



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

Submission draft Salt Cross Garden Village Area Action Plan (AAP)

REGULATION 22 STATEMENT

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING) (ENGLAND) REGULATIONS 2012

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1. Introduction

- 1.1. The Salt Cross garden village site lies to the north of the A40 near Eynsham approximately half way between Witney and Oxford. It is allocated in the West Oxfordshire Local Plan 2031¹ as a strategic location for growth to include around 2,200 homes, a ‘campus style’ science park and other supporting services and facilities including a new park and ride.
- 1.2. In tandem with the Local Plan process, West Oxfordshire was chosen by Government in January 2017 to accommodate one of several Garden Villages across the UK under its ‘Locally-Led Garden Villages, Towns and Cities Programme’². One of the criteria used in selecting preferred locations was a strong local commitment to delivery and community engagement. This also forms a key aspect of the more recent Garden Communities Prospectus published by MHCLG in 2018³ which places a strong emphasis on local vision and engagement.
- 1.3. This statement has been prepared to comply with the requirements of Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulation 2012. It sets out the consultation process undertaken for the submission draft Salt Cross Garden Village Area Action (SCAAP) Plan (Regulation 19), and includes a summary of the consultation undertaken for the pre-submission stage (Regulation 18). There is coverage of who has been engaged in preparing the SCAAP, the main issues raised and how these have been addressed within the submission draft version of the AAP.
- 1.4. This statement sets out the extent of public engagement activity that WODC has undertaken through the development of the SCAAP and the efforts made to draw out the locally important issues that need to be addressed as the garden village takes shape, including a robust response to the climate emergency, transport, biodiversity, housing affordability, infrastructure and the potential impact of development on the surrounding area, especially its relationship and connectivity with nearby Eynsham.

¹ <https://www.westoxon.gov.uk/media/fejmpen/local-plan.pdf>

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/733047/Locally-led_garden_villages_towns_and_cities_archived.pdf

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/805688/Garden_Communities_Prospectus.pdf

2. Summary of engagement steps towards the Salt Cross Area Action Plan

2.1. Issues and Options

- 2.1.1. The process of producing the SCAAP began with the publication of an initial 'Issues and Options' Paper in June 2018 which sought early views on how to best tackle a number of important issues at the garden village site including transport, housing, jobs and the environment. The issues paper was supported by three, well-attended public exhibitions held in Eynsham and Long Hanborough in June/July 2018.
- 2.1.2. The issues paper consultation elicited over 200 responses from a range of individuals and organisations. A list of respondents is available to download (<https://www.westoxon.gov.uk/media/ridcpgzs/list-of-respondents.pdf>). A summary report of the consultation, which identifies the key issues raised is also available to view here (<https://www.westoxon.gov.uk/media/ozvdtxby/area-action-plan-consultation-report.pdf>)

2.2. Community Forum

- 2.2.1. Following the Issues and Options consultation on the SCAAP a Community Forum was established to further explore the community's ambitions for the Garden Village and to provide a platform for local people to contribute to the delivery of an ambitious programme of change to create a place that people will be proud of. A wide range of local organisations, statutory service providers/representatives (e.g. education, health), Parish Councils, District & County Councillors, relevant charities, and landowners registered to attend (see Appendix A for list of members of the Community Forum).
- 2.2.2. In addition, the site promotor – Grosvenor - was represented and on occasion, experts attended to support delivery of the engagement activity. A series of Community Forums were held at regular intervals to maintain momentum and progressively build on outputs to inform the eventual production of the Area Action Plan Preferred Options Paper which was consulted on from August to October 2019 (see 2.4 below for further information).

2.2.3. A timeline of the Community Forum events is set out below.

Session	Main Purpose
Community Forum 1 (October 2018)	Facilitated discussions to capture what ‘success would look like for the Garden Village in 2031’. Clear themes identified. See Appendix 1.
Community Forum 2 (December 2018)	Technical evidence review & facilitated discussions: Taking the priority themes from Community Forum 1 & developing a vision for the Garden Village. Testing the vision – does it meet the needs of a wide range of future users/residents of the Garden Village?
Community Forum 3 (January 2019)	Site visit to Bicester Eco-town – possible lessons to learn, opportunities to ‘go further’ at the Garden Village, design code (Graven Hill new-build), infrastructure delivery phasing, Green Infrastructure layout
Community Forum 4 (January 2019)	Site visit to Cambridge – Cambourne & Southern Fringe/Trumpington Meadows with site promotor Grosvenor
Community Forum 5 (February 2019)	Site visit to Hertfordshire - Welwyn Garden City and Letchworth, and Fairfield Park with site promotor, Grosvenor
Community Forum 6 (February 2019)	Facilitated discussions to explore opportunities & constraints of the site and consider spatial interpretation of the vision as defined in previous Forums.
Community Forum 7 (March & April 2019)	Oxford Brookes University presentation of masterplan proposals for the Garden Village and constructive dialogue with Forum members.

2.3. Design Charrette

- 2.3.1. Co-hosted with the site promoters Grosvenor, a three-day intensive and collaborative Design Charrette was held where the Community Forum, technical experts and wider stakeholders worked with the project team to develop 3 'design framework options' for the spatial layout of the Garden Village. Over 100 individuals participated in this intensive process of dialogue and co-production between the local community, stakeholders and interested parties, understanding the area and working with them to develop planning and design ideas.
- 2.3.2. The Charrette commenced with a walking site tour to give attendees the opportunity to appraise the site in terms of landscape context, sightlines, existing connectivity, constraints on integration and development. Briefings on all site assessments relating to the following themes were given to equip attendees with technical knowledge to enable them to contribute to the collaborative design exercise including exploring innovative ways the new Garden Village can be delivered:

Landscape, Ecology, Heritage, Archaeology; Transport, Energy & Innovation; Housing & Design; Infrastructure Delivery Plan; Community Infrastructure (Education & Health) and Employment & Economy.

