

East Chipping Norton Development Framework
Draft Supplementary Planning Document (SPD)



March 2021

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Part One – Introduction and background

1. Introduction

- 1.1 Land to the east of Chipping Norton is identified for development in the West Oxfordshire Local Plan 2031. The proposal is for a sustainable, integrated neighbourhood that forms a positive addition to the town, accommodating about 1,200 homes¹ and 5 hectares of land for businesses, with supporting services and facilities, including a new primary school and eastern link road connecting Banbury Road to the B4026/A361 via London Road.
- 1.2 This new 'Strategic Development Area' (SDA) has the potential to offer a number of benefits, including the provision of a range of homes and job opportunities, transport improvements, green space and biodiversity enhancements, and new community and leisure facilities.
- 1.3 Importantly, development of this scale offers the opportunity to robustly and positively tackle the climate change emergency and natural environment crisis that we face, whilst giving full consideration to the sensitive landscape of the Cotswolds Area of Outstanding Natural Beauty (AONB), the Glyme Valley Conservation Target Area (CTA) and the town centre Air Quality Management Area (AQMA).
- 1.4 To help guide the future development of the site, the Council has prepared this draft Supplementary Planning Document (SPD) to set out the key principles and requirements for the scheme, including a Development Framework Plan. Through the SPD, we are looking to ensure comprehensive and co-ordinated development and delivery of a high quality, beautiful and innovative proposal, with excellent sustainability credentials and strong support from the local community and key stakeholders.
- 1.5 Once adopted, the SPD will be an important material consideration in the determination of any future planning applications for the site.
- 1.6 As a first step in preparing the SPD, the District Council published an 'Issues Paper' in early 2019² and held two public exhibitions in the town, seeking initial thoughts on how the site should be taken forward. Over 100 responses were received from individuals/residents, local authorities, statutory bodies, town and parish councils, developers/landowners/agents and other organisations. They are available to view online in [full](#) and also in [summary form](#).
- 1.7 All responses have been carefully considered by the District Council in preparing this draft SPD. Further information on the key issues raised is contained in Section 4 with Appendix 5 providing a summary overview of how these have been addressed within the SPD.

¹ Of which, 173 units already have planning permission and have been completed or are under construction

² <https://www.westoxon.gov.uk/media/hu2f4biw/east-chipping-norton-issues-paper.pdf>

- 1.8 Further to the District Council’s initial issues paper consultation, Chipping Norton Town Council undertook its own extensive community engagement including two workshops held in December 2019, the key outcome of which was a ‘[Vision Statement](#)’ published in July 2020. The vision statement has been a key influence on the draft SPD and will continue to be an important consideration as proposals for the site are worked up in more detail through any subsequent planning applications.
- 1.9 In preparing the draft SPD, the District Council has also sought to engage with key landowners including Oxfordshire County Council and CALA Homes who between them control the significant majority of the site. This has included discussions on various key issues including the provision of green infrastructure, the location of the new primary school, alignment of the proposed link road, landscape impact and the extent of the ‘developable area’.
- 1.10 Consultation on this draft SPD is now taking place for 8 weeks from **9 April – 4 June 2021**. After the consultation has closed, all comments received will be considered before a final version of the SPD is prepared and formally adopted by the Council. At that point it will become a material consideration for any relevant planning application/s.
- 1.11 The SPD process and timeline to adoption is anticipated to be as follows:



1.12 Comments on the draft SPD can be submitted in the following ways:



Online: Via the Council's [online consultation portal](#)



Email: planning.consultation@westoxon.gov.uk

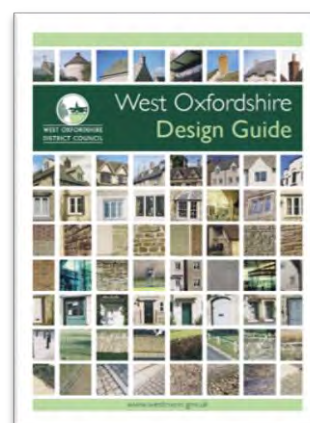
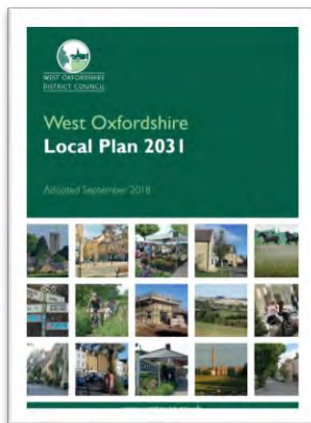


Write to: Planning Policy
West Oxfordshire District Council
New Yatt Road
Witney
Oxon
OX28 1PB

2. Background

- 2.1 Chipping Norton is West Oxfordshire's third largest settlement and offers a wide range of services and facilities for both the town's residents and those in the surrounding villages. Much of the town and the land to the north and west fall within the Cotswolds Area of Outstanding Natural Beauty (AONB), restricting the options for significant expansion of the built area.
- 2.2 The land to the east of Chipping Norton has for some time been acknowledged as the likely direction for future growth. It lies outside the Cotswolds AONB, is in close proximity to the town centre and has relatively few major constraints in terms of issues such as flood risk, biodiversity and heritage.
- 2.3 The merits of developing to the east of the town were considered through the Local Plan examination in 2017 and the East Chipping Norton SDA was allocated in the Local Plan in September 2018. Policy CN1 applies and sets out a number of key overarching requirements for the future development of the site. A copy of the policy is provided at **Appendix 1** and **Appendix 2** summarises the proposed design response to each aspect of the policy.
- 2.4 The role of this draft SPD is to provide additional detail, at a level not possible in a Local Plan, and provide further guidance to help achieve a successful, well-designed development. Given its status, the SPD cannot however introduce new policies beyond those already set out in the Local Plan.
- 2.5 As the site is of a strategic scale, is in several land ownerships, involves the provision of key infrastructure and has specific issues that need to be carefully addressed (including air quality, landscape and ecology), the SPD will be a valuable tool, providing a co-ordinated approach to future master-planning, delivery and implementation.
- 2.6 Once adopted, the SPD will be a material consideration in planning decisions but does not form part of the statutory development plan. It will carry weight when assessing planning applications, as well as providing useful guidance and information for landowners, developers and stakeholders, augmenting national, regional and local policies and guidance. **Appendix 3** provides a schedule of relevant national, regional and local policy and guidance that should be read in conjunction with the SPD.
- 2.7 In addition to Policy CN1, the West Oxfordshire Local Plan 2031 provides a wide range of other relevant policies to guide the future development of the SDA.
- 2.8 The Chipping Norton Neighbourhood Plan was adopted in 2016 and sets out an overall vision for the town, supported by 10 key objectives. As it forms part of the statutory development plan for West Oxfordshire, the Chipping Norton Neighbourhood Plan will also be an important material consideration for any future planning applications that come forward at the East Chipping Norton SDA. **Appendix 4** summarises the main

objectives of the neighbourhood plan and how they have been addressed through the SPD.



3. The East Chipping Norton Strategic Development Area (SDA) – the site and its context

- 3.1 Chipping Norton is West Oxfordshire's third largest town occupying a prominent hill-top position on the eastern edge of the Cotswolds Area of Outstanding Natural Beauty (AONB). Lying astride the 185m contour, it is one of the highest settlements of its size in southern England and offers extensive views to and from the surrounding countryside.
- 3.2 Being surrounded by an extensive rural hinterland and being relatively remote from larger towns, Chipping Norton has a wider range of services and facilities than many other settlements of a similar size (a population of just over 6,300 in 2011), with for example its own theatre, leisure centre, indoor and outdoor swimming pools, a golf course, Health Centre 'Health Hub' and NHS Outpatient Unit and Cotswold Birth Centre. It acts as a service centre for the town's residents, workers and visitors and for those from the surrounding area.
- 3.3 Chipping Norton prides itself upon being a 'working town', although the percentage of people living and working in the town has decreased in recent years, albeit with high levels of home working which are likely to have significantly increased during the current pandemic. There are three older employment estates on the western edge of the town, where, for example, manufacturing firm Owen Mumford has in recent years expanded, and a modern business park to the east. There is, however, very limited land available for new business development in Chipping Norton.
- 3.4 The town centre's special character is largely shaped by its historic built environment. It has a distinct and diverse architectural style and a large number of listed structures: the Church of St. Mary is listed as Grade I, eleven are Grade II* and 114 are Grade II. The Bliss Tweed Mill is one of the town's most iconic structures visible from numerous vantage points, including in particular approaches to the town from the west and south-west. To the north of the Church of St. Mary lies the castle mound of a former 12th century castle which is now identified as a scheduled monument. The town centre is fully encompassed by the Chipping Norton Conservation Area.
- 3.5 The town's character is also influenced by the natural environment, particularly the significant role played by trees which grow throughout its Conservation Area, as features of the surrounding countryside and, perhaps most strikingly, by the definition they give to each of the main entries into the town, lining Over Norton Road, Banbury Road and London Road to the north and east, Worcester Road to the west and Churchill Road to the south.

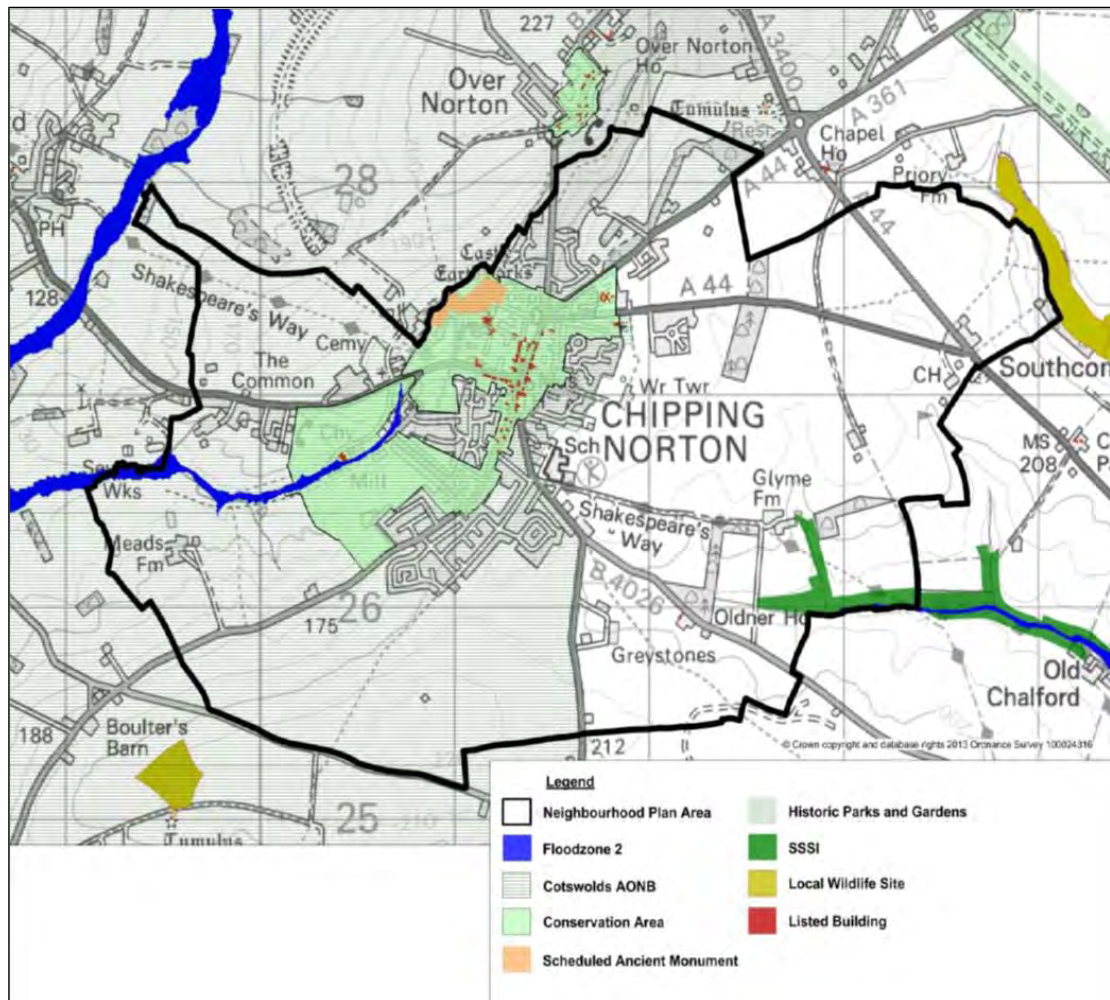


Figure 1: Extract from Chipping Norton Neighbourhood Plan - key environmental features

- 3.6 Sitting astride the crossing of the A44 and A361 and with the heavily used lorry routes to and from Evesham passing through the town's centre, traffic and the associated air quality are key issues for Chipping Norton. Because of the level of pollutants, the town centre roads and part of Banbury Road are designated as an Air Quality Management Area (AQMA). The traffic situation is exacerbated by relatively limited alternative means of transport; the town does not have a railway station, the range, frequency and infrastructure of the bus service needs improving and the hilly topography makes walking and cycling more challenging.

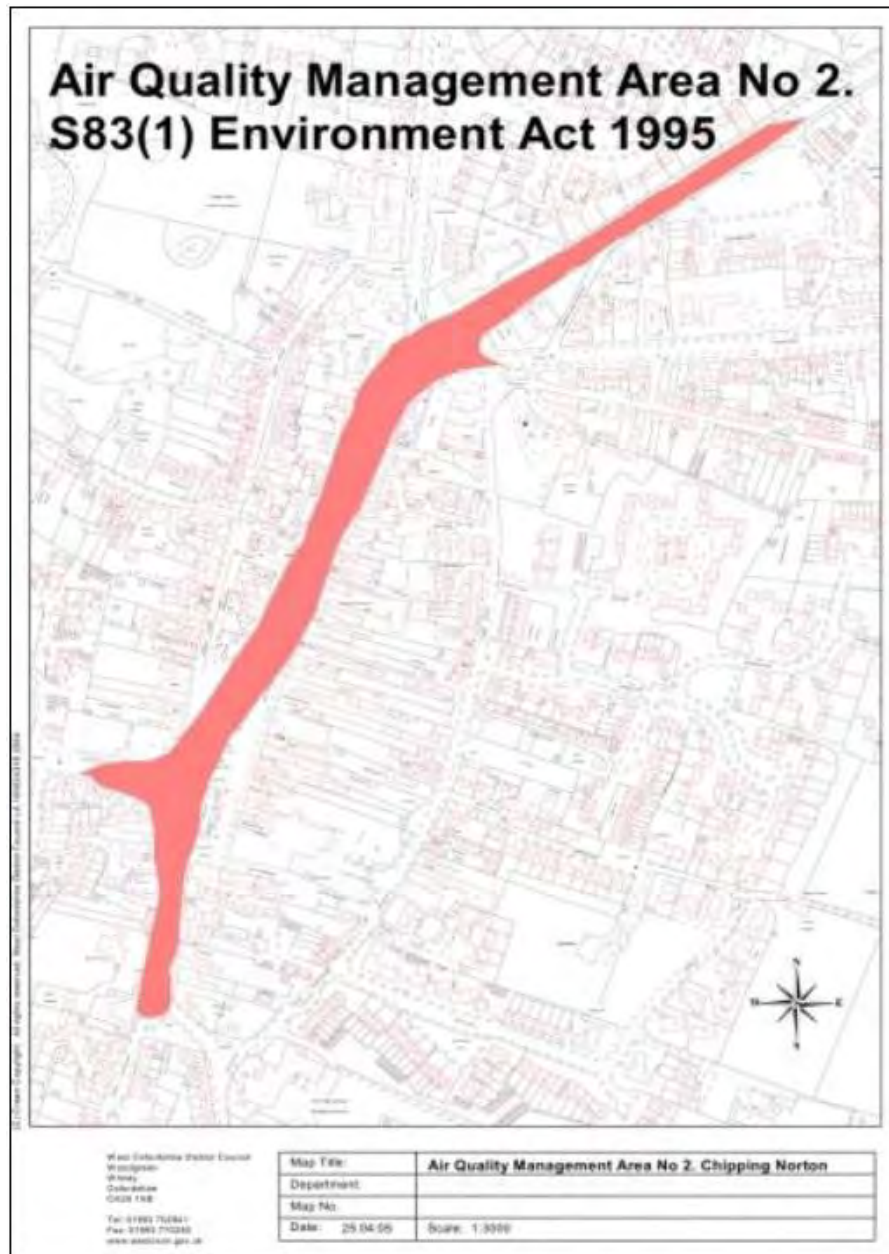


Figure 2: Chipping Norton Air Quality Management Area

- 3.7 The SDA adjoins the built-up area of the town, lying immediately to the east as shown in Figure 3. The nearest point of the SDA boundary is less than 400m from the edge of the town centre and there are a number of well-used existing footpath connections (statutory rights of way and informal routes) within, through or adjacent to the site.

