, surface water drainage is insufficient
4. Existing social infrastructure is strained eg Health Centre, primary school places
5. Preserve naturally existing 15 minute neighbourhood eg by restricting ribbon development.

House building in within Chipping Norton should provide more affordable homes to support the low paid employment that is available eg social care.

SECTION C

We are also asked to provide ideas for:

- Nature recovery and biodiversity gain including potential networks of joined-up spaces;
- Renewable energy e.g. water, solar and wind;
- Community uses such as meeting spaces, sports, recreation and play facilities, co-working facilities and burial space;
- New homes including market housing but also affordable housing, self and custom-build and other forms of specialist housing (e.g. for older people and community-led housing projects);
- Supporting infrastructure such as new cycling and walking routes, highway improvements, energy, waste, health, education, libraries etc;
- Green space including outdoor sport, allotments, parks and gardens, amenity and natural green space;
- Employment generating uses such as (but not limited to) offices, research and development, industrial, retail, indoor sport and commercial leisure uses such as cinemas, hotels, leisure centres.

Nature recovery and biodiversity gain including potential networks of joined-up spaces

1. Work in partnership with landowners, Thames Water, businesses, BBOWT and other stakeholders for the creation of an enhanced 5km biodiversity corridor along the course of Chipping Norton Brook from its source in Over Norton to Swailes Bridge near Cornwell
2. Provide hedgehog highways across busy traffic routes

Renewable Energy

1. Involve organisations such as Chippy Community Land Trust and Transition Chipping Norton in discussions on green community energy
2. Incorporate micro grids into new development

Community Use

1. Improve and increase sports facilities at Greystones using land at WODC depot and adjoining fields to incorporate more sports pitches, tennis courts, a shared community pavilion, tidier car parking, a Park Run route and children's play area. Current problems include insufficient pitches, lack of choice of activity, poor changing and toilet facilities particularly for girls, and congestion at busy times due to single track vehicle access. This project would combine with Green space 4 and Employment generation 8.

New homes

1. Build Council houses
2. Increase provision of affordable homes for both rental and purchase.
3. Use appropriate structures eg Community Land Trust to protect affordable rented properties for future tenants
4. Provide homes for social rent.
5. Ensure new homes are built to appropriate energy standards so retro fitting is not required.
6. Homes should have suitable outdoor space for drying laundry to reduce energy consumption and damp associated with drying clothes inside.
7. The type of homes we need are houses that meet the needs of the town, rather than retirement homes, which we feel we have too many of and are unoccupied.
8. Location of future housing should be to the East and not to the North, South or West into the AONB.
9. Housing Design and Type should be mixed developments of starter homes to include studio flats and one bedroom homes, as well as family homes. It should be of different designs which are in-keeping with the traditional housing within Chipping Norton and the Cotswolds, and built from the natural stone of the area. We need mixed design not more polyglot, identical housing estates

Supporting infrastructure

1. Consider providing well marked and identified walking routes, including pedestrian cut throughs.
2. Provide pedestrian crossing points to support walking.
3. Improve walking routes to support those with limited mobility- this needs to include widening pavements in some locations with limited space where cars have been given priority
4. Re-open Dean Pit recycling centre or establish an alternative site potentially at the disused Greystones ex WODC depot to serve Chipping Norton and the surrounding area
5. Secure Developer funding for a new primary school and an expansion of CN Health Centre.
6. Improve surface drainage taking account of hard surfacing on downhill slopes
7. Incorporate micro grids into new development
8. Avoid ribbon development as this discourages active travel.
10. Sites in Chipping Norton:
 - i. We should fill in the gap between The Pillars on Banbury Rd and the Health Centre on London Road to provide walking route through.
 - ii. Need to design housing developments with short walking routes to common destinations.
 - iii. CNTC to work with WODC on use of Greystones depot

Green space and recreation

1. Provide tennis courts
2. All new developments to have designated areas for community gardens for vegetables, fruit and herb gardens such as that at the Health Centre
3. Work in partnership with landowners, Thames Water, businesses, BBOWT and other stakeholders for the creation of an enhanced 5km biodiversity corridor, with public access where appropriate, along the course of Chipping Norton Brook from its source in Over Norton to Swailes Bridge near Cornwell
4. Improve and increase sports facilities at Greystones using land at WODC depot and adjoining fields to incorporate more sports pitches, tennis courts, a shared community pavilion, tidier car parking, a Park Run route and children's play area. Current problems include insufficient pitches, lack of choice of activity, poor changing and toilet facilities particularly for girls, and congestion at busy times due to single track vehicle access. This project would combine with Employment generation 8.

Employment generation

1. Improve public transport links
2. Provide charging structure for electric buses eg at our bus depot on Banbury Road
3. Ensure better control of local transport provision using a franchise model as introduced in Manchester
4. Provide more affordable housing
5. Use designated employment site to provide a focussed Science Park to reduce commuting via A44 and A34
6. Provide step up and grow workshop and studio spaces for those in creative industries.
7. Provide serviced offices
8. 6 and 7 could be combined with a cafe at WODC depot at Greystones on Burford Rd. (See Green space and recreation 4)
9. Employment will encourage a younger demographic to the town