- 2.3.3. Over the course of the two-day charrette, attendees were split into groups to consider different aspects of the garden village. Subjects covered density, community facilities, jobs and business, connectivity, landscape and ecology among others. The purpose of these exercises was to inform a number of masterplan options for the garden village. At the end of the second day, three composite masterplan options were presented. They sought to bring together the thinking that had taken place providing a summary of the ideas that had been discussed and developed. A summary of the Design Charrette outputs is provided at Appendix B and supporting images of the design framework options are provided at Appendix C.
- 2.3.4. To enable the wider public to view outputs of the Design Charrette and discuss these with site promoters and WODC, a Saturday drop-in exhibition was also held in Eynsham Village. Following this the outputs were displayed at WODC for a 4 day period to inform the wider West Oxfordshire community of the proposals and provide the opportunity for feedback.

2.3.5. The 3 design framework options were included in the AAP Preferred Option Consultation in 2019 and whilst there was no clear consensus on a 'preferred' option, strong support emerged for the following 'principles':

- The provision of extensive green infrastructure including along the northern and western fringe of the site with good connections into the wider countryside;
- The provision of green corridors and connections throughout the site;
- The concept of compact 'walkability' with key services being within easy reach of people on foot and by cycle;
- Provision of safe, convenient connections to Hanborough Station and across the A40 to Eynsham;
- The importance of the garden village having a strong village core or 'heart';
- The need to avoid rat-running through the site as cars look to avoid the A40;
- Integration of the Salt Way and Saxon Way into the layout of development;
- Provision of convenient and safe routes to schools; and
- The creation of community growing space such as a community farm or orchard

Youth Engagement

- 2.3.6. Ongoing efforts have been made to engage a younger audience in the development of ideas surrounding the Garden Village in order to ensure a range of demographic groups have had the opportunity to participate and input. Two areas of activity were arranged for children and tertiary students which are set out below.

Children

- 2.3.7. Facilitators 'The Curiosity Box' of Eynsham held a one day workshop to give children the opportunity of having 'a voice' in shaping the future of the Garden Village. They focussed on and became more aware of their local environment and that there are plans for change. The workshop in October 2019 in Eynsham Village Hall involved 10 children with their families and all engaged in a creative model making of what they would like the Garden Village to be like. Included in their models were a swimming pool, a skate park, an energy centre and a fast food outlet.

Tertiary Students

- 2.3.8. 14 Oxford Brookes second Year Under-graduate Urban Design, Planning and Development Degree students utilised the Garden Village as a learning case study for their module on 'Masterplanning'. Through attendance at the Community Forum the students had opportunity to discuss the Garden Village with community members whilst developing their proposals and enabled inter-generational discussions and perspectives to be discussed. The students presented their masterplan proposals for the Garden Village at a public exhibition in Eynsham which was well received and again enabled inter-generational debate and discussions for planning its future.
- 2.3.9. Following on from this module, WODC benefitted from one of the students working on the Garden Village through a student placement during summer 2019. He developed a virtual 3d model and physical 3d model of the Garden Village site (see figure 1) which provided an excellent focus for the public exhibitions held during the Preferred Options consultation stage in August – October 2019.



Figure 1 – 3d model of the Garden Village site

2.4. Salt Cross Area Action Plan Preferred Options Consultation

- 2.4.1. Following the aforementioned programme of engagement, a preferred options paper setting out a draft vision, themes and objectives for the garden village was prepared which set out a series of potential policy approaches dealing with issues such as climate change, active and healthy travel, design and infrastructure.
- 2.4.2. The preferred options paper was subject to an eight week public consultation through August - October 2019. Respondents were encouraged to provide feedback on the background context and Garden Village site itself, the vision, core themes and objectives, the strategy and policy approaches in the preferred options paper.
- 2.4.3. The public had the opportunity to speak with WODC representatives about the paper at two exhibitions in Eynsham and Long Hanborough which were both well attended.
- 2.4.4. 92 responses were received from a breadth of organisations, representative groups and residents which can be viewed at Appendix D and a summary of these can be viewed here: <https://planningconsultation.westoxon.gov.uk/consult.ti/OCGVAAP/questionnaireResults?qid=5906819>
- 2.4.5. There was good general support received at this stage in respect of the vision and objectives and overall structure of the AAP including the use of seven core themes to guide the main strategy and policies.