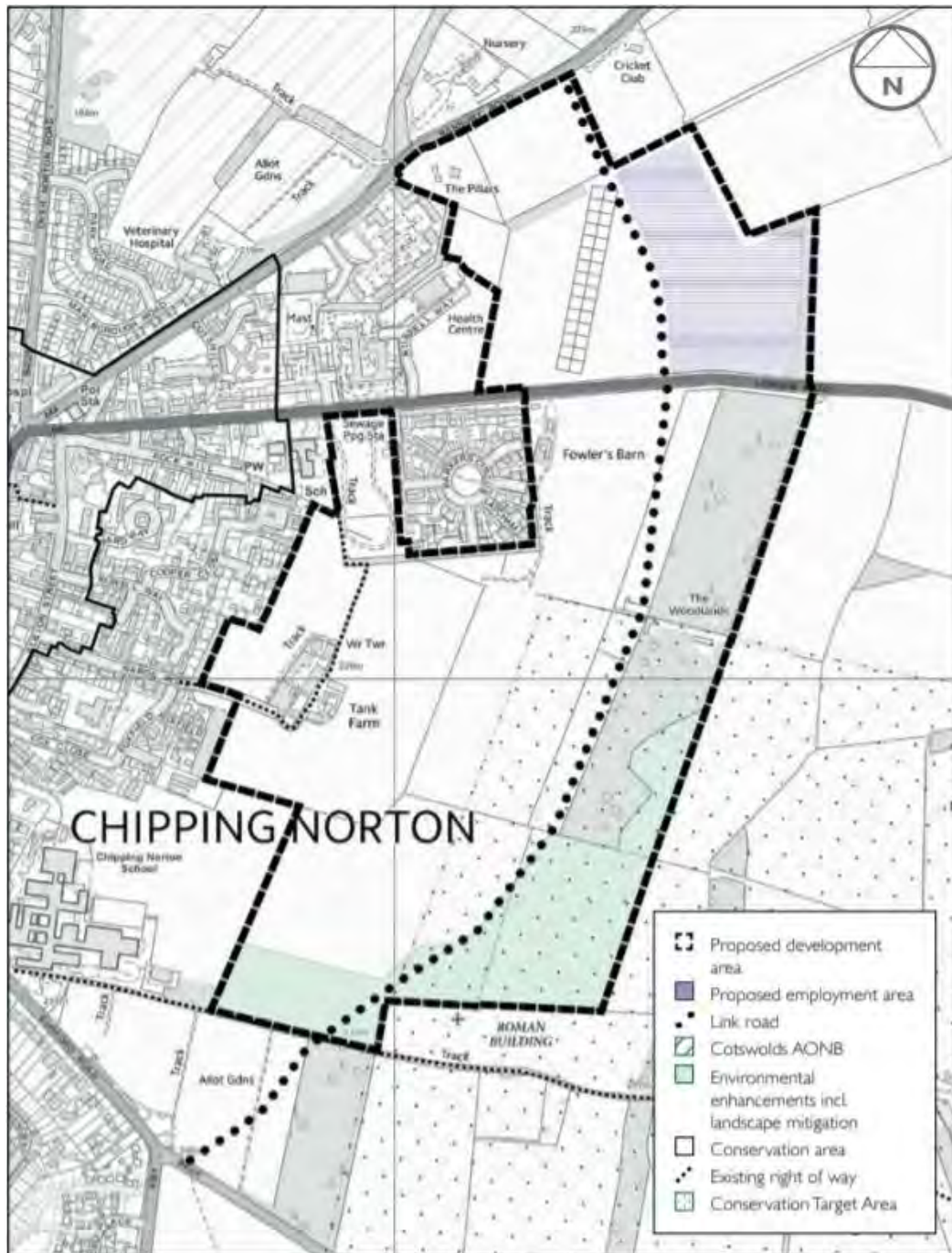


Figure 3: Land east of Chipping Norton Strategic Development Area

- 3.8 The site is adjacent to the nationally important Cotswolds AONB (see Figures 1 and 3) is heavily influenced by the Cotswolds characteristics and has the potential to impact upon the AONB's scenic beauty. The importance of considering light pollution has been recognised for both the AONB and the official Dark Sky Discovery site to the north east of Chipping Norton, as well as its impact on the health of local residents.

- 3.9 The landscape context of the SDA, as described in the West Oxfordshire Landscape Assessment, is one of 'Enstone Upland' landscape character. It is characterised by a gently undulating landscape of low hills and narrow valleys to the east and north east, typified by a pattern of mid to large scale, irregular, pastoral and arable fields punctuated by large blocks of established woodland. The Glyme Valley lies to the south east of the site, extending eastwards towards the village of Enstone. The River Glyme is characterised by a relatively narrow valley with occasional steep sides, and is lined by belts of established woodland.
- 3.10 The SDA covers a total area of around 70 hectares. The existing main approach roads from the east tend to split the site into two main areas: land in the north of the site between London Road and Banbury Road; and land to the south between London Road and Glyme Lane.



Figure 4: Land north of London Road, taken from the south east

- 3.11 The smaller, northern part of the site is located between Banbury Road and the London Road. It is defined as 'semi-enclosed limestone wolds (large scale)'. This broadly flat area is primarily in agricultural use in several individual fields, with a strong structure of mature vegetation, woodland blocks, shelter belts and hedgerows. 100 new homes and associated infrastructure (including a section of the proposed eastern link road) are currently under construction on part of the site south of Banbury Road at The Pillars (see Figure 5).



Figure 5: Illustrative masterplan of the Bloor Homes development on land south of Banbury Road

- 3.12 Adjacent uses include the Outpatient Unit, Birth Centre and a Health Centre, Cromwell Business Park, farmland and the Chipping Norton and District cricket club. As Figure 4 shows, a key feature which forms a distinctive approach to the town is the row of mature trees running along the London Road, giving a loose ‘boulevard’ character. These are subject to a Tree Preservation Order.



Figure 6: Land south of London Road, viewed from the east, showing the Water Tower at Tank Farm, Parkers Circus and the eastern woodland block

- 3.13 The southern part of the SDA is defined as 'open limestone wolds' and is characterised by large-scale, rolling farmland predominantly in arable cultivation with an open, elevated hilltop character. Part of the eastern boundary of the site contains woodland, used in the past for the rearing of game birds.
- 3.14 A residential property and small complex of agricultural buildings, water tanks and tower – known as Tank Farm - lie within the western part of the site with access to it from the west along Wards Road.
- 3.15 Land immediately south of London Road, between the Holy Trinity Catholic School and the housing at Parkers Circus, has recently been developed for retirement accommodation (Pentelow Gardens and Watson Place) and for retail purposes (London Road Retail Park – see Figure 7).



Figure 7: London Road Retail Park

- 3.16 The southern boundary of the SDA is delineated by Glyme Lane – an existing public right of way which runs from next to the secondary school and leisure centre eastwards towards Glyme Farm.
- 3.17 This part of the SDA is relatively flat, falling gently to the south from 224m Above Ordnance Datum (AON) along London Road to around 215m AOD at Glyme Lane, where the landform begins to fall more steadily towards Charlbury Road to a height of 198m AOD.
- 3.18 While there are no designated or undesignated heritage assets within the SDA boundary, the Oxfordshire Historic Environment Record contains records of 7 sites/finds within or close to the site, ranging from Neolithic to Anglo-Saxon periods. Two Roman sites of

known or likely archaeological significance lie to the east of the site and possibly a prehistoric burial mound within the eastern edge, although the precise location is uncertain. Any buried archaeological remains have a high chance of survival.

- 3.19 Adjoining uses include the William Fowler allotment gardens and community woodland, farmland, woodland belts, two schools, housing, the Chipping Norton lido and leisure centre. While these areas lie outside the SDA boundary, the development will inevitably impact upon them, not least the proposed eastern link road which will run through this area to connect to the B4026/A361



- 3.20 Figure 1 and Figure 8 show the wider biodiversity context of both the town and the SDA. There are two Sites of Special Scientific Interest (SSSI) – sites identified as being of national importance – within 2km of East Chipping Norton: Glyme Valley SSSI and Sarsgrove Wood SSSI. A Local Wildlife Site lies 1.5km from the site boundary. These form part of a larger network of the Glyme and Dorn Conservation Target Area³ (a landscape-scale area for wildlife conservation where targeted conservation action will have the greatest benefit) and the emerging Nature Recovery Network (identified for the potential of wider connectivity and nature recovery opportunities). Within or near the SDA are records of several protected priority species and habitats, including priority woodland habitat.

³ <https://www.wildoxfordshire.org.uk/wp-content/uploads/2020/04/Glyme-Dorn-CTA.pdf>

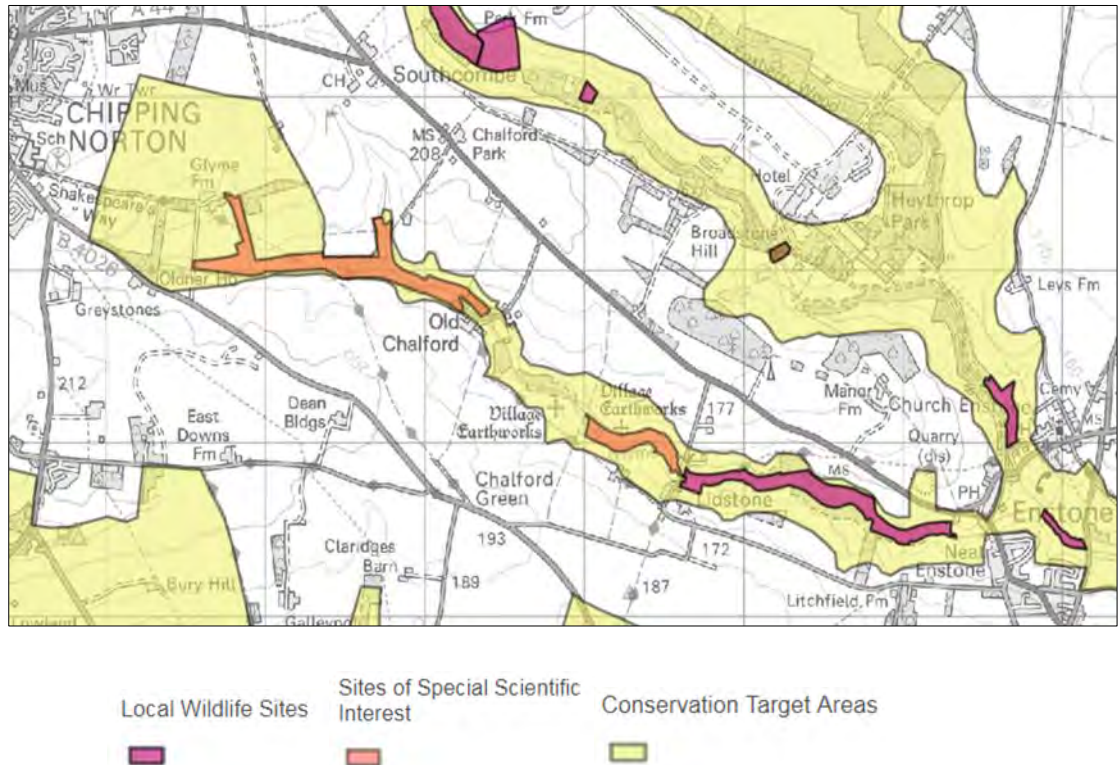


Figure 8: East Chipping Norton: Wider Biodiversity Context

- 3.21 In terms of other existing features of the SDA, historic mapping shows quarrying occurred next to and potentially within the site which may have resulted in fill materials being used and possible contamination. Further, the whole of the site lies within a Class 5 Radon zone which will require the use of full radon protective measures for any development.
- 3.22 With regard to the water environment, the Environment Agency has identified that the SDA is directly over the Chipping Norton Limestone (Principal Aquifer), is within Source Protection Zone 3 and is classified as having a High Vulnerability rating. It also lies in a drinking water safeguarding zone and an area of high groundwater vulnerability. While the site is in the lowest risk from fluvial flooding (Flood Zone 1), local flooding from surface water runoff and spring lines can occur after particularly heavy rain.

4. Key issues and considerations

- 4.1 The initial SPD Issues Paper, published in 2019, identified a number of site constraints and key issues and asked for feedback and further suggestions. The main points received are summarised here, with more detail provided in **Appendix 5**. These points, along with evidence gathered to date, in particular the Town Council's Vision Statement and their community engagement (Figure 9 sets out the main findings), highlight key considerations which need to be addressed through the SPD and any subsequent planning applications that come forward.

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. Skilfully 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.

Figure 9: Key findings of the East Chipping Norton Vision Statement (July 2020)

- 4.2 The key issues and considerations for development at East Chipping Norton are briefly outlined below and expanded in later sections through the setting of: the vision for the development; the themes, principles and requirements; and the Development Framework Plan.
- 4.3 In summary, the main issues and considerations identified include:

Sustainability, climate change and zero-carbon

- 4.4 Achieving sustainable development underpins national and local planning policy. Chipping Norton Town Council wish to see sustainable growth with an integrated mixed-use, mixed-income extension that balances economic, social and environmental factors.
- 4.5 The important global issue of climate change has been recognised locally by both Oxfordshire County Council and West Oxfordshire District Council declaring a climate and ecological emergency. Nationally the Government has committed to end its contribution to global warming and to achieve net-zero carbon emissions by 2050.

- 4.6 The Town Council wishes the new development to achieve a positive energy balance and to be zero-carbon as a minimum. Many respondents highlight the importance of building to the highest eco-standards, incorporating renewable energy solutions, using high efficiency building fabric and planning for low carbon modes of transport.
- 4.7 The SPD identifies the sustainability standards and measures that developers are expected to deploy in order to minimise the 'carbon footprint' of the development and ensure it is designed to be fit for the future.

Transport, movement and active travel, including air quality

- 4.8 Transport, congestion and air quality are long-standing issues in Chipping Norton. The SDA clearly has the potential to have a significant impact.
- 4.9 Transport and movement within the SDA, Chipping Norton and the wider area are key issues that were highlighted throughout the consultation. While the SDA including the proposed Eastern Link Road are seen by some as having a negative impact on traffic and air quality, some recognise that the SDA presents opportunities for focused intervention to improve transport networks and infrastructure, including the footpath and cycleway network to encourage active travel and the link road diverting some traffic away from the town centre. A wide range of views were expressed on the alignment and design of the proposed link road, the need for traffic management (especially of HGVs), car parking, bus and rail services and the design of the network for non-motorised means of transport.
- 4.10 The Town Council identify the importance of achieving a well-connected development, where walking, cycling and public transport should be prioritised over car traffic, so reducing congestion and improving air quality.
- 4.11 The SPD sets out the broad principles for movements within the site and connections to the town and the surrounding countryside, as well as more detailed design considerations, such as healthy streets.

Potential impact of development on the existing town

- 4.12 For many, given the scale of the development proposed at Chipping Norton, there is concern that there will inevitably be adverse impacts on the existing town, its character and the local services and facilities. Of particular concern is the potential loss of allotments and/or community woodland (associated with the link road alignment) and the strain that will be put upon local healthcare facilities, the water and waste water network capacity and town centre car parking.
- 4.13 Concern has also been expressed about the possible creation of a local neighbourhood centre of a size which could undermine the existing commercial areas, particularly within the town centre.

- 4.14 In terms of impact on character, the main comments received relate to the landscape setting of the town and, in particular, the importance of the tree-lined approach roads and eastern woodland.
- 4.15 The SPD provides guidance on the amount, mix and distribution of different uses within the SDA and the identification and timing of delivery of necessary supporting infrastructure, along with important considerations for its provision.

Protecting features within and adjoining the site, including mitigating impacts on landscape and biodiversity

- 4.16 As a greenfield site, features of the natural environment, such as trees, hedgerows and woodland, are all identified in consultation responses as important in determining the site's character and are in need of protection and enhancement and, where unavoidably impacted upon, the provision of appropriate mitigation. There are calls for a comprehensive landscape and biodiversity strategy for East Chipping Norton, not only looking at the site itself but also its wider landscape and ecological context. Emphasis is also given to the need to achieve a net gain in biodiversity and to safeguard heritage assets.
- 4.17 A recurring concern relates to the relationship between the built-up area and the countryside, particularly the treatment of the existing woodland along the eastern edge of the site and the area in the south east corner which lies in the Conservation Target Area and close to SSSIs. A concept of accessible green space, with 'Nearby Nature' (everyday nature, on our doorsteps)⁴ and incorporating the existing woodland, wrapping around the south eastern and eastern side of the scheme has begun to emerge through the consultation responses.
- 4.18 The adopted planning policies for West Oxfordshire set out the requirement to conserve and enhance the natural, historic and built environment, including the need to plan positively for biodiversity gain. The SPD sets out the key principles on how this should be achieved at East Chipping Norton.

⁴ http://www.ukmaburbanforum.co.uk/documents/other/nature_nearby.pdf

Overall character and form of development - High quality design

- 4.19 Previous consultation responses demonstrate a wide range of views with regards to the overall character and form of the new neighbourhood, ranging from ambitious, contemporary through to a more traditional, 'in-keeping' approach. Of more consistent agreement is the need for a high quality of design, reflecting and respecting the existing town and its landscape setting.
- 4.20 West Oxfordshire District Council has a strong tradition of securing high quality design in new development and has for many years had in place a well-respected and well-used design guide. The Government has increasingly recognised the importance of design, culminating in recent years in the publication of the National Design Guide in October 2019, the Building Better, Building Beautiful Commission's report on Living with Beauty in January 2020⁵ and the consultation draft of the National Model Design Code in January 2021⁶.
- 4.21 One of the key roles of the SPD is to set the overall design standards/principles under which any subsequent and more detailed design code work will need to come forward.