3. The Main Issues Raised through the Consultation Activity and How These Have Been Addressed in the Salt Cross Garden Village Area Action Plan

- 3.1. The involvement of individuals in the community and partner organisations in our programme of engagement and consultation has added real value to the process of producing the SCAAP by providing WODC with a strong locally led vision and clear aspirations for the new Garden Village. By giving us their time and contributing to this process, WODC has garnered a wealth of local knowledge from which we have been able to draw out the locally important issues that need to be addressed as the Garden Village takes shape, including a robust response to these through the identification of seven core themes.
- 3.2. The seven core themes are also consistent with Garden Village Principles and so the following narrative demonstrates not only how the main issues raised through the programme of consultation activity have been addressed in the submission draft SCAAP but also that WODC has met the requirement placed on it by Government when chosen to accommodate a Garden Village at the allocated site.
- 3.3. Underpinning the SCAAP's response to the issues raised under the seven core themes, is a strong local vision which, in accordance with the Garden Communities Prospectus⁴, has been designed and executed with the engagement and involvement of the existing local community, and future residents and businesses and has included consideration of how the natural and historic environment of the local area is reflected and respected.
- 3.4. The following sections set out a summary of the main issues raised through the consultation together with comments of particular note, grouped under the seven core themes which emerged through this activity:
- **Climate Action**
 - **Healthy Place Shaping**
 - **Protecting & Enhancing Environmental Assets**
 - **Movement and Connectivity**
 - **Enterprise, Innovation and Productivity**
 - **Meeting Current and Future Housing Needs**
 - **Building a Strong, Vibrant and Sustainable Community**

⁴ Garden Communities, MHCLG, August 2018

- 3.5. A reference is then made to the Core Objectives which emerged through this thematic analysis and the eventual SCAAP policies are presented to illustrate how the issues raised through consultation have been addressed in the SCAAP.
- 3.6. In addition to influencing the policy framework included in the SCAAP, the engagement activity through the Design Charrette greatly influenced the evolution of the 'Illustrative Spatial Framework Plan' included in the SCAAP.
- 3.7. By working with the community and wider stakeholders to adopt a 'landscape led' approach to considering the spatial distribution of uses for the Garden Village – their inputs have positively informed WODC's understanding of the landscape context and connectivity to other settlements enabling us to create a framework within which the development will sit rather than focusing on location of buildings first and adding 'greenery' around the periphery.

CLIMATE ACTION

3.8. ***In summary*** people told us that climate change is the single most important issue for all of us to deal with and this must underpin the development and delivery of the garden village. There should be no reliance on fossil fuels with 100% use of renewable energy. All buildings should be zero-carbon or energy positive, waste must be minimised and dealt with in an efficient, innovative way and trees and woodland should be managed to provide a new and sustainable source of low carbon woodfuel. Water management and efficiency should be a priority and design standards should be exemplary, including the use of environmentally sustainable materials with low embodied carbon.

Examples of Comments of Particular Note Include:

- Renewable energy generation, community renewable energy scheme, some export to Eynsham via smart local grid
- There should be extensive use of solar panels throughout the development, extensive energy saving features on all buildings, extensive water saving features on all buildings and the use of natural SUDs throughout along with other flood prevention and flood mitigation measures
- The garden village should aim to be a net exporter of community renewable energy
- This could offer benefits to existing residents which encourage greener behaviour, e.g. providing free electricity to electric car and bicycle users or other desirable behaviour changes
- The Garden Village is an opportunity to make it a showcase for carbon neutral, and healthy, development.
- Water management should be a priority. Schemes should exist for the capture of rain water, surface water holding ponds and grey water schemes against drought
- Management of woodland and trees to develop a new and sustainable source of low carbon woodfuel

SCAAP Core Objectives Developed in Response to Key Issues Raised:

- GV1 To achieve climate resilience by using the ‘natural capital’ of Salt Cross as a first line of defence against climate change and embedding flexibility, durability and adaptability into the design and development of the garden village at all stages.
- GV2 To ensure the efficient and prudent use and management of natural resources including the optimal use of land and buildings and the use of materials from sustainable sources.
- GV3 To design buildings fit for the future, mitigating the impact of Salt Cross on climate change by achieving net zero-carbon development through ultra-low energy fabric and 100% use of low and zero-carbon energy, with no reliance on fossil fuels.

GV4 To adopt an approach based on the circular economy in order to minimise the generation and impact of waste moving towards zero waste wherever possible.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 1 - Climate resilience and adaptation

Policy 2 - Net-zero carbon development

Policy 3 - Towards 'zero-waste' through the circular economy

HEALTHY PLACE SHAPING

3.9. ***In summary*** people told us that the garden village must provide a fundamentally 'green' environment, reflecting the site's existing character and rural setting. There must be a range of different opportunities for healthy leisure and recreation, underpinned by an extensive network of multi-functional green and blue infrastructure. The Eynsham area has a strong local heritage associated with food production including Wasties Apples and this should be celebrated and reflected in proposals at Salt Cross through allotments and other community growing space. Robust arrangements are needed to ensure the proper maintenance and management of green space throughout the lifetime of the garden village.

Examples of Comments of Particular Note Include:

- A range of green infrastructure should be provided including community gardens, community orchards, community allotments, a village green, extensive sports pitches and facilities, as well as parks and play areas of various types, to cater for all age groups
- Allotments/food gardens are also a great idea to encourage sustainable living, improve health and reduce food bills
- Good support for providing opportunities to grow and consume food locally, building on the work of 'Edible Eynsham' who have grafted and planted locally bred Wastie apples and established a community orchard
- This should definitely be encouraged, and would very much be in keeping with current initiatives in the local community, not least the Market Garden shop in Eynsham
- Comprehensive GI network needed including open space for informal recreation (e.g. dog walking) to direct recreational pressures away from more ecologically sensitive areas ... appropriate funding for the implementation and long-term management of GI is needed from the outset
- Development to be set back from the A40 to reduce effects of noise and air pollution
- Support for circular 'loop' concept linking OGCV with West Eynsham via green space

SCAAP Core Objectives Developed in Response to Key Issues Raised:

- GV5 To ensure that healthy place shaping principles are embedded into the design and development of the garden village from the outset and throughout its lifetime.
- GV6 To promote healthy and active lifestyles through the provision of generous, high quality green space, safe and convenient opportunities for active travel, the provision of sports and recreational facilities and an integrated approach to the location of housing, economic uses and community/cultural facilities and services.

- GV7 To adopt an integrated and inclusive approach towards the design, layout and mix of uses to promote social cohesion and address changing trends including increases in obesity, chronic diseases, the elderly population, cases of dementia and other mental health and wellbeing issues.
- GV8 To provide people with the opportunity to make healthier food choices, including growing and consuming their own healthy food locally.
- GV9 To achieve a shift towards the 'prevention' of health related problems, whilst ensuring the provision of quality health care infrastructure and capacity to address those issues that cannot be prevented.
- GV10 To deliver a healthy, safe and crime free environment with a high standard of amenity for all and bringing together the best of the urban and natural environment.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 4 - Adopting healthy place shaping principles

Policy 5 - Social Integration, Interaction and Inclusion

Policy 6 - Providing opportunities for healthy active play, leisure and lifestyles

Policy 7 - Green Infrastructure

Policy 8 - Enabling healthy local food choices

PROTECTING AND ENHANCING ENVIRONMENTAL ASSETS

3.10. ***In summary*** people told us that the natural and historic environment of the area is rich and its conservation and enhancement must be a fundamental consideration in the development of the garden village. A thorough investigation is required of the existing environment, including biodiversity, heritage assets, pollution levels and the river system, to better understand the implications of changing land uses and to inform the planning of the area. Of particular concern is the impact on the site's biodiversity and the need to achieve a net gain, both on-site and through nearby enhancements.

Examples of Comments of Particular Note Include:

- Limit the loss of valuable farmland and biodiversity ... need to protect the best and most versatile land
- High density development to maximise retention of countryside (is preferable)
- Existing biodiversity interests to be protected with net biodiversity gain to be achieved – to be measured using an accepted metric
- Where this cannot be achieved on-site, off-site compensation will be required e.g. through enhancements to nearby CTAs and /or local nature conservation projects
- Need for adequate buffer to the listed buildings at City Farm
- The site of Tilgarsley Deserted Medieval Village needs archaeological investigation and conservation - should definitely be preserved and displayed locally
- Need to safeguard important historic routes e.g. the Salt Way and recognise the historic landscape character
- Important to acknowledge any non-scheduled archaeological remains or other features of local historic interest
- Heritage assets should also be seen as an opportunity to create a sense of place as well as a constraint ... it is an opportunity to better understand the past and reveal the significance of heritage and cultural assets
- Ensure no harmful impact on Millennium Wood
- Need to protect the more environmentally sensitive northern parts of the site as well as nearby local wildlife sites and ancient woodland including both direct and indirect impacts Ensure run-off to the Chil Brook does not impact its potential to achieve good Water Framework Directive status

SCAAP Core Objectives Developed in Response to Key Issues Raised:

GV11 To ensure that the natural and historic environment of the local area is reflected, respected and enhanced wherever possible through the design, development and delivery of the garden village.

- GV12 To provide measurable net gains for biodiversity and enhancements to natural capital, including through the provision of a comprehensive network of green and blue infrastructure.
- GV13 To avoid harmful light and noise pollution on local amenity, landscape character and biodiversity conservation.
- GV14 To ensure that any flood risk mitigation including surface water drainage is effective, does not increase the risk of flooding elsewhere and maximises the opportunity to deliver environmental benefits.
- GV15 To ensure that development of the garden village seeks to minimise and properly mitigate any potentially harmful impacts on air, soil and water quality.
- GV16 To fully address and capitalise on the constraints and opportunities presented by heritage assets including the listed buildings at City Farm and the suspected site of the former medieval village of Tilgarsley.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 9 – Biodiversity Net Gain

Policy 10 - Water environment

Policy 11 - Environmental assets

Policy 12 - Conserving and enhancing the historic environment of Salt Cross

MOVEMENT AND CONNECTIVITY

3.11. ***In summary*** people told us that the A40 suffers from severe congestion, particularly at peak times and there is a significant concern that the garden village will exacerbate the situation, not only on the A40 itself but also on the surrounding roads through local villages. It is vital that the use and impact of the private car is kept to a minimum and that a genuine ‘modal shift’ towards active travel (walking, cycling, riding) and public transport is achieved, particularly for short journeys and to key destinations including Eynsham, Hanborough Station, Witney and Oxford. Safe and convenient crossing of the A40 is critical to the successful integration of the garden village with Eynsham. We also need to recognise that people will move around in very different ways in the future and that the garden village should be ‘future proofed’ as far as possible.