Health and well-being

- 4.22 Achieving healthy and inclusive places which promote social interaction, are safe and accessible and enable and support healthy, active lifestyles is an important function of good planning. The significance of the local environment on our health and well-being has been brought into sharp focus during the Covid-19 global pandemic and is an important component of the Government's commitment to building back greener.
- 4.23 In addition to the expansion of healthcare facilities and a network for active travel, consultation responses have emphasised the importance of providing recreation/sport facilities and green space for both physical and mental well-being. There are calls for open space and green space to be an integral part of the new neighbourhood, including an accessible new park with a range of play equipment, pitches and infrastructure and a new 'common'/'nature park' on the eastern side of the town to mirror Chipping Norton Common on the western side.
- 4.24 The SPD sets out how the principles of healthy place shaping will be embedded within the development, including what types of green space are needed and where and how they should be delivered. The use of a Health Impact Assessment (HIA) is advocated.

⁵ <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf

Housing affordability and mix

- 4.25 As the SDA proposes the introduction of 1200 new homes to the town, it is not surprising that there have been many comments made about the type, size and mix of housing on the site. These comments provide a wide range of often opposing views. However, a recurring and consistent theme is the need for 'genuinely affordable' housing to buy and rent, including for essential local workers.
- 4.26 In line with Local Plan and Neighbourhood Plan policies, the SPD seeks to ensure a broad variety of housing type, tenure and sizes are provided, with a particular emphasis on affordability.

Business land

- 4.27 A variety of views were expressed about the need for further land for business development – some considering that there is inadequate demand in Chipping Norton, with others arguing that there is a need to provide an opportunity for business expansion and new local jobs, not least to help reduce commuter traffic and car dependency. Overall, there is general support for the 5ha allocation of land for employment uses identified as part of the SDA in the Local Plan.
- 4.28 In addition to the specific allocation of space for business, a need for live-work units, working from home and a business hub has been identified.
- 4.29 The SPD addresses the range of requirements for businesses and the provision of local jobs, including considering the possible implications of Covid-19.

Part Two - Vision and key themes

5. Vision and key themes

- 5.1 The West Oxfordshire Local Plan sets out an overall vision on what the District will be like by 2031 and includes the following statement specifically about Chipping Norton:

‘Chipping Norton will strengthen its role as a centre of enterprise in the northern part of the District. It will continue to be an economically and socially strong market town serving the needs of a large rural area. Its distinctive historic character and fine setting will be conserved and enhanced at the same time as accommodating new development to meet identified needs.’

- 5.2 In its Neighbourhood Plan of 2015, Chipping Norton Town Council identified the overarching vision for their town as:

‘A working Cotswold town thriving economically and socially as a rural hub while maintaining its strong sense of community spirit and conserving and enhancing its character, high-quality historic built and natural environments, local services and facilities.’

- 5.3 There are common themes and characteristics identified in these two visions around the town’s historic and natural environment and its strong economic and social role.
- 5.4 During 2019 the Town Council began looking specifically at the SDA, commissioning consultants (Maccreanor Lavington Architects) to lead on the development of an overall vision through a process of community engagement, including two workshops, to gather local views. From this has emerged the East Chipping Norton Vision Statement which was published in July 2020, seeking to raise expectations, illustrate what is possible and secure high-quality positive change.
- 5.5 To ensure that the Vision Statement carries material weight in planning terms, this draft SPD adopts the same vision and supporting themes and uses them to inform the structure of the remainder of the document. The vision and themes are shown at Figure 10.
- 5.6 It is important to note that whilst separate, the themes are all closely linked. So, for example, the issue of green open space is addressed under ‘Character and Landscape’ but relates closely to public realm (in Streets and Spaces), green infrastructure (in Uses and Resources), management and stewardship (in Making it Happen) and is a fundamental component of sustainable development.

'A neighbourhood of new high-quality homes, jobs and services provided in ways that ensure the development is integral to and makes a positive contribution to the town as a whole and the wider area, fully reflecting local priorities'.

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.

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.

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.

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.

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.

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.

Figure 10: East Chipping Norton Vision and Key Themes

5.7 The following sections of the SPD take each theme in turn and identify a number of specific principles and requirements that will be used to guide the future development of East Chipping Norton.

5.8 These principles and requirements will achieve the following objectives:

- A comprehensive, mixed use development, including 1,200 new homes and additional space for business.
- A new sustainable neighbourhood which is socially and physically integrated with the existing town of Chipping Norton.
- A high quality, beautiful and healthy living environment which respects its townscape and landscape setting.
- Development which uses best practice in sustainable design and construction, is energy and water efficient and aligns with zero carbon.
- Provides sustainable access to and within the development, designed with safe and convenient walking and cycling routes.
- Timely delivery of appropriate supporting infrastructure, including land to allow for the expansion of the Health Centre.
- An enhanced natural environment within the neighbourhood and as part of a wider network of nature recovery.

Part Three – Principles and requirements to guide development

6. 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.'

- 6.1 Delivering sustainable development underpins the national and local approach to planning.

The generally accepted definition of sustainable development is development that meets the needs of the current generation without compromising the ability of future generations to meet their own needs. It has three main dimensions: economic, social and environmental.

- 6.2 The West Oxfordshire Local Plan takes the national planning objectives for sustainable development and identifies what it means for West Oxfordshire (Local Plan, paragraph 4.7⁷). These include:

- Reducing the current reliance that is placed on the private car for journeys into, within and beyond the District by promoting opportunities for active travel through walking and cycling as well as encouraging the use of public transport;
- Achieving mixed-use development that create vibrant, active places and reduce the need to travel;
- Identifying and meeting current and future housing needs for a variety of different groups, including those in need of affordable housing;
- Tackling traffic congestion in key locations like Witney and on key routes, including the A40 and the A44
- Improving air quality in known problem areas, including Witney and Chipping Norton;
- Reducing the impact of development on climate change and ensuring that new development is able to respond to future change through appropriate design and adaptation;
- Ensuring that new development is supported by appropriate investment in new and/or enhanced infrastructure, including education, water supply and disposal, transport, affordable housing and open space;
- Achieving high quality design in all new development;
- Improving the health of local communities, including tackling obesity; and

Key relevant Local Plan and Neighbourhood Plan Policies

*West Oxfordshire Local Plan
2031 Policies OS1, OS2, OS3,
OS3, OS4, OS5, E1, E2, E5, T1,
T3, EH1, EH2, EH3, EH5, EH5,
EH6, EH7, EH8, EH9, EH10,
EH11, EH13, EH16, CN1, CN2.*

*Chipping Norton
Neighbourhood Plan Policies
MP1, MP2, MP3, MP4, MP5,
MP7, MP8, MP9, MP10, MP11,
TM3, TM4, TM5, TM6, TM7,
TM8, BD1, BD2, BD9, BD10*

⁷ <https://www.westoxon.gov.uk/planning-and-building/planning-policy/local-plan/>

- Protection and enhancement of the District's rich historic and natural environment.

6.3 These objectives are particularly relevant to Chipping Norton and, together with the Neighbourhood Plan objectives (Figure 11), form the basis of the principles highlighted in this SPD to secure sustainable development in accordance with Local Plan Policy OS1.

Theme	Objective
Employment land	OB1: Protect existing employment land and identify new opportunities in order to support a diverse range of employment opportunities within the town.
Town centre	OB2: Ensure all new development enhances the town centre's special character, appearance and vitality and viability, making the town a destination in which people wish to spend time.
Parking	OB3: Support the expansion of town centre car parking capacity and improvements to its functionality.
Transport	OB4: Ensure new development is well connected to the rest of the town and surrounding area, especially by public transport, walking and cycling, and that existing routes are improved.
Housing type	OB5: Housing supply should meet the overall housing needs in town to include a broad mix of housing types and sufficient provision of affordable homes.
Community facilities	OB6: Provide high-quality natural and open green space and youth recreation opportunities as an integral part of new developments (where appropriate with regard to scale). Favour development within the town centre that incorporates community facilities.
Build design	OB7: New development, be it traditional or contemporary, should respect and wherever possible, make a positive contribution towards the local vernacular.
Built environment	OB8: The historic environment of the town should be conserved and enhanced for future generations to enjoy.
Natural environment	OB9: Developments should conserve the natural environment and where possible enhance it. This includes local green infrastructure and biodiversity.
Energy and water efficiency	OB10: Ensure all new dwellings and non-domestic buildings are built to exemplary environmental standards.

Figure 11: Chipping Norton Neighbourhood Plan objectives

Key principles for sustainability

6.4 Set out below are a number of key principles for sustainability, drawn from the East Chipping Norton Vision Statement, together with further detail on what issues future development proposals at the SDA will need to address.

Climate change, resilience and adaptation

6.5 The National Planning Policy Framework (NPPF) identifies the mitigation and adaptation to climate change as an important element of achieving sustainable development, including a commitment to move towards a low carbon economy. In 2019 the Government set a legally binding target of net-zero emissions by 2050. To achieve this, current emissions will

need to be reduced by nearly half in the next nine years which requires a generation shift in the way all new neighbourhoods are built and function.⁸

- 6.6 The Government's 25-Year Environment Plan highlights the importance of reducing demands for water, energy and material resources, improving flood resilience, minimising overheating and providing resilient buildings and infrastructure to more readily adapt to a changing climate.
- 6.7 Although climate change is a global issue, there is widespread recognition that local action is required. Both Oxfordshire County Council and West Oxfordshire District Council declared a climate and ecological emergency in 2019. An Oxfordshire-wide action plan is being drawn up using the One Planet Living Framework⁹



- 6.8 In light of these recent changes and in recognition of the need for 'emergency' action, addressing the issue of climate change is a fundamental requirement for development at East Chipping Norton.
- 6.9 There are a number of key considerations:

a) Climate-proofed

- Development proposals will need to demonstrate resilience to the future impacts of climate change, including increased temperatures, wind speeds and changes in rainfall patterns and intensity.
- Building use, design, siting, orientation and layout will need to explicitly respond to climate change. For example, through balancing the benefits of minimising

A sustainable building is one that:

- minimises the use of scarce resources such as certain building materials, fossil fuels and water
- is economic to run over its whole life cycle and fits well with the needs of the local community
- is energy and carbon efficient, designed to minimise energy consumption, with effective insulation, heating and cooling systems and appliances
- values and sustains or improves existing site character, topography, vegetation, watercourses and built features
- minimises the need for unsustainable transport and encourages travel by cycle or on foot
- minimises the production and costs of waste disposal, and which looks to re-use on-site materials such as waste soil
- minimises flooding and pollution
- is designed to make recycling and composting easy for its occupants

(West Oxfordshire Design Guide SPD)

⁸ <https://www.cse.org.uk/topics/planning>

⁹ <https://www.bioregional.com/projects-and-services/influencing-wider-change/one-planet-oxfordshire>

heat loss in winter with the risk of excessive solar gain during the summer; using passive design such as natural cross ventilation, solar shading and green infrastructure; and designing buildings and spaces to allow for future adaptations, conversions and alterations.

b) Energy Strategy

- As well as demonstrating resilience, consideration needs to be given to how the future impacts of development can be mitigated. These considerations need to be set out in an energy strategy/statement to accompany outline and detailed planning applications, addressing energy fabric specification, overheating, low carbon technologies, decentralised energy and on-site renewable energy generation.
- Each building should be designed to minimise energy demand, with the aim to make use of 'ultra-low energy' building fabric, designed to standards comparable to those achieved through Passivhaus.
- Appropriate levels of thermal comfort need to be achieved in order to reduce the risk, and mitigate for, overheating. Orientation, massing and passive-design should be prioritised over the use of more energy-intensive mechanical cooling alternatives.
- The use of on-site renewable generation should be maximised, with the aim of delivering 100% of the energy consumption required by buildings using on-site renewables, for example through roof top solar photovoltaic panels and air source and ground source heating.
- With the Government's plan to ban gas and oil heating systems in new development from 2025, development should be designed to be fossil-fuel free and zero carbon ready.
- In order to meet the Government's climate change targets and the aspirations of the District and Town Councils, development will need to align with net-zero operational carbon (using the industry consensus definition for net-zero carbon developed by LETI¹⁰).

c) Sustainable construction, materials and waste

- Development will be required to demonstrate the adoption of high standards of sustainable design and construction, making use of the guidance set out in the West Oxfordshire Design Guide SPD and in accordance with Local Plan Policies OS3 and CN1.
- The Council encourages registration with the Considerate Constructors Scheme and compliance with the Code of Considerate Practice to ensure best practice beyond statutory requirements¹¹
- Proposed development will be expected to adopt the principles of the circular economy and demonstrate a commitment to minimising waste to landfill during construction and after completion, by designing for longevity, adaptability, flexibility and reuse.

¹⁰ <https://www.leti.london/>

¹¹ <https://www.ccscheme.org.uk/ccs-ltd/what-is-the-ccs2/>

- Consideration should be given to the use of sustainable healthy construction materials, with low embodied energy, sourced from the local area, made from renewable or waste resources. For example, making use of local wool for building insulation.
- A Waste Strategy should accompany outline, reserved and detailed planning applications for major development, demonstrating appropriate design and construction solutions and opportunities for waste management.

d) Water management

- As the site is located within an area of water scarcity, an area of high groundwater vulnerability, the Chipping Norton Limestone (Principal Aquifer) and Source Protection Zone 3 and at the head of the River Glyme, careful consideration must be given water environment.
- Development will be required to demonstrate a strategic and integrated approach to water management through the preparation of an overall drainage strategy for the site.
- Given the known challenges for the local sewage treatment network in meeting the increased demand from development and the issue of surcharge in heavy rainfall events, clear evidence will be required to demonstrate that best practice thresholds for waste water treatment will be met, to avoid future pollution of downstream watercourses
- The use of appropriate measures to mitigate flood risk, including sustainable drainage systems, should be used, paying particular attention to ground conditions, water quality and reducing surface-water run-off, both onsite and within the nearby catchment. Post-development surface water run-off will be expected to be attenuated to achieve a reduction in greenfield run-off rates.
- Evidence will be required to demonstrate that there will be no detrimental impact on groundwater quality. The implementation of appropriate mitigation measures may be needed.
- In accordance with Local Plan Policy OS3, water efficiency must be maximised. A range of water conservation should be considered, including rainwater collection and grey water recycling. All residential development is expected to achieve as a minimum, the optional building regulations requirement for water efficiency of 110 litres/person/day.

Conservation and enhancement of the environment

- 6.10 Chipping Norton has a high quality built, historic and natural environment. Chipping Norton Town Council's Vision Statement recommends that the landscape is used '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 ...'
- 6.11 Under Local Plan and Neighbourhood Plan policies, development at East Chipping Norton will be required to conserve and enhance the local environment. In particular, Local Plan Policy CN1 identifies the need for a sustainable development that provides:

- The provision of appropriate landscaping measures to mitigate the potential impact of development
- Green space and biodiversity enhancements, including arrangements for future maintenance, recognising that part of the site falls within the Glyme and Dorn Conservation Target Area
- The investigation, recording and safeguarding of the known and potential archaeological significance of the area prior to the commencement of development
- The results of the archaeological investigation and recording should inform the development and be deposited in a public archive
- Lighting proposals relating to the site will need to have due regard to the potential impact on the AONB, in particular the Rollright Stones Dark Skies Discovery Site

6.12 Further details of the development principles related to the environmental issues are set out in the sections covering the other themes.

Building for a healthy life

6.13 The place we live – the built, natural and social environment – has a profound impact on our health and wellbeing, something that has become much more widely appreciated during the COVID-19 global pandemic.¹² An important aspect of planning the new neighbourhood at East Chipping Norton is to achieve a healthy place which supports social interaction, is safe and accessible, creates a sense of belonging and identity and enables and supports healthy lifestyles.

6.14 The Town Council's Vision Statement emphasises the importance of 'health and wellbeing', 'community' and 'identity' and recognises that the new neighbourhood should not to be looked at in isolation – connecting and integrating with the existing town and providing mutual benefits.

a) Health and wellbeing

- Development will be required to deliver a health-promoting environment that enables healthy day-to-day behaviours and supports local services, facilities and community networks to sustain health, social and cultural wellbeing.
- Development will be required to demonstrate that healthy place shaping principles, following best practice, are embedded in the design process. A range of principles, guidance and toolkits have been recently published¹³. In June 2020 the Government

¹² Getting Research into Practice: a resource for local authorities on planning healthier places 2021
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/951310/GRIP2_PHE_national_resources_151220_for_Gateway_2.pdf

¹³ For example: <https://www.tcpa.org.uk/putting-health-into-place>
<https://www.tcpa.org.uk/tcpa-practical-guides-guide-8-health>
<https://www.england.nhs.uk/ltpimenu/placed-based-approaches-to-reducing-health-inequalities/place-based-approaches-for-reducing-health-inequalities/>
<https://www.rtpi.org.uk/practice/2020/october/mental-health-and-town-planning/>

endorsed 'Building for a Healthy Life' as an industry standard for well-designed homes and neighbourhoods¹⁴.