Examples of Comments of Particular Note Include:

- Design needs to be flexible and future proofed to take account of changing trends over time e.g. parking spaces to be reallocated to other uses
- Avoid dominance of car-parking – restrict and integrate it e.g. use of well-designed parking courts or undercroft parking
- Need to capitalise on the opportunities presented by Hanborough Station with potential to be given to a southern access to Hanborough Station from Lower Road
- Need to design out the potential for rat-running through the OCGV site
- Need to take into account the cumulative effect of the development with other planned developments in the wider area
- Need to ensure safe A40 crossings including for children if split-school site option pursued and to medical facilities if provided
- Need good links to the countryside for cycling, walking and horse riding
- A need for a co-ordinated approach in relation to transport and access arrangements relating to the West Eynsham SDA
- Development to contribute towards creation of the new B4044 community path – supporting Bikesafe – a registered charity promoting an off road multipurpose path for cyclists and pedestrians between Eynsham and Botley/Oxford via Farmoor.
- Importance of connectivity into Oxford given that the development is intended to serve Oxford City’s housing needs.
- Potential to connect into national cycle network with two National Cycle Network routes nearby
- Parking provision needs to be carefully considered to avoid exporting the problem to Eynsham

SCAAP Core Objectives Developed in Response to Key Issues Raised:

GV17 To reduce the overall need to travel outside of the Garden Village by providing a balanced and sustainable mix of uses within Salt Cross so that the majority of everyday needs of all people can be met locally.

- GV18** To foster an environment in which active and healthy forms of travel (walking, cycling and riding) are the ‘norm’ based on the concept of accessible and walkable neighbourhoods, facilitating simple and sustainable access to jobs, education, leisure opportunities and services.
- GV19** To provide integrated, high quality and convenient public transport choices centred on the Sustainable Transport Hub (incorporating the proposed Park & Ride), associated improvements to the A40 and proposed enhanced train services on the North Cotswold Line with associated station improvements at Hanborough Station.
- GV20** To provide safe and convenient public transport and active travel connections within Salt Cross and the wider area, in particular to Eynsham, Hanborough Station and the open countryside, and further afield to Witney, Oxford and beyond.
- GV21** To make the most effective use of all available transport capacity through innovative and smarter management of the network.
- GV22** To anticipate, reflect and capitalise on changing travel trends and habits including greater use of home-working and the move towards low carbon technologies as well as shared, connected and autonomous means of travel.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 13 – Movement and Connectivity Key Design Principles

Policy 14 – Active and Healthy Travel

Policy 15 – Public Transport

Policy 16 - Reducing the Overall Need to Travel including by Car

Policy 17 – Road Connectivity and Access

ENTERPRISE, PRODUCTIVITY AND INNOVATION

3.12. *In summary* people told us that garden village shouldn't just be about providing new homes, it should be about creating new jobs and providing opportunities for increased learning and skills development. There should be a range of opportunities across the site including a combination of opportunities for home working, co-working space and purpose-built employment space.

Examples of Comments of Particular Note Include:

- Need to enable home workers to meet and come together e.g. co-working space, coffee shops etc.
- Support for community work hub to avoid social isolation.
- Need to carefully consider the traffic impact of large-scale employment as people commute into the garden village site
- Proposed science park could be of great benefit to the local education system in terms of outreach/curricular enrichment opportunities for local schools (both primary and secondary).
- The Science Park should be a discrete, high quality, low rise campus style development to the west of Cuckoo Lane
- Consider Live/Work units for small scale and individuals working from home.

SCAAP Core Objectives Developed in Response to Key Issues Raised:

- GV23 To develop a 40ha science and technology park that will attract the very best businesses, giving them the space to grow and create high value jobs in line with the Oxfordshire Local Industrial Strategy (LIS).
- GV24 To provide a balanced range of employment opportunities within easy commuting distance of new homes, providing flexibility to adapt to changing economic needs.
- GV25 To make a positive and measurable contribution towards the overall growth, diversification and value of the district, county and sub-regional economies.
- GV26 To achieve high rates of home-working by providing the necessary supporting infrastructure and flexibility in building design.
- GV27 To provide a range of education and training opportunities for local people to improve skills and 'work-readiness'.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 18 - Salt Cross Science and Technology Park

Policy 19 - Small-scale commercial opportunities and flexible business space

Policy 20 - Homeworking

Policy 21 - Employment, skills and training

MEETING CURRENT AND FUTURE HOUSING NEEDS

3.13. **In summary** people told us that the garden village should provide a diverse range of dwelling types and tenures for all ages and needs, including properties that are genuinely affordable. These should be built on a ‘tenure blind’ basis, characterised by high standards of design and sustainable construction. Opportunities for self and custom-build should be well-located, affordable and effectively integrated with the garden village as a whole. Innovative, modern methods of construction are supported alongside more traditional approaches, particularly as a direct response to climate change. It is essential that new homes are supported by timely investment in supporting infrastructure.

Examples of Comments of Particular Note Include:

- Tenure blind design needed
- Important to redress lack of smaller dwellings/flats/starter homes in Eynsham
- Need a balanced mix of homes to rent and also to buy – higher levels of home-ownership contribute towards stronger communities
- Support for a diversified house offer, not just volume builders – this will help to produce a more natural, eclectic mix of homes
- Also support for alternative modern methods of construction particularly where energy efficiency standards are driven up
- Need a range of property types as well as sizes e.g. smaller units provided in a range of different forms including flats, maisonettes, coach houses and houses.

SCAAP Core Objectives Developed in Response to Key Issues Raised:

- GV28 To enable the delivery of around 2,200 new homes that are durable, attractive and sustainably constructed to meet the needs and aspirations of current and future generations.
- GV29 To create a balanced and sustainable community through the provision of a diverse mix of dwelling types, sizes and tenures, providing housing opportunities for all including those who are unable to rent or buy on the open market.
- GV30 To seek to accelerate housing delivery as far as reasonably possible through new models and mechanisms and diversity of delivery partners, having regard to the timing of delivery of supporting infrastructure.
- GV31 To ensure that appropriate arrangements are embedded into the development of the garden village in respect of the long-term maintenance and management of the housing stock.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 22 - Housing Delivery

Policy 23 - Housing Mix

Policy 24 - Build to Rent

Policy 25 - Custom and Self-Build Housing

Policy 26 - Meeting Specialist Housing Needs

BUILDING A STRONG, VIBRANT AND SUSTAINABLE COMMUNITY

3.14. In summary, people told us that successful places are not just about buildings and spaces, they are about people. The garden village must be a welcoming place for all that is safe and inclusive characterised by strong community cohesion and integration not just within the garden village but also with nearby Eynsham – avoiding a ‘them and us’ scenario. Supporting infrastructure needs to be in place early and take account of wider growth in the Eynsham area, so as to not put pressure on existing services and facilities in Eynsham. There is a need to think long-term with robust arrangements for maintenance and stewardship to be put in place in consultation with and involving the community.

Examples of Comments of Particular Note Include:

- Development needs to enhance and complement Eynsham, not affect its special qualities, should not negatively impact on the existing village
- Early provision of key infrastructure is needed to avoid placing short-term strain on Eynsham
- There needs to be active involvement of local groups and community ownership e.g. community trust
- Should aim to mirror nucleic settlement pattern of Eynsham with built areas denser and set around village green or square and allowing more green space around the edges of the new village
- Need to take into account the cumulative effect of planned growth in the wider area ... including the potential impact of development on communities to the north including Freeland and Long Hanborough
- Investment needed in existing primary school at Eynsham
- A range of on-site services and facilities are needed to meet day to day needs – should be self-sufficient and not act as a satellite to Eynsham
- Robust arrangements for long-term stewardship and maintenance are needed
- The village needs a heart/central commercial area with shops, medical centre, village hall etc. and capitalising on key views e.g. Wytham Woods, Hanborough Church spire
- Strong cohesion and integration needed between the two communities and not an independent ‘them and us’ status.
- Need to reflect the special aspects of this countryside, and the character of the landscape and environment that will surround the garden village – unique setting that will distinguish it from other garden villages.
- Land and buildings owned by the community through co-operative/community land trusts ...scope for Asset Based Community Development
- Needs to have a single system of co-ordinated land management and maintenance

SCAAP Core Objectives Developed in Response to Key Issues Raised:

- GV32 To create a prosperous new rural service centre that forms part of a network of safe, inclusive, vibrant and well-connected market towns and villages.
- GV33 To ensure that the planning and delivery of the garden village is informed by strong local vision and meaningful community engagement throughout.
- GV34 To embed high quality and innovative design principles at all stages to create a new garden village that draws inspiration from West Oxfordshire's character and cultural heritage but interprets and reflects this through a strong and distinctive character, form and identity of its own.
- GV35 To provide a mix of compatible uses, services and facilities at a scale that promotes activity, social interaction and inclusivity and meets people's everyday needs, complementing the role of nearby centres including Eynsham.
- GV36 To ensure that the garden village is supported by timely investment in supporting infrastructure to promote social interaction and cohesion, minimise disruption to residents and ensure that existing services and facilities are not put under unreasonable strain.
- GV37 To ensure that transparent and robust long-term maintenance and stewardship arrangements are put in place for the lifetime of the garden village in consultation with, and for the benefit of, the whole community.

SCAAP Policies Developed in Response to the SCAAP Core Objectives that Emerged from the Key Issues Raised through Consultation

Policy 27 – Key development principles

Policy 28 – Land uses and layout – the spatial framework

Policy 29 – Design requirements

Policy 30 – Provision of supporting infrastructure

Policy 31 – Long-term maintenance and stewardship

4. Conclusion

- 4.1. As the Council reaches the milestone of publishing the proposed submission draft Salt Cross Garden Village Area Action Plan (AAP) we do so after a 2 year programme of extensive stakeholder engagement with many people and organisations. WODC recognises though that this activity is in many ways the beginning of a process of dialogue to bring the Garden Village to fruition.
- 4.2. WODC has embraced the Government's requirement that Garden Villages be 'community led' through the range of activities described in this statement. An outline planning application has now been submitted by Grosvenor Estates as site promotor and this affords an opportunity for the community to further engage – WODC will continue to be a partner in these discussions over the longer term and welcome continued input of individuals and organisations throughout the delivery of Salt Cross Garden Village.

Appendix A – List of Members of the Garden Village Community Forum

British Horse Society	North Leigh Parish Council	Freeland Parish Council	EPIC Youth
Woodland Trust	Eynsham Parish Council	West Oxfordshire Public & Patient Partnership	Wild Oxfordshire
Eynsham Croquet Club	WODC – District Councillors	Bucks, Berks & Oxon Wildlife Trust	Eynsham Garden Club
Oxfordshire County Council – County Councillors	Eynsham Medical Practice (Practice)	Oasis Committee (older people)	Eynsham Dental Practice
Hanborough Parish Council	City Farm Management Group	Eynsham Planning Improvement Campaign (EPIC)	St Leonard’s Church
Eynsham Medical Group (GP)	Wychwood Project	Eynsham Cricket Club	Eynsham Allotment Association
GreenTEA	Eynsham Croquet Club	Eynsham Parish Council	Rail Future (Thames Valley)
Bike safe	Residents (various local including City Farm)	Stanton Harcourt Parish Council	St Peter’s Catholic Church
Freeland Parish Council	Eynsham Community Tennis	South Leigh Parish Council	Eynsham Youth Club
Eynsham in Bloom + Churches	Eynsham News	Eynsham Society	Tenant Farmer (from site)
Bartholomew School	Windrush Bike Project	City Farm Management Group	Eynsham in Bloom (& Churches)
GreenTEA – Transition Eynsham	Eynsham Roadrunners	Fledglings Sling (young people)	Eynsham Baptist Church
Safe Cycle Network	Cassington Parish Council	Eynsham Partnership Academy	