- Particular attention should be given to the principles identified by Chipping Norton Town Council in their Vision Statement. (These are addressed in more detail under other themes in this SPD.)
 - Provide opportunities and encourage activity, including active travel
 - Create and enhance the walking and cycling networks
 - Achieve safe and convenient access to and use of public transport and reduce car dependency
 - Provide a comprehensive high quality network of green spaces for people and access to nature
 - Enable healthy food choices through, for example, use of local food production and incorporating healthy streets
 - Protect and enhance biodiversity
- A comprehensive Health Impact Assessment (HIA) will be required to accompany outline planning applications and any application for major development, to fully identify and address the health impacts of the development and promote good health¹⁵.
- Given that the existing Chipping Norton Health Centre does not have capacity to support the planned growth of the town, land will need to be made available within the SDA site to facilitate expansion of the Health Centre (as indicated on the Development Framework Plan at Section 11).

b) Identity

- Development proposals at East Chipping Norton will be required to deliver a neighbourhood which people value because it has character and local distinctiveness – a sense of place - and provides a range of opportunities for residents to live, work and socialise.
- A strong sense of identity, belonging, community spirit and civic pride should be fostered through maximising opportunities for social integration, interaction and inclusion.

c) Community development

- The National Design Guide¹⁶ sets out how well-designed places help to nurture and sustain a sense of community. Development proposals will be required to demonstrate the design measures adopted to deliver a sustainable, integrated community at East Chipping Norton.
- Given the size of the proposed development and its relationship with the existing town, consideration should be given to embedding the principles of achieving a 20 minute

¹⁴ <https://www.udg.org.uk/publications/othermanuals/building-healthy-life>

¹⁵ <https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning> ;
<https://www.oxfordshiregrowthboard.org/projects/oxfordshire-health-impact-assessment-toolkit/>

¹⁶ <https://www.gov.uk/government/publications/national-design-guide>

neighbourhood¹⁷. This emerging concept is seen as an effective way of creating healthier, active communities. It is all about living locally, giving people the ability to meet most of their daily needs within a 20-minute walk from home, with safe cycling and local transport options.

- Good quality community infrastructure which encourages opportunities for social interaction and helps to support the growth of the community will need to be provided in a timely manner.
- Bringing together different but complementary land uses and activities to form a hub will encourage a healthy community, such as the early delivery of the primary school close to recreation facilities, providing key local services and opportunities for social cohesion.
- The provision of adaptable, accessible space and facilities at the multifunctional hub needs to be delivered to help promote social interaction and mitigate issues of isolation and loneliness. Consideration should be given to the provision, for example, of community, co-working and free/low-cost event and activity space, homeworkers' meeting space and a new library.
- Early provision of small scale 'meanwhile space(s)' should be delivered, allowing new residents to meet from the outset of development until such time as permanent community facilities are constructed.
- Measures to encourage community cohesion, both within the new neighbourhood itself and between the new development and the existing town, need to be considered. Providing new facilities for use by the whole town and achieving safe connections and well-designed public realm are important factors.
- Developers will be required to identify and provide opportunities to create a safe environment and reduce the incidence and fear of crime, through early consultation with key stakeholders, particularly, Thames Valley Police.
- Opportunities to empower and support the emerging community will be needed early in its development. Consideration should be given an asset based community development (ABCD) approach, whereby use is made of local assets, such as skills and knowledge, to benefit their community. Promoting community-led schemes and social enterprises is a recommendation of the Town Council.

¹⁷ <https://www.tcpa.org.uk/the-20-minute-neighbourhood>



Figure 12: Charlbury Community Centre incorporates a mix of uses including a library, café, sport facilities and outside play area

Fostering local enterprise

- 6.15 Chipping Norton is often described as a 'working town'. As part of the preparation of the Local Plan, the need for additional business land was identified as an important component of the East Chipping Norton SDA, to help meet the existing shortages within the town, to provide a place for businesses to develop and to facilitate on-site jobs for the new population. Economic development is one of the three main dimensions of sustainable development. The provision of new jobs alongside new homes provides the opportunity to minimise out-commuting, maximise active travel to work and, through the multiplier effect, boost the local economy.

- 6.16 Five hectares of land is allocated for business use in the Local Plan. Consultation feedback in 2019 provided a wide variety of views on the need for the allocation, the types of jobs required, the location of the site and the desire for more flexibility.

- 6.17 This lack of consensus has become even more acute in 2020 as a result of the coronavirus pandemic. Fundamental changes have occurred in the way people work, not least through working from home for those that can. It is not yet clear whether these changes are relatively short-term or mark the beginning a widespread new approach to working patterns and jobs and what the land use implications will be. It could be that people are more likely to want to work locally and not commute to larger towns and cities every day. Added to which there are many jobs that will never be able to be done from home.

- 6.18 Given these uncertainties, it is important that a site of 5ha for business development is provided as part of the overall SDA.

- 6.19 Chipping Norton Town Council is undertaking a separate business consultation regarding the proposed business land which will help inform the final SPD.

6.20 In the meantime, in terms of sustainability, the requirements for subsequent planning applications to foster enterprise include:

- Ensure safe and convenient access to the footpath and cycleway network and public transport system to encourage active travel.
- For the business land allocation, give particular attention to existing and proposed adjoining land uses and avoid potential adverse impacts, for example, with proposed homes, countryside to the east and trees along London Road.
- Provide the opportunity for small-scale commercial opportunities and flexible business space, for example, start-up units and socially sustainable local enterprises, including at the neighbourhood hub.
- Support and enable home-working both within individual households and through provision of suitable, shared space such as flexible co-working/meeting space.
- Every household and shared space should be supported by all necessary infrastructure to enable the provision of Ultrafast Fibre to the Premises broadband.

7. 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.’

- 7.1 This section of the SPD focuses on movement, both within the site and between the site and the existing town and surrounding countryside. The design implications are considered further within the theme of ‘character and landscape’ (Section 10) and also in Section 6.

- 7.2 Objective OB4 of the Chipping Norton Neighbourhood Plan identifies the need to ensure that *‘new development is well connected to the rest of the town and surrounding area, especially by public transport, walking and cycling, and that existing routes are improved.’*

- 7.3 The Chipping Norton Vision Statement sets out five recommendations on this theme, related to: connectivity; active travel; public transport; car parking; and the public realm.

Key relevant Local Plan and Neighbourhood Plan Policies

West Oxfordshire Local Plan 2031 Policies OS2, OS3, OS4, OS5, T1, T2, T3, T4, EH4, CN1, CN2.

Chipping Norton Neighbourhood Plan Policies MP1, MP4, TM1, TM2, TM3, TM4, TM5, TM6, TN7, TM8.

Connectivity

- 7.4 An important element of the East Chipping Development Area is the provision of supporting transport infrastructure to facilitate movements within the site and movements throughout the town. A Movement and Connectivity Strategy and Travel Plan will be required at the outline planning application stage (with subsidiary Travel Plans submitted as part of detailed/reserved matters planning applications) to assess and mitigate the negative transport impacts of the development (within the new neighbourhood and the town as a whole), integrate it into the area and promote and encourage safe, healthy and sustainable travel. This will need to include consideration of the following:

a) Eastern Link road

- The proposed development of 1,200 homes and other uses has the potential to have a significant transport impact, not least on the existing local road network. Evidence at the Local Plan Examination identified the need for an eastern ‘link road’, running north/south, connecting the Banbury Road to the B4026/A361, via London Road, as an integral part of the SDA. Satisfactory vehicular access arrangements must be agreed in principle with the highway authority and demonstrated through a robust Transport Assessment to support proposals for comprehensive development, including the alignment of the full route of the Link Road.

- In addition to serving the Development Area, the Link Road has the potential to mitigate the impact of some through-traffic within Chipping Norton, including heavy goods vehicles (HGVs). Given its multifunctional role, the developer will need to demonstrate that careful consideration has been given to the design of the road, the measures needed to divert through-traffic and the measures required to improve conditions in the town centre, including in terms of air quality in the Air Quality Management Area (AQMA), particularly in light of a County Council study soon to be published into different options for mitigating HGV's within Chipping Norton. A comprehensive transport strategy will be required.
- As well as its strategic role and acting as the main access route for the development, the eastern link road will form a fundamental part of the new neighbourhood (including providing public transport access points). Particular attention must therefore be given to the design of the Link Road as a multi-modal urban boulevard which is part of the network of routes, including east-west movements, and not as a bypass, solely for through-traffic.

b) Connections to town and countryside

- The new development needs to be 'knitted' into the existing town, with its nearby schools, business areas and health and community facilities by creating multiple, direct multi-modal routes.



Figure 13: Extract from Chipping Norton Town Council's Vision Statement

- Development proposals must show an understanding of existing routes and movements and provide a considered response that enhances existing access and connections and seeks to improve/remove barriers to movement on and off-site.
- Consideration must be given to the upgrading of London Road which passes through the SDA in order to better and more safely accommodate pedestrians and cyclists.
- Consideration will also need to be given to the wider network of roads and paths beyond the SDA and the potential need for junction improvements, priority crossing points,

separate lanes, re-surfacing, cycle parking infrastructure and, where possible, the creation of traffic-free routes.

- Connections to the immediate green space adjoining the site and to the wider countryside beyond should form part of a Green Infrastructure (GI) Strategy for the development, ensuring the delivery of a well-planned multi-functional green infrastructure/public rights of way network. Such a strategy should also consider the important role played by the footpaths alongside London and Banbury Roads.
- Existing public rights of way should be retained and enhanced to improve accessibility for all. Consideration should also be given to incorporating the well-used informal desire-line paths into the network, including the access to schools and the health centre. The Neighbourhood Plan (in Figure A.1) identifies the public rights of way, ginnels and desire routes within an around the town – see Figure 16.

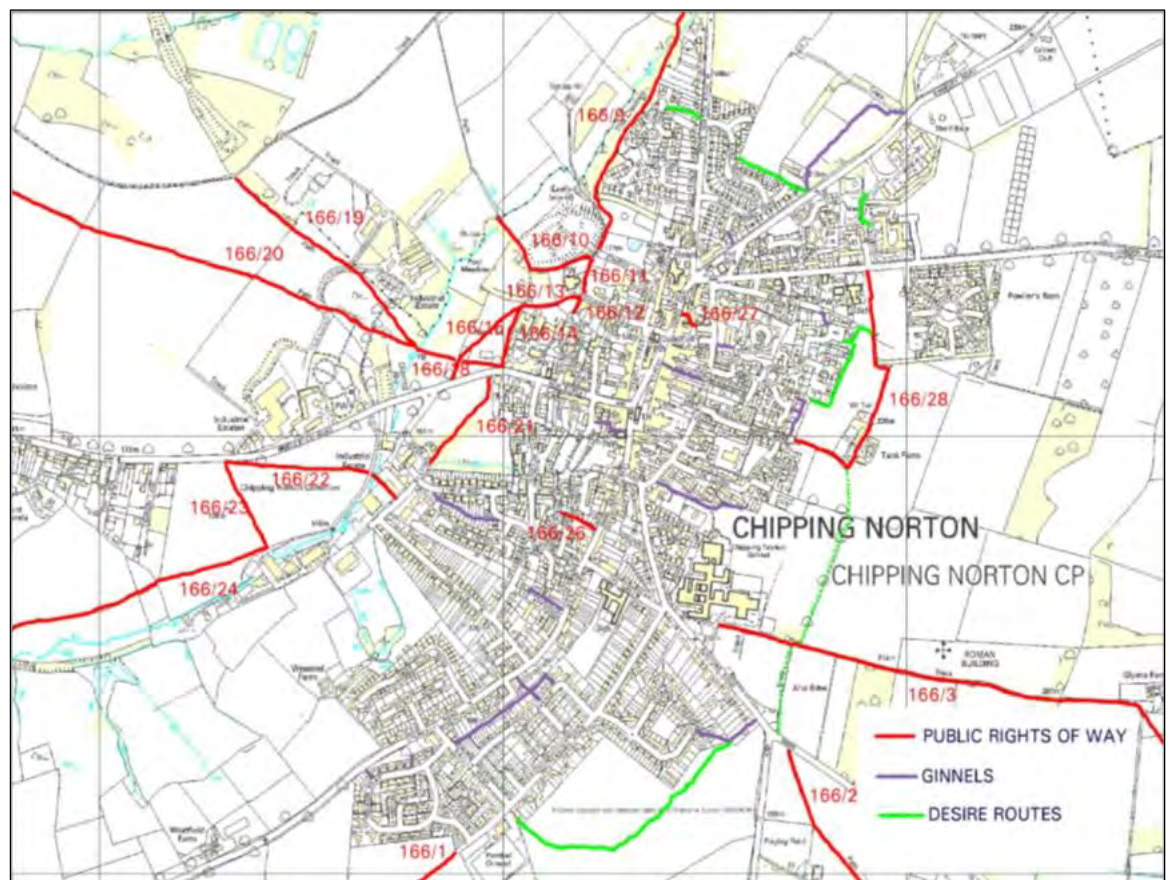


Figure 14: Extract from Chipping Norton Neighbourhood Plan showing public rights of way, ginnels and desire routes

c) Movement within the site

- Movement within the site should be possible by all transport modes but with internal streets designed to make choosing to walk and cycle for short and medium journeys easy, safe and attractive.

- Careful consideration needs to be given to the design of the internal road system to avoid rat-running.
- A legible and permeable network of routes must be created through the new neighbourhood that prioritise sustainable modes, especially walking and cycling. These routes should not necessarily follow roads but should link key destinations.

Active travel

- 7.5 A key reason for the SDA having been allocated for development is that the site is immediately adjacent to the town and offers excellent potential for encouraging active travel such as walking and cycling.
- 7.6 Active travel helps support a reduction in reliance on the car, in turn bringing a range of benefits, including improved physical and mental health, a better quality of life, an improved environment, air quality benefits and increased productivity. The new neighbourhood should be planned such that walking and cycling are the first choice of travel.
- Walking and cycling routes must be coherent, direct, safe and attractive, whilst being inclusive and wide enough to accommodate people with disabilities and young children (e.g. suitable for wheelchair, pushchair and adapted bike users), planned and designed in accordance with the Oxfordshire Cycling Design Standards and the Oxfordshire Walking Design Standards¹⁸.
 - A Walking and Cycling Strategy will be required at the outline planning application stage.
 - Given the elevated position of the site, the availability and use of electric bikes needs to be encouraged.
 - Pedestrian and cycle routes must be multi-purpose, providing access to services and facilities, as well as serving leisure needs, including for horse riding.
 - There must be multiple suitable access points for walking and cycling into the site which connect to a coherent internal and external pedestrian and cycle network, including, as a minimum:
 - Glyme Lane
 - Wards Road
 - London Road
 - Trinity Road
 - New connections should be investigated, for example to allow access to the Lido, leisure centre, secondary school and allotments from the SDA.
 - Multi-modal, 'engaging' streets (providing a range of things to do, play space, landscaped and with active frontages), should be created which encourage active and sustainable travel. The Town Council's Vision identifies the need for 'good lighting, high quality design, reduced traffic speeds and ample opportunities to cross safely.' Design

¹⁸ <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-and-healthy-travel>

considerations and the importance of 'the street' are explored further elsewhere in this SPD.

Public transport

- 7.7 To be a sustainable development, public transport, as well as walking and cycling, needs to be given priority at East Chipping Norton as part of a comprehensive network to help reduce traffic and car dependency. For Chipping Norton this is especially important given the traffic congestion and air quality issues experienced within the town.

- 7.8 The Chipping Norton Neighbourhood Plan contains two policies for public transport:

Policy TM4: Bus access

As a general principle, the layout of all new development should take into account the needs of buses and allow for efficient, unimpeded bus access.

Policy TM3: Public transport

Provision for enhanced public transport will be sought from residential developments and non-residential developments as appropriate, including through the use of planning obligations and/or CIL.

- 7.9 In light of these policies and the consultation feedback to date, there are a number of issues that will need to be addressed:

- As a general principle, public transport options need to be improved to help reduce traffic and car dependency, improve air quality and reduce social isolation.
- As part of the Transport Assessment, comprehensive proposals should be presented for the improvement of public transport services in Chipping Norton, from consideration of wider strategic objectives such as rail service enhancement on the Cotswold line to detailed identification of bus stop locations and facilities.
- The development will be required to make a significant financial contribution towards the improvement of public transport services, bearing in mind the policy requirement (Local Plan Policy CN1) for appropriate public transport provision (services and infrastructure).
- Specific consideration must be given to:
 - the ability of bus services to move freely through the development, without obstruction from parking or overly onerous street layout;
 - connection and integration of bus and rail services, particularly at Kingham and Charlbury stations, for example through the provision of direct services;
 - ensuring that the development is adequately connected to the town centre and with healthcare facilities in London Road, either through inter-urban or dedicated town services;
 - providing a rational and effective bus network through the SDA, with appropriately located and high quality, comfortable bus stops, having particular regard to pedestrian/cycle connectivity and the desire to avoid overly circuitous inter-urban routes; and

- the ability of increased bus services to terminate and lay-over in the town centre. Such facilities are constrained and will need to be addressed.
- Government research shows that the commercial viability of public transport services increases when part of a higher density development, providing access to local services and amenities and giving disproportionate benefits to more vulnerable and disadvantaged groups living along whole public transport corridors, such as older people and people with disabilities¹⁹.

Parking

7.10 Whilst there will be a focus on opportunities for walking, cycling and the use of public transport, together with measures to encourage less car use through reducing the need to travel, it is recognised that as a largely rural area, the private car will remain the predominant form of transport in West Oxfordshire in the short to medium term. This is particularly the case for those in the large rural hinterland making use of Chipping Norton's services and facilities.