Appendix B – Garden Village Design Charrette Output Note

AAP Preferred Options Paper – A summary of the Oxfordshire Cotswolds Design Charrette including three Concept Masterplan Options – Andrew Cameron Associates (with Lita Khazaka, LK Design and Patrick James, The Landscape Agency)

Introduction

The Oxfordshire Cotswolds Design Charrette was held between 15th – 18th May 2019. Jointly hosted by West Oxfordshire District Council (WODC), one of the event's key objectives was to help further develop and inform WODC's Area Action Plan for the site. As part of this statutory planning process, a key output to emerge from the public event was a series of three Concept Masterplan Options that consider how the garden village could be developed and delivered in the future.

The Design Charrette was co-hosted by WODC, Grosvenor (the promoter on behalf of the landowners) and by Oxfordshire County Council (as the transport, infrastructure and education authority). A report setting out a record of the design charrette has been prepared by Kevin Murray Associates (representing Grosvenor) in consultation with Andrew Cameron Associates (representing WODC). The event continued the process of close dialogue and consultation with the local community and stakeholders which has been running for the past two years.

This note includes the following:

1. A summary of discussions around Opportunities and Constraints for the site having regard to the design charrette and also the wider technical studies undertaken for the AAP
 2. Framework Masterplan Options – a summary of the three composite masterplan options that reflect and summarise the discussions that were held during the charrette. This includes an illustrative plan of each of the concept options.
 3. A copy of the summary report of the design charrette explaining the process of how the outputs emerged.
1. **A summary of discussions around Opportunities and Constraints for the site during the charrette**

A number of main themes emerged during the course of the charrette. In no particular order of priority they included the following:

- The allocated site for the garden village sits in an attractive landscape set within a wider Thames Valley context. The landscape along the northern boundary of the site being particularly good.
- Key views within the site should be retained and enhanced. For example many charrette attendees felt that the highest point of the site was of particular significance and should be addressed carefully within a final masterplan
- A masterplan should be sensitive to the the medieval village of Tilgarsly that occupies part of the site.
- The future of the aggregate recycling centre needs to be incorporated into a masterplan
- There are a number of Public Rights of Way and historic routes running through the site, giving it a strong character and quality. These PROWs should be retained and where possible enhanced and the number of access routes increased, particularly along the northern and western perimeters of the site.
- There is a marked variation in soil quality across the site with the low lying area to the east of the allocation having the highest quality, the higher land towards the middle and western part of the site being predominantly clay based.
- A number of attendees made reference to the importance of the natural biodiversity of the site, again particularly to the north. Ecological surveys are being undertaken which will lead to a better understanding of this ecology, and in particular in the areas which are being farmed organically.
- One clear constraint of the site is the A40. How this should be treated and how the new garden village should be linked to Eynsham, including, for example, an idea to create a garden bridge was discussed throughout the charrette.
- With the exception of the southern edge, it was generally accepted that there was less traffic noise within the proposed site than had been expected.
- A detailed plan setting out the technical constraints and opportunities of the site has been prepared by Terence O'Rourke Associates. In addition a number of technical background surveys and studies have been completed including landscape, ecology, water, heritage, flood risk, transport, noise, air quality and energy.
- Other studies referred to during the introduction to the charrette included an infrastructure delivery plan which set out in outline a number of elements that the charrette should keep in mind. This included: a community meeting space, indoor and outdoor sports, formal parks and gardens, allotments and community gardens (provision of a community farm was raised regularly), equipped and other playing spaces as well as community infrastructure relating to health and education.

2. Concept Masterplan Options

Over the course of the two-day charrette, attendees were split into groups to consider different aspects of the garden village. Subjects covered density, community facilities, jobs and business, connectivity, landscape and ecology among others. The purpose of these exercises was to inform a number of masterplan options for the garden village. At the end of the second day, three composite masterplan options were presented. They sought to bring together the thinking that had taken place providing a summary of the ideas that had been discussed and developed.

At this stage, the three masterplan options are only indicative, but they all included the following core spatial objectives:

To create a garden village with a distinct sense of place

- Although well connected to Eynsham, there should be distinct separation between the new garden village and Eynsham
- A network of green corridors across the site
- High quality open space
- Local landscape and heritage assets conserved including a number of views
- Good local accessibility across the site by walking and cycling
- Ready access by sustainable transport to Hanborough Station and Oxford city centre
- Provision of a wide range of jobs within the new settlement
- Resilience to climate change
- Effective drainage and flood risk mitigation
- There should be no harm to designated wildlife sites, particularly to the north, and that the garden village should be committed to delivering a net gain in biodiversity
- There should be good provision of facilities and services easily accessible across the site and this would include one or more local centres
- The new Garden village should deliver sociable and walkable neighbourhoods – i.e. schools, facilities, public transport, open space should all be available within easy walking distance – e.g. within five- minute walk of each home

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- The housing should meet all needs – a wide range of mixed tenure housing to be delivered across the site
- The garden village should be a low/zero carbon development
- There should be excellent digital connectivity across the site