7.11 Even with success in shifting away from private car use, car ownership is likely to remain high. Consideration will need, therefore, to be given to car parking in relation to the SDA, as well as cycle parking.

- Parking in Chipping Norton was identified as a key concern in the consultation responses. Existing issues are highly likely to be exacerbated by the addition of 1,200 new homes. At the outline planning application stage consideration must be given to a parking strategy for the town, including looking at potential additional capacity, such as decking the public car park in New Street and further car parking within or adjacent to the London Road healthcare complex to meet future needs of people accessing these facilities.
- Car parking can have a significant land requirement. Every opportunity should be made to enable the most efficient use of public parking, for example by sharing provision at the community hub.
- With potential changes in car use and travel behaviour in the future, parking facilities should be designed with the ability to be re-purposed over time.
- Future-proofing through the provision of Electric Vehicle (EV) charging points must also be addressed. All residential properties with a parking space will be expected to have EV charging. Consideration of provision will also need to be given to non-residential uses and public parking areas



¹⁹

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/847884/Transport_health_and_wellbeing.pdf

and streets and to cycle and vehicle charging. As a minimum, appropriate cabling should be installed.

- Future increases in energy demand for EV charging must be anticipated and measures delivered to ensure sufficient capacity, including the potential implications for street lighting to be used for charging purposes.
- Parking must be provided in accordance with Oxfordshire County Council parking standards²⁰, including cycle parking.
- Ample safe and secure cycle parking must be provided at appropriate points around the development, including provision for electric bikes, particularly at the community hub, the business site and at bus stops.
- An important consideration is the provision of secure, conveniently located cycle parking and storage in residential areas, through on-site and communal facilities.
- At the business site, facilities should be provided to support sustainable travel, including appropriate provision of lockers, showers and changing facilities.
- The provision of covered, well-lit, and accessible cycle parking will be expected at the primary and secondary schools.



Public realm

- 7.12 The public realm – streets, squares, parks and other spaces open to all – is the setting for most movement and is an important component in achieving a sustainable neighbourhood. The Government, most recently in the National Design Guide, emphasises the need to achieve well-designed places through development that promotes a network of public places and green spaces which are attractive, accessible, safe, uncluttered, work effectively for all users and provide a high quality landscape/townscape.
- 7.13 The Chipping Norton Vision Statement sets out the recommendation for the design of 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.

²⁰ <https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transporthpoliciesandplans/newdevelopments/parkingstandardsfornewresidentialdevelopments.pdf>

7.14 Local Plan Policy EH4 requires public realm considerations to be integral to the planning of new development and sets key principles. These are looked at again under the section on Character of this SPD and feed into the Development Framework Plan in Section 11. In terms of ‘movement’, concepts that need to be fully addressed at East Chipping Norton include:

- **Walkable neighbourhood/Low traffic neighbourhood²¹** - where vehicular access is possible but where ‘through’ motor vehicle traffic is discouraged or removed.
- **Home Zone/Community Streets** – residential areas where design encourages drivers to travel at very low speeds, usually no greater than 20mph. A wide body of evidence suggests that this will not only reduce accidents but also reduce the severity of accidents, benefiting in particular children and older people. By reducing traffic speed, noise and air pollution will also be reduced, thereby helping to create an environment that not only encourages more active modes but also increases the likelihood of greater community interaction and activity.
- **Healthy streets²²** - designing the public realm to improve people’s health.
- **Shared space, streets and squares** – designed to reduce the dominance of motor vehicles.
- **Health routes²³** – a network of walking routes within a community with the aim to increase physical activity amongst residents.

²¹ <https://www.sustrans.org.uk/for-professionals/infrastructure/an-introductory-guide-to-low-traffic-neighbourhood-design>; <https://www.livingstreets.org.uk/policy-and-resources/our-policy/walkable-neighbourhoods>

²² <https://healthystreets.com/>

²³ <https://www.cherwell.gov.uk/downloads/download/1154/health-routes-in-bicester>

8. 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.'

- 8.1 The SDA will comprise about 1,200 new homes which, in accordance with Local Plan Policy CN1, will provide 'a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing'.
- 8.2 The development must be much more than a housing estate next to the town. The policy requirement is for the creation of a 'sustainable, integrated community that forms a positive addition to the town'.
- 8.3 The Town Council's Vision makes clear that this new neighbourhood must provide a variety of housing options to attract a wide demographic. Their emphasis, in particular, on the lack of local affordable housing and its adverse impact on the town, with many young people and local workers having to move away, reflects the feedback received at the SPD Issues Stage in 2019. The Vision Statement identifies five recommendations in relation to dwellings, specifically that they should be: mixed; truly affordable; high quality; zero-carbon; and well designed.

**Key relevant Local Plan and
Neighbourhood Plan Policies**

*West Oxfordshire Local Plan
2031 Policies OS2, OS3, OS4,
H1, H2, H3, H4, H5, CN1, CN2.*

*Chipping Norton
Neighbourhood Plan Policies
BD3, BD4, BD5, BD6 and BD7*

Mixed

- 8.4 The creation of a sustainable, balanced and inclusive community needs a variety of housing sizes (e.g. 2-bed, 3-bed), types (such as flats, terraced or detached), tenures (rented, owner occupied, etc.) and affordability. Local Plan Policy H4 requires all residential developments to provide or contribute towards the provision of a good, balanced mix of property types and sizes and for developers to demonstrate how their proposal will help to create a more balanced housing stock, meeting the local needs of a range of different groups.
- 8.5 Consultation feedback on the SPD Issues Paper provided a range of often opposing views with regards to the type, size and mix of homes needed in the local area. The Local Plan and Neighbourhood Plan policies will form the basis of the housing provision at East Chipping Norton, including:
- As a general guide, the Local Plan suggests the main focus for market housing should be providing 2- and 3-bed properties and to a lesser extent 4-bed and larger.

Beds	Market housing	Affordable housing
1-bed	5 - 10%	20 - 30%
2-bed	25 - 30%	30 - 40%
3-bed	35 - 45%	30 - 35%
4-bed	20 - 25%	5 - 10%

- The Local Plan advocates a balanced mix of property types. The Town Council's Vision Statement specifically identifies that as part of the mix there should be smaller units in apartments and larger units in houses. Further guidance comes from the Neighbourhood Plan which emphasises the need to provide for specific groups in the community, including homes for young people, families and those on low incomes but also the elderly and the disabled (Policies BD3, BD4 and BD5).
- Achieving a broad mix may not, however, be appropriate for every phase, as development will need to respond to other considerations such as location (e.g. higher density around the community hub).
- As a minimum, 25% of market and affordable homes should be designed to meet accessible and adaptable standards (Building Regulations Requirement M4[2]).
- As a minimum, 5% of market and affordable homes should be designed to meet wheelchair adaptable standards (Building Regulations Requirement M4[3]).
- 5% of the residential plots will need to be made available for custom and self-build housing, as serviced plots or partial completion of units for self-finish. Provision should be made for a mix of plot types and sizes and should be fully integrated (e.g. in small attractive clusters) with other residential units.
- Any outline planning application or detailed application for major development relating to residential use, should be accompanied by evidence to demonstrate that the proposed mix of homes represents an appropriate and considered response to identified housing needs including the needs of specific groups in line with the NPPF.

Affordable

- 8.6 Housing affordability has long been a key issue in West Oxfordshire. The Chipping Norton Neighbourhood Plan, Issues Paper feedback and the Town Council's Vision all emphasise the importance of achieving a large number of affordable homes at East Chipping Norton, in particular homes that are truly affordable.
- 8.7 The Town Council's Vision specifically recommends: *'Maximise housing affordability for all ages including young starters and prioritise the delivery of Social Rented homes, in 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.'

- 8.8 The West Oxfordshire Local Plan defines affordable housing as 'that which is affordable to those who cannot afford market priced housing locally to rent or purchase'. It is housing provided with either public or private subsidy for people who would otherwise be unable to resolve their housing requirements in the local housing market because of the relationship between housing cost and local incomes.
- 8.9 In line with Local Plan Policy H3, East Chipping Norton SDA will be required to provide 40% of the market homes as affordable homes on-site. The type and tenure of affordable homes provided will need to be informed by discussions with the District Council in the context of the Local Plan which, in broad terms, indicates a potential 'split' of two-thirds affordable rented homes to one-third intermediate housing (shared ownership etc.) but recognising the importance of other forms of affordable housing including social rent and various affordable routes to home ownership.
- 8.10 Given the complexities surrounding affordable housing, not least the wide range of tenure types and the government initiatives, the provision of affordable homes at East Chipping Norton will be guided by the advice in the emerging West Oxfordshire Affordable Housing SPD²⁴ with the aim being to maximise the 'affordability' of new homes in line with the Town Council's Vision Statement.

High quality

- 8.11 National and local planning guidance and policy advocate high quality development. During 2019/20 a number of publications - such as the Government's National Design Guide (2019)²⁵ and Living with Beauty Report (2020)²⁶ – set out how to promote and increase the use of high-quality design for new build homes and neighbourhoods. The Planning White Paper of 2020 gives great emphasis to the importance of building beautiful, high quality homes and neighbourhoods.
- 8.12 High quality at East Chipping Norton must be much more than aesthetic beauty. The long term function of homes and places, their interaction with nature, their impact upon and performance in a changing climate and the wider 'spirit of the place' all contribute to quality.

²⁴ <https://www.westoxon.gov.uk/media/bdqblan0/draft-affordable-housing-spd-july-2020.pdf>

²⁵ <https://www.gov.uk/government/publications/national-design-guide>

²⁶ <https://www.gov.uk/government/publications/living-with-beauty-report-of-the-building-better-building-beautiful-commission>

8.13 The Town Council's Vision succinctly recommends that high quality at the SDA should:

'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 access to the countryside around.'

8.14 As recommended in the NPPF, making use of tools, such as Built for Life Home, will be expected in order to achieve high quality homes and neighbourhood.



Net-Zero Carbon

8.15 With both Oxfordshire County Council and West Oxfordshire District Council declaring a climate emergency (and developing plans and policies for climate action), it is important to ensure that new homes at the SDA are aligned with net-zero carbon.



8.16 In order to deliver the UK and County commitment to net-zero carbon by 2050 and to meet the plans for all homes to be highly energy efficient with low carbon heating and zero carbon ready by 2025, developers will be expected to demonstrate how homes constructed at East Chipping Norton are designed to align with targets of net-zero carbon growth.

Design

8.17 Chipping Norton has a very long history as a settlement, much of which is reflected in the wide variety of architectural styles found within the town. These styles, and the materials used, were largely appropriate to their time.

8.18 Consultation feedback at the Issues stage of the SPD indicates a range of views on the style and design of the new neighbourhood, from traditional through to modern. In their Vision, the

Town Council recommends that, *'while respecting the vernacular, homes should unmistakably be of the 21st Century'*.



- 8.19 In the wake of the climate emergency, as part of a suite of overall measures, the Council now expects developers and applicants to adopt the highest possible standards of energy and sustainable design to ensure new homes being delivered in West Oxfordshire are fit for the future. This will have an inevitable impact on house design. The Planning White Paper reinforces this approach, saying: *'We will build environmentally friendly homes that will not need to be expensively retrofitted in the future, homes with green spaces and new parks at close hand, where tree lined streets are the norm and where neighbours are not strangers.'*
- 8.20 A new vernacular is required, one where local character continues to be respected but with a particular focus on climate resilience in materials, design, massing and layout, as well as the use of the latest technologies and modern methods of construction²⁷.
- 8.21 In addition to the sustainable construction of homes, future-proofing needs to address the use and function of our homes. To help make lasting communities, all homes should be designed with flexibility to accommodate a range of needs, such as for individuals, starters and families, providing amendable spaces for home working and being able to adapt over time alongside their residents' lives.
- 8.22 Section 12 of this draft SPD gives further specific guidance on key design considerations for the SDA.

²⁷ <https://www.tcpa.org.uk/tcpa-practical-guides-guide-12-modern-methods-of-construction>

9. 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.'

- 9.1 The National Design Guide emphasises that successful communities require a range of local services and facilities to support everyday life and encourage sustainable lifestyles, including schools, nurseries, workplaces, healthcare, spiritual, recreational, civic and commercial uses.
- 9.2 The Town Council's Vision Statement identifies the need for East Chipping Norton to be a truly mixed-use place that integrates social activities and employment opportunities alongside residential.
- 9.3 The Local Plan policy for the SDA includes 18 criteria as key components to help in the creation of this mixed-use development, including: a 5ha site for business uses; the provision of a two-form entry primary school and nursery on a 2.22ha site; a local centre for convenience shopping and community and leisure centre; green space; and increased capacity of the health centre.
- 9.4 The Town Council identify five key recommendations for the supporting community infrastructure - the need for: integration; accessible and inclusive resources; engaging streets; open space; and workspace.

Key relevant Local Plan and Neighbourhood Plan Policies

West Oxfordshire Local Plan 2031 Policies OS2, OS3, OS4, E2, E5, E6, T1, T3, T4, EH4, EH5, CN1, CN2.

Chipping Norton Neighbourhood Plan Policies MP1, MP2, MP3, MP4, MP9, TM7, TM8.

Integrating social infrastructure

- 9.5 The Town Council, reflecting Local Plan Policy CN1, identifies the need for social infrastructure to be integrated in a meaningful way at East Chipping Norton to support the proposed larger and diverse population, such as early years' provision, youth and community facilities, school (places) and an expanded health centre. Important considerations include:
- Ensuring new provision complements existing provision within the town and does not have an adverse impact on vitality and viability. The close proximity of the town centre and the recently constructed shops in London Road means most day to day needs can be satisfied locally. However, given the important role on-site facilities can fulfil for community development and social cohesion, such provision should be made within the SDA provided it does not result in an undermining of existing facilities.
 - Ensuring compatible uses are located together, for example, through clustering school, community centre, play space and any shops, to create a sense of community and awareness of on-site services and facilities and promote social interaction and integration.
 - Providing spaces and built facilities where young people can play and hang out independently and safely.

- Providing shared facilities where possible to maximise use, investment, viability and vitality. Buildings could be made available for different uses at different times of the day. Similarly, car parking can be shared, resulting in the need for a reduced provision and land-take.
- The Town Council's Vision Statement identifies the need for a building that is sized, designed and managed so that it can be used for a range of activities and events and becomes a resource for the town as a whole. They suggest that the new primary school could provide such a facility²⁸.
- Oxfordshire County Council in its role as the education authority should be consulted, as well as local pre-schools, nursery and primary schools to establish the best use of the new school site. A wide range of feedback was received (as part of the SPD Issues consultation), on both the function of the primary school and its location.
- Although there is existing capacity to absorb additional pupil numbers, the potential requirements for contributions towards secondary school provision (e.g. for increased capacity) will be kept under review up to the planning application stage.
- A wide range of community requirements were suggested through the Issues consultation, including: an art gallery, studio space, hireable creative space and library. A community building(s) should be designed to ensure the provision of flexible space.
- There is a need to maximise formal and informal opportunities for all to be physically active, including taking part in sport and play, making use of good practice guidance such as Sport England's Active Design Principles²⁹ and Play England's 'Design Principles for Successful Play'³⁰, ensuring the needs generated by the development are met and complement existing nearby provision.
- To support an increased population, as part of the overall masterplanning of the SDA, land must be set aside adjacent to the Health Centre to enable its future expansion.



Accessible and inclusive resource

- 9.6 An important aspect of providing a mixed-use development is that it gives an opportunity to reduce the overall need to travel. On-site employment can reduce the need for out-commuting and the co-location of facilities can maximise linked trips made by cycling and walking and limit the need to travel elsewhere. This approach is supported by the Town Council who set out in their Vision Statement that:

²⁸ It is important to note that whilst the school may wish to let their facilities to the community, County Council policy (approved on 15th May 2019) states that where land and buildings are provided through a section 106 agreement, to mitigate the delivery of housing, specific school facilities shall only be available for community use where access is solely upon the absolute discretion of the school governing body.

²⁹ <https://www.sportengland.org/how-we-can-help/facilities-and-planning/design-and-cost-guidance/active-design>

³⁰ <https://www.playengland.org.uk/resource/design-for-play/>

'... 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 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.'

9.7 In order to achieve a well-connected, inclusive neighbourhood, development at the SDA will be expected to:

- Locate local resources – such as any shops, restaurants and cafes – 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.
- Provide a local centre/community hub which will be within a 10-15 minute walk from the majority of the new homes.
- Bring services and facilities forward in a timely manner, accessible by sustainable modes of transport from the outset.

Engaging streetscape

9.8 As part of the development of East Chipping Norton developers must remember that the quality and use of the spaces between buildings is as important as the buildings themselves. Particular attention must be given to the design of durable high quality streets, for example, to create vibrant and active frontages, particularly at ground floor level, which provide attractive and engaging experiences for pedestrians, helping to support social interaction.

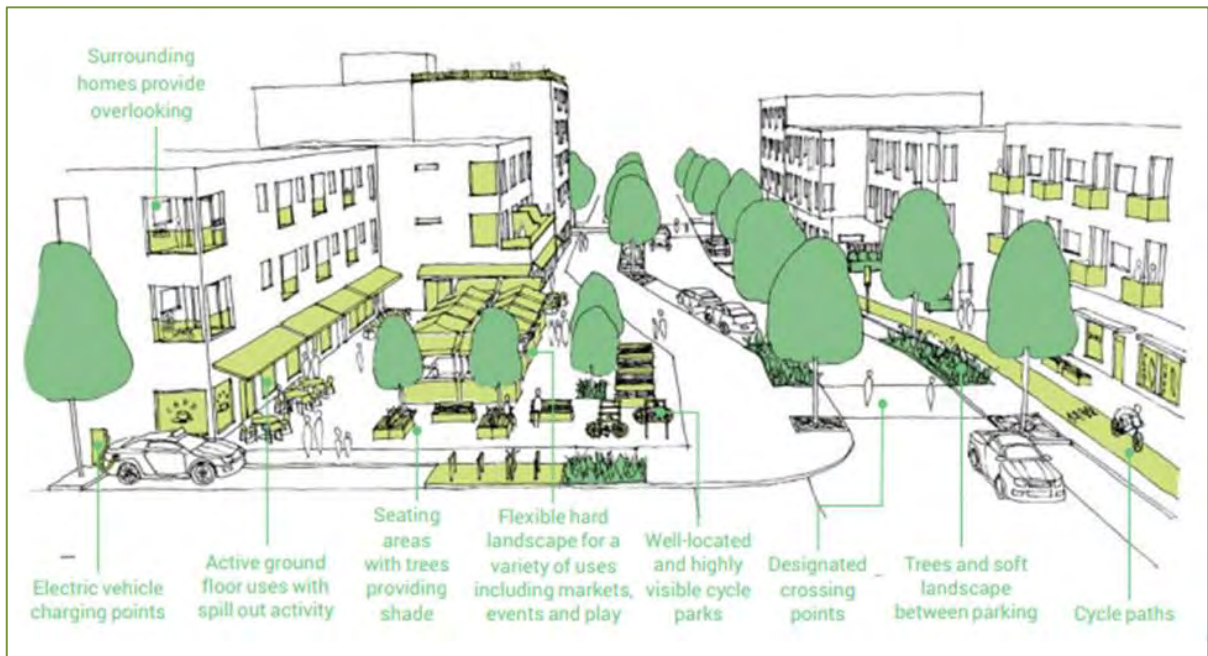


Figure 15 - Diagram from the National Design Guide (2019) – P1: Create well-located, high quality and attractive public spaces

Open spaces

9.9 The National Design Guide emphasises the significance of streets as public spaces that are open to all and that should be designed for a variety of functions, such as socialising, informal doorstep play, resting and movement. This multi-functionality is an equally important consideration for other areas of open space, the provision of which will be required at East Chipping Norton, including amenity green space, recreation grounds, allotments and play space.



9.10 We have seen earlier in this document the significant role of the public realm in terms of creating a new neighbourhood. Likewise providing a range of open spaces can encourage and support a wide variety activities including active lifestyles (through for example sport, recreation and play) and travel, biodiversity enhancement, local food production and landscaping.

9.11 In accordance with Local Plan and Neighbourhood Plan policies, development proposals will be required to:

- Provide a network of high quality, well-located multi-functional public spaces that support a wide variety of activities.
- Provide a hierarchy of spaces that range from strategic green space through to doorstep play.
- Make assessment of local needs based on up to date information and the involvement of the community. In 2013 a study of open space identified specific provision for a range of open space in new development, including amenity green space, accessible natural green space and play space. Feedback on the SPD Issues Paper in 2019 identified these and other open space requirements, such as an outdoor amphitheatre, public gardens, expansion to The Lido and increased provision at the rugby club.
- Create a healthy food environment, making use of the existing local culture of growing and food production, through provision for the growing of fresh, healthy food and for its consumption locally, minimising 'food miles' and establishing a short, sustainable food chain. Opportunities for food growing should include replacement of any allotments that are lost



as a result of the development, additional allotments if needed and the use of green spaces as edible landscapes, from informal foraging to more formal schemes such as landscaping to incorporate fruit and nut trees, edible plants, herbs and spices, through to local community-led food production, along the lines of Incredible Edible³¹.

Workspace

- 9.12 The SDA will be a mixed-use development, with a specific part of the site, north of London Road, allocated for business use. This does not, however, preclude the provision of employment uses elsewhere within the rest of the SDA, indeed there has been strong support for interspersing employment opportunities across the site including for example through the provision of live-work and co-working space.
- 9.13 Jobs will be created on-site at the supporting facilities, such as the school and leisure facilities. There is also the potential to integrate workspace into the neighbourhood, particularly at the local centre. Developers will therefore be required to consider:
- The provision of a workspace hub in an accessible location, especially convenient for active travel.
 - The provision of small-scale commercial and flexible business space, where co-location with other community uses will help to support resources such as a café and crèche.
 - Designing places to meet that can be used by the whole neighbourhood.
 - Supporting and enabling home-working, including enabling the provision to every household and shared space all necessary infrastructure such Ultrafast Fibre to the Premises broadband.

³¹ <https://www.incredible-edible-todmorden.co.uk/>

10.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.'

10.1 Section 3 of this SPD looks at the landscape setting of Chipping Norton and the key characteristics of the town which form the context for the SDA. These are important considerations and, in line with national and local planning policy, must inform the new neighbourhood.

10.2 The Local Plan seeks to ensure that the settlements in West Oxfordshire prosper within a healthy, attractive, historically and biodiversity rich environment. An important principle is that the natural, historic and built environment is conserved and enhanced.

10.3 Chipping Norton is fortunate to have a rich heritage, lie within a nationally significant landscape and benefit from a variety of natural environmental assets, many of local and national importance. Local Plan Policy OS4 requires all new development to respect this historic, architectural and landscape character whilst making the most of opportunities to enhance the appearance and character of the area.

Key relevant Local Plan and Neighbourhood Plan Policies

West Oxfordshire Local Plan 2031 Policies OS2, OS4, EH1, EH2, EH3, EH4, EH9, EH10, EH13, EH16, CN1, CN2.

Chipping Norton Neighbourhood Plan Policies MP3, MP4, MP5, MP6, MP7, MP8, MP9, MP10, MP11, BD1, BD2.

10.4 The Town Council makes clear that, while having its own identity, East Chipping Norton must form an integral part of the greater Chipping Norton community. They make four recommendations to help achieve this, looking in particular at: integration; local character; the intelligent use of land; and biodiversity.

Integrated

10.5 The physical integration of East Chipping Norton with the existing town, through for example footpath and cycleway links, and the social integration with the sharing of services and facilities, are highlighted elsewhere in this SPD. Integration can also be helped by respecting the town's character and that of its wider rural landscape setting by providing visual connections and cues through the form of the development, its layout and its character.

10.6 In addition to the requirement to sustain and enhance the significance of heritage assets and make a positive contribution to local character (including potential archaeological significance), opportunities should be taken to draw on the contribution made by the historic environment to influence the character of the new neighbourhood.

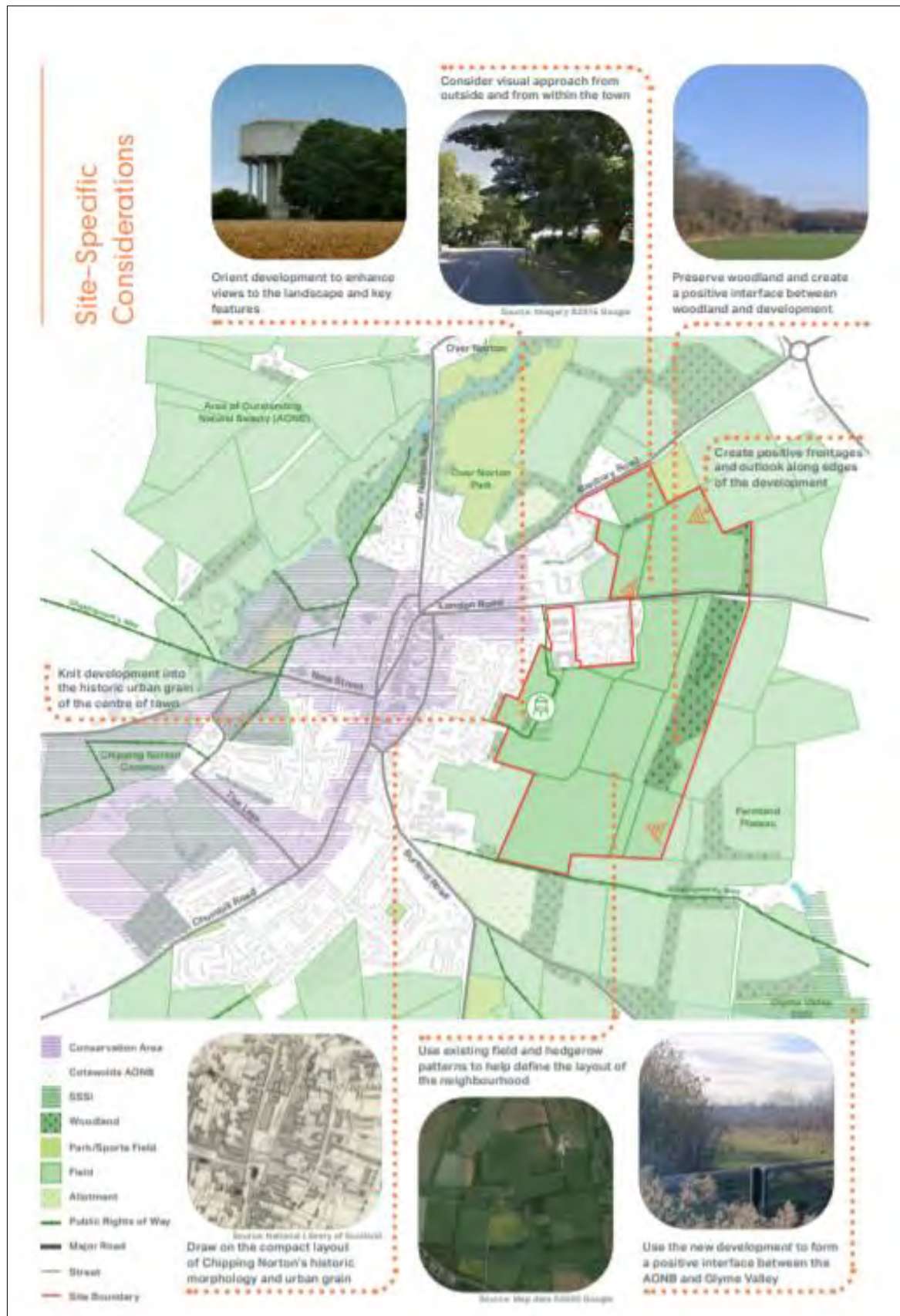


Figure 16 - Extract from Chipping Norton Town Council's Vision Statement

Local Character

- 10.7 Chipping Norton is generally compact in form. The vast majority of the town centre buildings employ local building materials throughout, predominantly local grey oolitic limestone with natural stone finishes and no painted or rendered finishes. Elsewhere, more modern developments often make use of artificial or reconstituted stone and slates. The town has a distinctive and unusual range of building heights. While large numbers of properties are two or two-and-a-half storeys - often characterised by simple, vernacular buildings of sound, unpretentious and functional design - a significant number are three or even three-and-a-half storeys with a more formal character. This is most notably the case along both sides of the market place, down New Street (A44) and along West Street. These buildings, generally arranged in terraces, give a pronounced degree of enclosure and channelling.
- 10.8 In addition to the characteristics of the built form of the town, the historic environment includes landscape (rural and urban), contributing to local identity through historic, archaeological, architectural, cultural and artistic interests. Field patterns, dry-stone walls, hedgerows, woodland and public rights of way are all examples of features that contribute to the local character.
- 10.9 The consultation responses to the SPD Issues Paper demonstrate a wide range of views on the character and form of the new development. For some though, the issue was not so much about character and design and more about achieving good quality.
- 10.10 As set out in the Town Council's Vision Statement, East Chipping Norton should be a high quality, characterful extension of the historic urban form and the morphology of the town, *'celebrating existing landscape features of the site'*. The Town Council advocate a compact layout, with a contemporary architectural approach that champions distinctiveness while respecting the traditional vernacular.
- 10.11 Similarly, Historic England, in their response to the Issues Paper, call for the development to be *'locally inspired'*, sitting comfortably in the context of Chipping Norton and the wider rural landscape setting. They warn that this does not mean it should form a pastiche of the existing town but that it recognises and incorporates the town's positive features.
- 10.12 The new neighbourhood should be informed by the existing character of the site, its landscape context and its historic environmental setting. Development proposals will need to demonstrate:
- The conservation and enhancement of the historic, natural and built environment of the site and its surroundings.
 - A sound understanding of the existing character of the site and its local and wider context, through a thorough analysis of for example: existing built development, layout, form, scale, appearance, details and materials; local sense of place and identity; local history, culture and heritage; landscape character; views inwards and outwards; local landmarks (such as the water tower); and landform and topography.

- Use of a wide range of existing and, where appropriate, new research, including taking account of the Chipping Norton Conservation Area Appraisal, Oxfordshire Historic Landscape Characterisation, the West Oxfordshire Design Guide and the Chipping Norton Neighbourhood Plan.
- An assessment of the extent and significance of the two non-designated Roman sites and archaeological potential of the eastern and south-eastern parts of the SDA site. (Historic England stress that development in these areas is unlikely to be acceptable and that the remains should be retained in situ under, for example, areas of open space with an appropriate management regime.)
- How the development proposals for the new neighbourhood will respond sympathetically to the existing character of the site and its context.
- How new development will make a positive contribute to local character, distinctiveness and identity.
- How the locally distinctive character can be sensitively adapted to reflect today's lifestyles and how they are evolving, for example through the contemporary use of traditional materials and typologies, the use of modern methods of development and construction and the incorporation of sustainable features or systems.

Intelligent land use

- 10.13 A 'compact' form for the SDA not only reflects the town's existing character, it provides an opportunity to optimise the use of land, bringing people together to support local public transport, facilities and local services, within a walkable/cycle-able environment.
- 10.14 An important aspect of a compact layout, which makes an efficient use of land through higher density built development, is that it must be accompanied by open space to optimise that density and help contribute to well-being and placemaking. The Town Council's Vision is for the new neighbourhood to incorporate generous landscaping, publicly accessible open spaces and tongues of countryside through the development, to create green corridors between the old and the new.
- 10.15 The planning, design and delivery of the new neighbourhood must be underpinned by a comprehensive approach to the provision, maintenance and long term management of a high quality network of green infrastructure, based on a landscape-led approach. Such an approach requires an understanding of the context, history and cultural characteristics of the site and its surroundings, embracing topography, views, vistas and focal points and integrating landform with built form.
- 10.16 Green infrastructure (GI) should be designed and managed to provide multiple benefits simultaneously, for example, providing amenity space for formal and passive recreation, creating a haven for wildlife and biodiversity, adapting to and mitigating climate change (e.g. through heat stress-reducing measures) and encouraging active travel, community cohesion, food-growing, improved air quality and reduced noise pollution. The National Design provides useful planning practice guidance.



Figure 17 - Diagram from the National Design Guide (2019) – N1: Providing high quality, green open spaces with a variety of landscape and activities, including play

10.17 Development proposals will need to meet the requirements of Local Plan Policies EH2 on landscape character and EH4 on public realm and green infrastructure and:

- Have a landscaping scheme to accompany planning applications which identifies how the existing landscape within and around the site has been assessed and how it informs the new neighbourhood and its green infrastructure network, including long distance views to/from the AONB and the relationship with the Conservation Target Area. All structural landscaping schemes should set out the landscaping measures to mitigate the potential impact of development and include a detailed phasing and management plan.
- Produce a Green Infrastructure Strategy to support the comprehensive masterplanning of the neighbourhood and to inform future planning applications which should be submitted for approval at the outline planning application stage and include a Landscape and Visual Impact Assessment.
- The Strategy will be required to be landscaped, focussing around existing features as structural elements to create a distinctive and attractive environment, including the network of dry-stone walls, hedgerows, trees and woodland and the historic environment and assets. Trees are a significant asset of the site, including the adjoining William Fowler Wood.
- A network of connected, multi-functional green spaces and corridors should be created, providing routes to and between key destinations and the surrounding countryside.







CORE STANDARDS	WELLBEING STANDARDS	WATER STANDARDS	WILDLIFE STANDARDS
Distinguish green infrastructure from a more conventional approach to provision for open and green space.	Secure health and wellbeing benefits through the delivery of green infrastructure features close to where people live.	Managing water quantity and quality, and maximising opportunities for amenity and biodiversity.	Create places where nature can flourish, both within the boundary of the scheme, and at a landscape scale.
			
<ol style="list-style-type: none"> 1. Multi-functional network 2. Contextual 3. Policy-responsive 4. Climate-resilient 5. Future-proof 	<ol style="list-style-type: none"> 1. Accessible 2. Inclusive 3. Seasonal enjoyment 4. Locally relevant 5. Socially sustainable 6. Distinctive 	<ol style="list-style-type: none"> 1. Quantity 2. Quality 3. Amenity and biodiversity 4. Innovative 5. Resilient 6. Locally distinctive 	<ol style="list-style-type: none"> 1. Bigger and better 2. More joined up 3. Locally-relevant 4. Nature-rich development 5. Ecological networks 6. Sensitive construction

Figure 18 - Building with Nature Standards

- The different components of green infrastructure will be required to meet best practice quantitative, qualitative and accessibility standards such as those of the Fields in Trust³², the emerging Natural England Green Infrastructure Standards³³, the Natural England's Accessible Natural Green Space Standard³⁴ and the Woodland Trust's Woodland Access Standard³⁵. In terms of quality of green infrastructure, developers will be expected to use the 'Building with Nature' accreditation process (the only green infrastructure process to measure quality) which brings together existing guidance and good practice to recognise high quality³⁶.