In addition to the shared core spatial objectives, each masterplan option is summarised below and annotated on the attached illustrative plans:

OPTION ONE – A Single Centre

- A single centre arranged around a formal green space near Salt Way and Saxon Way. This would contain a school and key amenities
- Wetland/ linear park to the northern boundary
- Green corridors running through the site north/south and east/ west.
- Expansive green landscape buffer to the northern edge of the site
- Linear green buffer to south of site against A40
- High street to be designed to prevent it becoming a ‘rat run’.
- Perimeter walk to the development linking to existing PRoWs
- Potentially one or two garden bridges linking the site to Eynsham across the A40
- Community farm/ orchard to the east also providing a green buffer to the site.
- Community facilities including additional healthcare/a ‘health hub’.
- Job and business: homes to be designed to facilitate flexible working.
- Density: garden village could be built at a density of between 35 - 50 dwellings per hectare (dph).
- Consideration of a 6th form school.
- A biogas facility could be developed at the energy centre

OPTION TWO – Three distinct neighbourhoods. This option incorporates many of the ideas in Option One but also includes:

- Multiple centres – 3 distinct ‘walkable’ neighbourhood nodes.
- A neighbourhood to the West of 1,400 - 1,500 homes arranged around a neighbourhood centre with good integration with the adjacent Park and Ride.
- A neighbourhood to the east - arranged to keep Salt Way PROW free from development and include a primary school and possibly a secondary school. Good connections to the remainder of the village with well-designed movement routes that would avoid ‘rat runs’.
- A northern neighbourhood - this would be different in character, responding to the rural setting and built at a lower density. However, this should avoid any potential social or spatial stratification.
- Expansive green landscape buffer to the northern and western edges of the site
- Network of connections between three small centres for pedestrians and vehicles
- Green corridors linking areas of the site to the wider context

OPTION THREE – Greater focus on the A40

- Greater focus on A40 - including a linear park along the southern boundary
- Community facilities located to the centre of the site but still laid out using the principle of three distinct ‘walkable’ neighbourhoods. However the two neighbourhoods to the east and west would be laid out further south within the site and therefore linking more closely with the existing community at Eynsham.
- Green corridors running through the site north/south and east/ west.
- Green park located on intersection of key routes
- Community farm and orchard incorporated to the east

Ends.

PJ – The Landscape Agency

Appendix C – Framework Masterplan Options from Design Charrette May 2019

OPTION ONE

A single centre



1. A single centre arranged around a formal green space near Salt Way and Saxon Way. This would contain a school and key amenities
2. Expansive green space to the northern edge of the site. Incorporating a wetland/ linear park with cycleways, foot-ways and open space with wildflower areas and new woodland tree planting.
3. Green areas of open space comprising small parks, foot-ways and cycleways running through the site north/south and east/ west.
4. Linear green park to south of site against A40
5. Neighbourhood centre to be designed to prevent it becoming a 'rat run'.
6. Potentially one or two garden bridges linking the site to Eynsham across the A40
7. Community farm/ orchard to the east.
8. Community facilities including additional healthcare/a 'health hub'.
9. Job and business: homes to be designed to facilitate flexible working. Density: garden village could be built at a density of between 35 - 50 dwellings per hectare (dph). Consideration of a 6th form school. A biogas facility could be developed at the energy centre

Charrette Composite Plan

OPTION TWO

Three distinct neighbourhoods



1. Multiple centres – 3 distinct ‘walkable’ neighbourhood nodes.
2. A neighbourhood to the West of 1,400 - 1,500 homes arranged around a neighbourhood centre with good integration with the adjacent Park and Ride.
3. A neighbourhood to the east - arranged to keep Salt Way Public Right of Way free from development and include a primary school and possibly a secondary school. Good connections to the remainder of the village with well-designed movement routes that would avoid ‘rat runs’.
4. A northern neighbourhood - this would be different in character, responding to the countryside setting and built at a lower density. However, this should avoid any potential social or spatial stratification.
5. Expansive green open space to the northern and western edges of the site
6. Network of connections between three small centres for pedestrians and vehicles
7. Green areas of open space comprising small parks, foot-ways and cycleways running through and linking the site to the wider context



Charrette Composite Plan

OPTION THREE

Greater focus on A40

1. Greater focus on A40 - including a linear park along the southern boundary
2. Community facilities located to the centre of the site but still laid out using the principle of three distinct 'walkable' neighbourhoods. However the two neighbourhoods to the east and west would be laid out further south within the site and therefore linking more closely with the existing community at Eynsham.
3. Green areas of open space comprising small parks, foot-ways and cycleways running through the site north/south and east/ west.
4. Community farm and orchard incorporated to the east



Charrette Composite Plan

Appendix D – Respondents to Area Action Plan Preferred Options Paper Consultation (16/08/19 – 11/10/19)

- CEG & Blenheim Estates
- Barton Willmore
- Berkeley
- Cottsway
- Environment Agency
- Grosvenor
- Natural England
- Highways
- Network Rail
- Sovereign
- Thames Water
- The Woodland Trust
- Thames Valley Police
- West Oxfordshire Ramblers
- Eynsham Society
- GreenTea
- BikeSafe

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- Railfutures
 - Combe Parish Council
 - Eynsham Parish Council
 - Freeland Parish Council
 - Hanborough Parish Council
 - North Leigh Parish Council
- Cherwell District Council
- Gloucestershire County Council
- Oxfordshire County Council

In addition, 66 representations from individual members of the public were received.