10.18 A strong message from the Issues consultation responses is that there are key areas that require careful landscape and green infrastructure consideration:

- **Treatment of approach roads to the town** - particularly through the protection of existing trees and appropriate planting in order to soften the development and ensure a high quality environment with a strong landscape structure.
- **Relationship with existing urban edge** – especially where existing properties lie below the ground level of the SDA. The protection of existing trees and woodland and the planting of new buffer areas, where appropriate linking to existing woodland, will be required to minimise impact, including overlooking.

³² <http://www.fieldsintrust.org/guidance>

³³ <https://naturalengland.blog.gov.uk/2020/09/30/enhancing-englands-urban-green-spaces/>

³⁴ <http://publications.naturalengland.org.uk/publication/65021>

³⁵ <https://www.woodlandtrust.org.uk/media/1688/residential-developments-and-trees.pdf>

³⁶ <https://www.buildingwithnature.org.uk/how-it-works>

- **Alignment of link road to the south** - the William Fowler Allotments, William Fowler Wood and the secondary school lie beyond the SDA boundary. A full assessment must be made of the landscape and green infrastructure impacts, including of lighting, as part of the comparative analysis of the different options for the route of the link road.
- **Development edge** – the West Oxfordshire Landscape Assessment identifies the need to strengthen the landscape structure of the rural fringe and form a more distinct boundary. The existing woodland belt which runs along much of the eastern boundary of the site provides an important opportunity to create and enhance this structure and form part of the green infrastructure network, with development of a Nature Park.

Details of buffer and/or transitional boundary landscapes should form part of the green infrastructure strategy and landscaping schemes, with specific measures to improve the relationship between the SDA and the surrounding countryside.

Care in softening the edge of the SDA through an appropriate biodiversity and landscape-led strategy is especially important for the sensitive south east corner of the site which lies within the Glyme and Dorn Conservation Target Area.

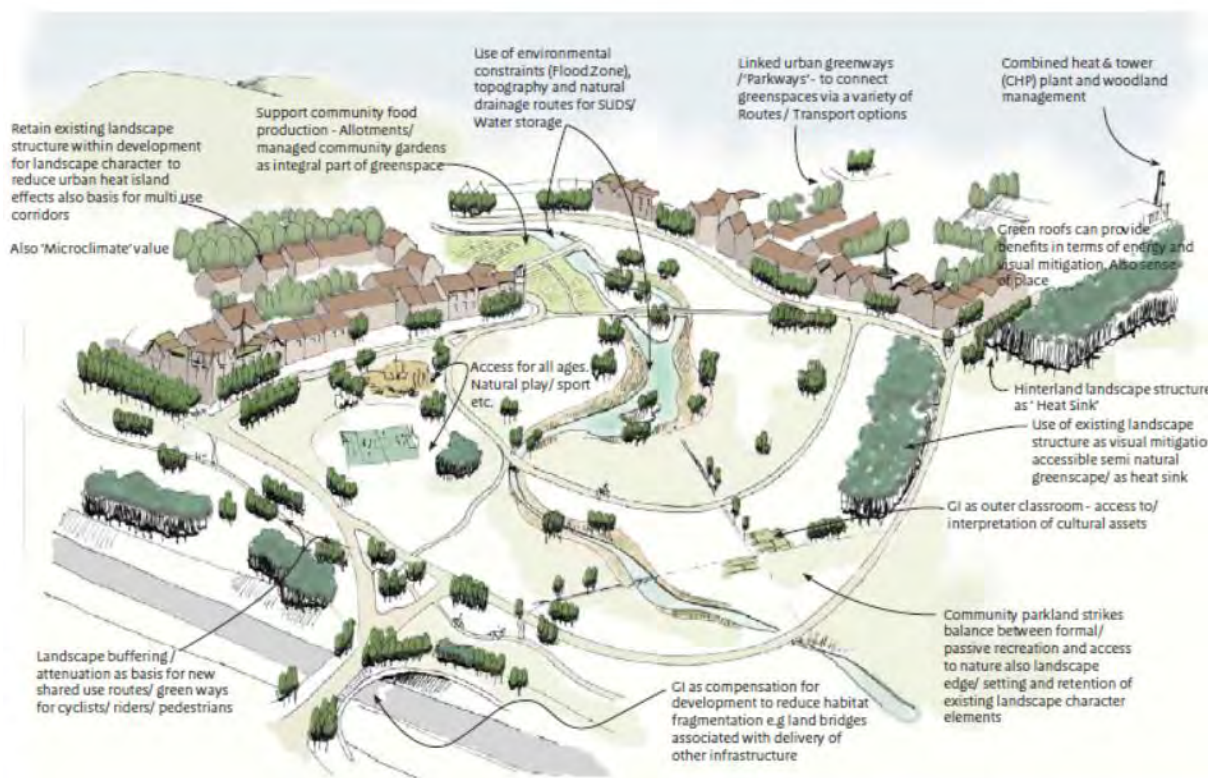


Figure 19 - Natural England: Urban green spaces

Biodiversity

10.19 Biodiversity is the variety of life on earth and includes all species of animals and plants and the habitats and natural systems that support them. It has its own intrinsic value and also matters to us by providing services and benefits, contributing to the economy, our health and well-being and enriching our lives.

10.20 Biodiversity is a key component of sustainable development. The Government's 25-Year Environment Plan aims to create a resilient network of land, water and sea, richer in plants and wildlife. The Environment Bill 2020 introduces new incentives, actions and planning tools to drive improvements for nature, including mandatory requirements for biodiversity net gain and the restoration and enhancement of the natural environment through the creation of a Nature Recovery Network.

10.21 In 2019 the District Council declared a climate and ecological emergency and seeks to boost biodiversity in West Oxfordshire through protecting, conserving and enhancing the natural environment and establishing robust, resilient, well-functioning ecological networks. There is a growing appreciation that climate and ecology are intrinsically linked – one cannot be solved without the other.



- **Carbon sink** – Trees have a significant capacity to absorb carbon dioxide. 1ha of woodland can absorb emissions equivalent to 100 family cars (Trees for Cities, 2003).
- **Pollution control** – vegetation has a significant capacity to attenuate noise and filter air pollution from motor vehicles; urban street trees can remove sulphur dioxide and reduce particulates; noise attenuation can be as much as 30 decibels per 100 metres; and wetland ecosystems are effective in filtering polluted run-off and sewage.
- **Air conditioning** – the heat island effect can increase temperatures relative to open countryside by 50C and vegetation provides natural air conditioning. A single large tree can be the equivalent of 5 room air conditioners and will supply enough oxygen for 10 people.
- **Microclimate control** – vegetation can improve local microclimate conditions by providing shade in summer. It can also reduce wind effects created by streets and wind load on buildings, potentially reducing heating requirements by up to 25%.
- **Flood prevention** - vegetation can reduce excessive run-off and increase rainfall capture. This reduces the risk of flooding in low lying areas and can also recharge soil moisture and groundwater supplies.
- **Health and well-being** - accessible green space creates opportunities for recreation and exercise, and studies have shown that it increases children’s creative play, social skills and concentration span. Natural green spaces reduce stress and encourage relaxation, providing a sense of freedom and exhilaration.
- **Social cohesion** - more active use of green spaces, including streets and communal spaces, can contribute towards a lively public realm; participation in the design and stewardship of green space can help strengthen communities; and nature reserves can create a focal point for life-long learning.
- **Positive experience of nature** - Biologist Edward O. Wilson talked about the importance of “biophilia”, our intrinsic delight and need to spend time in natural surroundings (1992). Research has shown that children’s experiences of nature shape their attitudes in later life. The urban environment should therefore be designed to provide people with a positive day to day experience of nature (English Nature, 2003).
- **Learning from nature** - a positive experience of nature creates informal learning about nature through recreation, discovery and delight; opportunities for formal learning can be achieved through the interpretation of ecologically functional green spaces and nature reserves; it can also be linked to projects that explore natural processes, such as composting; and at a very basic level, signage and information resources; and green spaces and nature reserves can be designed as outdoor classrooms.
- **Property values** - street trees and views of natural landscapes and waterways can increase property values by between 6% and 18%, as well as helping to sustain values over the long-term and improving the image of difficult to develop brownfield sites, as demonstrated by Greenwich Millennium Village’s ecology park.
- **Retail and tourism** - shoppers may also be willing to pay up to 10% more to shop in tree-lined streets and visitors to the area to see wildlife and visit the attractive landscape will contribute to the local economy.
- **Management costs** - traditionally, green spaces have been intensively managed, requiring significant and costly inputs of nutrients, herbicides and pesticides. Experience has shown that ecologically self-sustaining landscapes can significantly reduce the need for these inputs.

Figure 20: The benefits of natural capital (TPCA [2004] Biodiversity By Design)

10.22 The East Chipping Norton SDA and its surrounding environs are valuable both in terms of historic and natural environment. In line with national and local planning policies and good practice, it is vital that all environmental sensitivities are identified and protected as much as possible and that positive opportunities for tangible enhancements are considered and brought forward as part of the design, development and delivery of the scheme. Development proposals will need to demonstrate:

- Compliance with national and local planning policies to protect, enhance and restore the biodiversity value of the site as part of a wider green infrastructure network, to include maintaining existing trees and hedgerows and maximising opportunities to reinforce these features and create new wildlife-rich features and landscape.
- An understanding of the existing biodiversity within the site and surrounding area through an up to date ecological assessment, including surveys for protected and priority species and habitats during the optimal survey seasons, in order to inform development proposals.
- The assessment of impacts on biodiversity of the development proposals, using the mitigation hierarchy with a focus on avoiding and minimising negative impacts, providing on-site mitigation and only then providing compensation for loss of biodiversity.
- The production of ecological reports in accordance with best practice guidelines (CIEEM 2017, 2018 and 2020)³⁷ and the BS42020:2013³⁸.
- All the mitigation requirements and details of compensation (including strategies for farmland birds), the basic details of a monitoring strategy and indication of habitat and species management requirements within a Biodiversity Mitigation, Compensation, Monitoring and Management Framework, as part of any outline application which can then be used by subsequent reserved matters applications to ensure that they are fully compliant with all the necessary mitigation and compensation measures for biodiversity.
- How the proposals contribute towards nature's recovery. The government's objective to establish a Nature Recovery Network (NRN)³⁹ is essential not only for providing resilient habitats for species but also for more robust and valued landscape for people, where natural capital and the benefits of ecosystem services are recognised, valued and invested in over the long term – see Figure 17
- How the proposals contribute particularly to nature's recovery in the eastern and south eastern sections of the SDA which lie within a 'recovery zone' of the draft NRN for Oxfordshire⁴⁰ and contribute towards the SSSI just to the east which lies within the 'core zone'.

³⁷ <https://cieem.net/>

³⁸ <https://www.bsigroup.com/LocalFiles/en-GB/biodiversity/BS-42020-Smart-Guide.pdf>

³⁹ <https://www.gov.uk/government/publications/nature-recovery-network>

⁴⁰ <https://www.wildoxfordshire.org.uk/biodiversity/oxfordshires-nature-recovery-network/>

- A measured biodiversity net gain (in line with the requirements of the NPPF, Local Plan Policy EH3 and WODC Planning Application Biodiversity Guidance⁴¹), as part of a Biodiversity Net Gain Strategy which should include:
 - Baseline habitats plan (GIS layer)
 - Proposed habitats plan (GIS layer)
 - Calculations (live copy of the Defra Biodiversity metric spreadsheet⁴²)
 - Justification of how the BNG principles have been considered (CIEEM, CIRIA, IEMA, 2016)
- How a biodiversity net gain target of 20% will be delivered. A target of 10% is being set nationally. In Oxfordshire the aspiration is for developments taking place within the NRN to achieve 20%. Given this, the strategic scale and context of East Chipping Norton and the biodiversity crisis, the expectation is for 20% to be achieved here. Most of this net gain will be delivered through appropriate biodiversity enhancements on-site but also with restoration of priority species and habitats off-site within the Glyme and Dorn Conservation Target Area (off-site biodiversity net gain priority). Measures to be considered as part of the biodiversity net gain strategy are set out in Figures 18⁴³ and 19.
- A commitment to achieve accreditation through the use of the Building with Nature. Given the environmental context of the site and the priority given to nature's recovery both nationally and locally, every effort should be taken to achieve the highest level of accreditation.
- How a Nature Park on the eastern flank of the SDA will be brought forward and managed in the long term. The Chipping Norton Neighbourhood Plan first identified the need for a new park (Policy MP5) as a result of significant shortfalls in play and green space within the town. The provision of a new park will also form an important role as part of a network of multi-functional, accessible green infrastructure, wrapping around this part of the town. Footpath and cycle loops could provide a movement corridor/network and be part of a local health route (see Sections 7 and 9). There will also be landscape benefits. Of particular significance is the mitigation role a high quality park for informal leisure, green space and 'nature nearby' could play in re-directing recreational pressures away from the sensitive Glyme Valley SSSI and biodiversity-friendly farming at Glyme Farm (where there is a strong-hold of farmland birds).

⁴¹ <https://www.westoxon.gov.uk/planning-and-building/planning-permission/make-a-planning-application/planning-application-supporting-information/>

⁴² <http://publications.naturalengland.org.uk/publication/5850908674228224>

⁴³ https://www.wildlifetrusts.org/sites/default/files/2018-05/homes_for_people_and_wildlife_lr_-_spreads.pdf



Figure 21: Homes for people and wildlife – how to build housing in a nature-friendly way (Wildlife Trusts 2018)

Figure 22: Examples of measures for inclusion within the biodiversity net gain strategy

- Bird and bat boxes (integrated into the walls of buildings and on suitable trees), including features for house sparrows, starlings, swifts and house martins
- Biodiversity-focussed SUDS
- Green roofs
- Rough or natural stone walls with holes for invertebrates and small birds
- Species-rich hedgerows (at least 6 woody locally characteristic native species)
- Brown roofs with a range of substrates
- Habitat creation for locally relevant habitat types and species
- Ponds with irregular and shallow sloping edges, plus log piles, stone piles and long grass areas
- Green walls with planting locations built in or a planting framework added externally
- Native and locally characteristic tree planting, including street trees
- Nectar rich native planting
- Native wildflower planting, e.g. different types of meadow, including shade-tolerant species alongside hedgerows and in woodlands, general purpose mixes along roadside verges and flowering lawns in amenity areas
- Native spring bulb planting, e.g. Snowdrop, Wild garlic, English bluebells and Wood anemone
- Garden boundaries with gaps for small animals such as hedgehogs
- Planting fruit trees, e.g. local varieties of apple, in back gardens
- Planting pollinator-friendly shrubs
- South-facing banks with bare ground for reptiles and invertebrates
- Architectural features that provide nesting or roosting locations, e.g. ornamental slit holes, stone ledges and wooden cladding
- Bug hotels and purpose made bug boxes
- Habitat creation that targets locally important species with isolated habitat patches
- Retention/creation of deadwood habitats, e.g. tree stumps as part of natural play areas
- Wildlife gardens within school and employment grounds
- An optimal balance between native and horticultural plants with known wildlife benefits
- Ensuring the site is managed to maintain its value for wildlife and people
- Providing on-site interpretation and educational materials for residents and visitors

Part 4 – Making it happen

11. A framework for delivery

'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.'

- 11.1 Sections 6-10 of this SPD have outlined the key principles and requirements that developers, landowners and applicants will be expected to take on board when preparing detailed development proposals for the East Chipping Norton SDA.
- 11.2 This section of the SPD provides an overall framework for the future development of the new neighbourhood, drawing on the preceding site analysis, vision and objectives, principles and requirements.
- 11.3 This includes summarising the core place-shaping principles, identifying the overall site design principles and themes, illustrating these on a Development Framework Plan and setting out the anticipated delivery mechanisms and timescales.

Core place-shaping principles

- 11.4 Based on the principles and requirements identified in Sections 6-10 of this SPD, 15 core 'place-shaping' principles have emerged:

All development proposals at East Chipping Norton will be expected to:

- Be consistent with the vision, principles and requirements set out in this SPD.
- Form part of the comprehensive development of the whole of the site, including accessibility and the delivery of key supporting infrastructure.
- Accord with, and not prejudice the delivery of, a masterplan for the site which has been produced with community, landowner and stakeholder involvement, is in line with the SPD Development Framework Plan and has been agreed by the local planning authority.
- Contribute towards the creation of a new neighbourhood which is integrated socially and physically with Chipping Norton.
- Be based on a thorough and robust analysis and understanding of the site, its local characteristics and context, including landscape character, heritage and culture.
- Demonstrate a high quality living environment and standard of design, including the public realm and streetscape.
- Contribute towards an overall continuity of design for the site but with recognition of the need for a varied mix in terms of layout, form, massing, styles and materials, including the potential use of character areas.

- Meet the requirements of any Design Code for the site which has been submitted to, and approved by, the local planning authority, following collaborative working between site promoters/developers, local stakeholders and local communities.
- Be designed to be resilient to, and mitigate against, climate change, including using best practice in sustainable design and construction and energy and water use and efficiency.
- Achieve a demonstrable behavioural change away from the use of the private car, towards active travel and public transport.
- Be designed to embed healthy place shaping principles, including community cohesion, interconnectivity and inclusivity, contributing to the health and well-being of all.
- Make efficient use of land and natural resources including the use of higher-density development in suitable, accessible locations.
- Demonstrate high levels of digital connectivity.
- Be supported by appropriate and timely investment in infrastructure to facilitate inclusive place-making, including a landscape-led, multi-functional, interconnected green infrastructure network.
- Conserve and enhance the environmental assets within and next to the site, including achieving net gain in biodiversity.

Land uses

- 11.5 A significant component in shaping a new neighbourhood is the broad mix of land uses that are to come forward. Table 1 sets out the general amount and mix of different land uses. These are given in broad terms at this stage in order to provide flexibility, for example through on-going masterplan work and more detailed planning applications. These are for indication only and should not be treated in too prescriptive a manner. It should also be noted that some uses may come forward that are not listed in the table.
- 11.6 Where applicable, the table includes reference to different uses by 'Class,' in line with the national Use Classes Order⁴⁴ which splits land and buildings into various categories known as 'Use Classes'.

⁴⁴ https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

11.7 The most relevant uses to the East Chipping Norton SDA are:

- Class B2 – general industrial
- Class B8 – storage and distribution
- Class C – includes hotels, care homes, training centres, dwelling houses and houses in multiple occupation
- Class E – ‘commercial uses’ such as shops, financial services, restaurants and cafes, ‘business uses’ such as offices, research and development and light industrial, ‘non-residential institutions’ such as medical or health centres, day centres and nurseries and ‘assembly and leisure’ e.g. indoor sport, recreation or fitness and gyms
- Class F – local community and learning which includes ‘learning and non-residential institutions’ such as public libraries, places of worship and education and ‘local community’ e.g. small local shops, community halls and outdoor sport/recreation area

Table 1: Anticipated amount and mix of different land uses at East Chipping Norton

Land use	Amount	Commentary
Residential (C2, C3)	About 1,200 homes of varying densities, sizes, types, tenures and affordability.	The majority of new homes are expected to be in the form of ‘mainstream’ housing (C3a) but other forms of housing may come forward, in line with Local Plan Policy H4, the emerging Affordable Housing SPD and the principles set out in this SPD for East Chipping Norton.
Employment (E(c), E(g))	About 5 hectares of land north of London Road for business floorspace and other opportunities across the site, particularly within the neighbourhood hub.	Assuming a plot ratio of 4,000m ² per hectare, the 5ha site could potentially accommodate around 20,000m ² of new business floorspace. With the current uncertainties associated with the coronavirus and its aftermath, it is difficult to predict even short to medium term the business requirements for the site. Other, smaller-scale employment space is likely to come forward elsewhere within the site.
Community uses (F1, F2)	A mixture of different community uses, the size and mix of which will be determined at a later date through more detailed masterplanning carried out as part of any future outline planning application/s, supported as appropriate through a site-wide Infrastructure Delivery Plan (IDP).	A number of potential uses have been identified through the Issues Consultation, including the need for a new multi-purpose hall and multi-functional open space.

Land use	Amount	Commentary
Education (F1(a))	A primary school site of 2.22 hectares to accommodate a new 2-form entry school and nursery.	Given the scale of the new neighbourhood, a primary school and nursery will be required. The current indications are that the existing secondary school which adjoins the site can accommodate the town's growth. This, together with other educational needs, will be kept under review.
Commercial (E(a-g), F1, F2 and some sui generis uses such as public house and hot food take away)	A mixture of different commercial uses, the size and mix of which will be determined at a later date through more detailed masterplanning carried out as part of any future outline planning application/s	<p>Given the recently constructed retail park adjacent to London Road and the proximity of the town centre, only small-scale commercial uses are likely to come forward within the site. These are expected to be located within the neighbourhood hub as part of a mix of different uses to create interest, activity and social interaction.</p> <p>Land will be reserved next to the existing Health Centre in order to facilitate the expansion in primary health care required to serve the new residents.</p>
Green infrastructure	Extensive green infrastructure including, but not limited to, about 30 hectares of formal park, amenity open space, natural and semi-natural green space, outdoor sports, growing space (including allotments), play areas and other outdoor provision.	A wide range of green infrastructure will be delivered through multi-functional, inter-connected networks of public and private space within the site and beyond, reflecting and enhancing existing landscape and natural features.

Development Framework Plan

- 11.8 As well as setting out guiding principles on the amount and mix of different uses at East Chipping Norton, the SPD has an important role to play in determining how those uses are distributed across the site.
- 11.9 Whilst the SPD does not go into the level of a detailed masterplan and does not allocate the different land uses, it does provide an indication of what is expected to be built where, in the form of a Development Framework Plan which will be a material consideration for any future masterplanning work and planning applications that follow.
- 11.10 The Framework Plan has been prepared by independent consultants LDA Design to inform the SPD. In the following sections, we explain the key design principles and themes which underpin it.

Key Design Principles

11.11 Through the work undertaken so far on this SPD, a number of key design principles have emerged which inform the Development Framework Plan. This includes the provision of:

- Extensive green infrastructure, predominantly of woodland, along the eastern and south eastern fringe of the site to perform a variety of roles, including, to define the town's edge, to soften the built-form of development, to provide a buffer with the open countryside beyond, to function as accessible green space - with opportunities for natural play, biodiversity enhancement and habitat connectivity - and to form part of a multi-functional network.
- Green infrastructure within the built development through, for example, a series of open spaces and east-west green corridors, forming an important component of the site's design and layout, creating a sense of place and providing opportunities for food growing, tree/hedgerow retention and enhancement and new planting and wildlife-rich landscaping through drawing the landscape into the development.
- A neighbourhood hub, with a mixed use local centre, including community space and facilities which are closely, conveniently and safely linked to other community facilities, especially schools and recreation provision, to provide a local focal point of activity and to foster a sense of identity and belonging.
- Effective and safe pedestrian and cycle connections between the new neighbourhood and existing town and throughout the site to promote active travel, provide opportunities for community cohesion and integration and help support the vitality of the town centre.
- A carefully designed link road to form a multi-modal new street and public realm which will help structure the development, linking existing routes and helping to reduce town centre congestion.
- A street hierarchy based on best design practice and, in due course, the Oxfordshire Street Design Guide.
- A generally compact form of development, incorporating variable densities, with higher densities around the hub and lower densities towards the fringes of the site but with all buildings to be of human scale.
- Genuinely affordable, mixed tenure/tenure-blind housing, distributed throughout the development.
- A site for business use, well connected by all means of transport to both the rest of the new neighbourhood and the existing town, designed to respect and exploit its sensitive location

on the approach to the town. Further employment opportunities will be provided within the site, such as at the primary school and through supporting home-working.

- Provide supporting infrastructure in a timely manner, including increasing school capacity with a new primary and nursery school as a focus for the neighbourhood which is also close to the secondary school, providing opportunities for linkages and for shared use of facilities, such as sports facilities. The location of a new 3G Pitch within the secondary school site could expand the existing dual use of leisure facilities between the school and Leisure Centre.
- Provide land adjacent to the Health Centre to enable the provision of primary health care to expand to meet the demands of the new neighbourhood.
- An attractive setting for existing buildings within and adjoining the site.
- A new main street to structure the development, link existing routes and reduce town centre congestion.
- East-west pedestrian / cycle routes, providing access to - and supporting the vitality of - the town centre and public transport services.
- Woodland to define settlement edge; integrate development into the landscape; and improve habitat connectivity.
- Landscape drawn into the development through a series of green corridors.

11.12 Figure 23 illustrates a number of these key design principles including the structuring of development around a new main street, maximising east-west pedestrian and cycle connectivity, the provision of woodland to define the settlement edge, integrate the development into the landscape and improve habitat connectivity and ensuring that the landscape is drawn into the development through a series of green corridors.

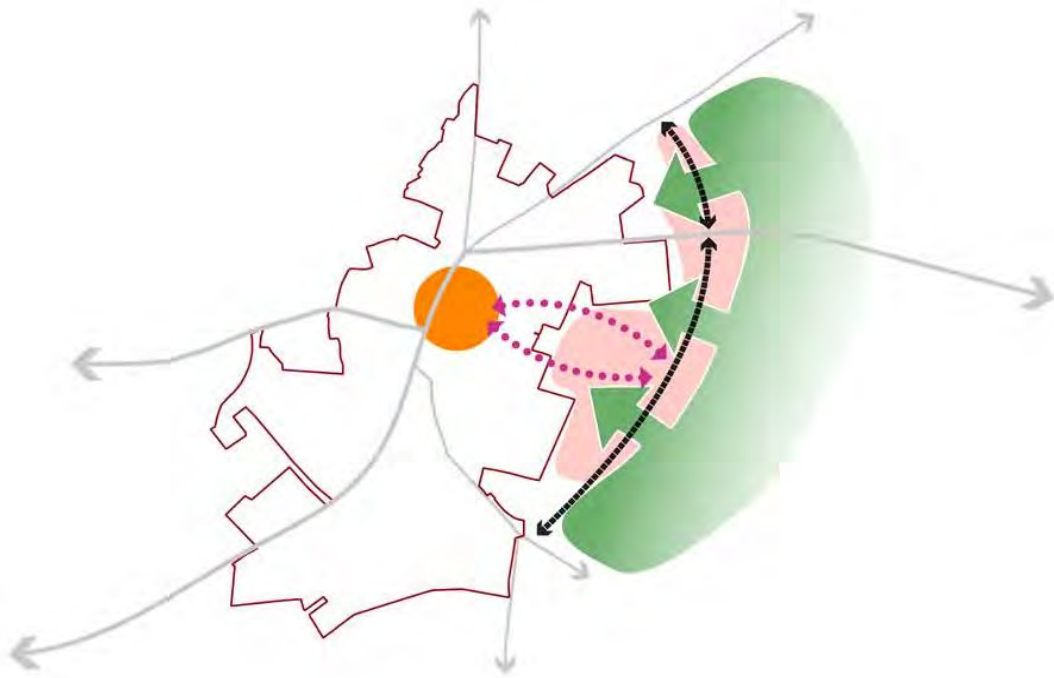


Figure 23: Illustration of key site design principles (LDA, 2020)

Key Design Themes

11.13 The key design principles outlined above have informed five key design themes:

- 'East Street'
- Locally responsive employment
- Community spine
- Tower Park
- Glyme Woods

'East Street'

11.14 As shown on Figure 24 below, the intention is that a new main street (East Street) will run through the development and connecting different parts of the new community as opposed to the provision of an outer 'link road'.

11.15 It is anticipated that there will be a signalised junction at London Road, thereby avoiding the need for a more 'urbanising' roundabout and that the access point at Trinity Road will provide pedestrian / cycle links and emergency access. East Street will be tree lined to reflect the character of Banbury Road and London Road as well as Government guidance.



Figure 24 – 'East Street' (LDA, 2020)

Locally responsive employment

11.16 Here, the intention is to provide a new 'business hub' of 5 hectares with frontage onto London Road (albeit not compromising the tree-lined character of the approach roads). This will complement the town centre and other local business sites. Other employment opportunities will also be provided across the rest of the site including at the primary school and local centre as well as opportunities for home-working.



Figure 25 – Locally responsive employment (LDA, 2020)

Community Spine

11.17 Running through the development will be a 'spine' of community uses comprising the health centre, local centre, extra-care facility, park, primary school and secondary school as shown on Figure 26.

11.18 The new primary school and park will help to connect the existing and new community, with the co-location of the proposed primary school and park allowing for dual use playing pitches and co-location of the primary school with the existing secondary school allowing for shared facilities. There may be an opportunity to provide a dual-use 3G pitch within the grounds of the secondary school/leisure centre. There is also potential for the provision of allotments adjacent to the school site which could include space for outdoor learning as part of the primary school.



Figure 26 – Community Spine (LDA, 2020)

Tower Park

11.19 As shown on Figure 27, ‘Tower Park’ offers the potential to make a feature of the existing water tower within the site, set in a local park and creating a focal point within the development. This area is easily accessible to existing residents, complementing existing playing fields to the west of the town and providing a transitional space between the formal town centre to the west and countryside to the east.

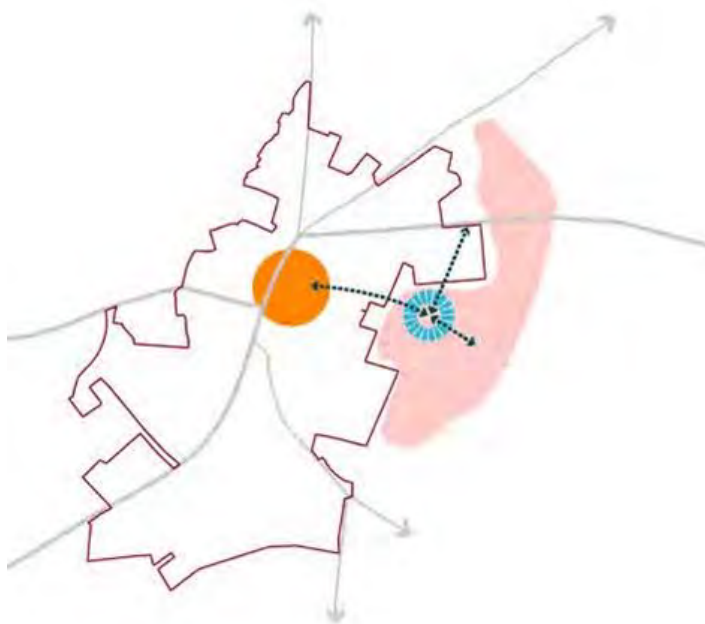


Figure 27 – Tower Park (LDA, 2020)

Glyme Woods

- 11.20 As shown on Figure 28, 'Glyme Woods' will comprise the retention and enhancement of existing woodland as an important landscape feature and habitat corridor, comprising part of the overall GI network. The southern area of woodland (within the Conservation Target Area) will be a focus for biodiversity with some public access. The northern woodland is intended to focus on informal and natural play.
- 11.21 As identified in the key design principles earlier on, the landscape will be drawn into the development through a series of generous green corridors, providing a combination of planting, routes and spaces. There will be new woodland planting and habitat management, with special attention given to the sensitive south eastern flank of the site.

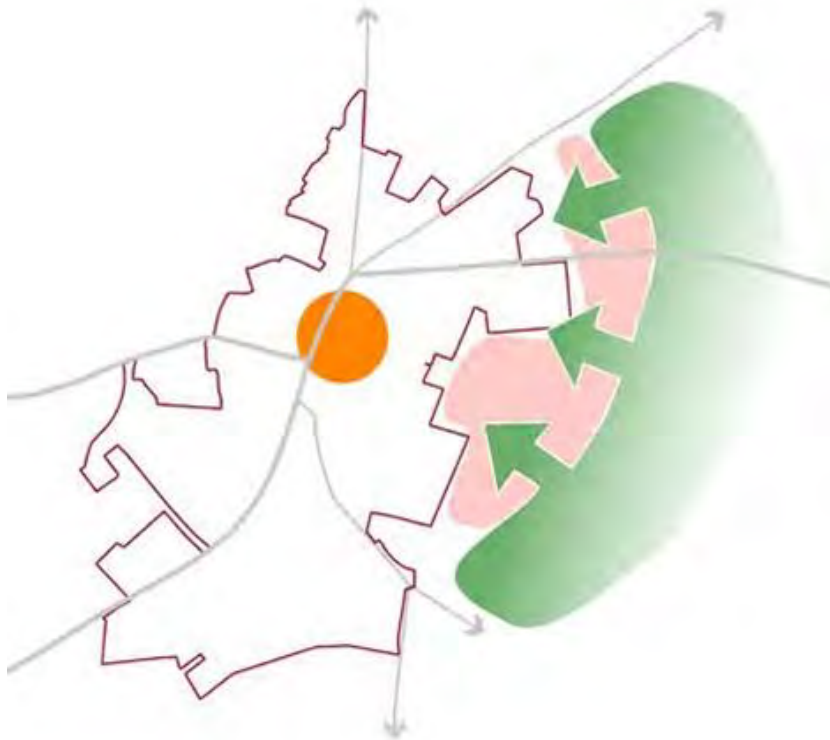


Figure 28 – Glyme Woods (LDA, 2020)

Development Framework Plan

- 11.22 The Framework Plan for the East Chipping Norton SDA shown at Figure 29 is the culmination of the work undertaken from site analysis (plus the gathering of information from a range of sources, including community engagement to date and technical evidence, such as Oxfordshire County Council's requirements for school site design), through the setting of the vision, objectives and principles, to demonstrating the potential spatial implications.
- 11.23 The Framework Plan will inform proposals coming forward within the Strategic Development Area and provides a basis for any future masterplan submitted in support of any future outline planning application/s for the SDA.
- 11.24 Because masterplanning is an iterative process it is relevant to note that this may result in changes to the Framework Plan, particularly in light of further analysis, for example, in relation to the design of the link road, the sports' requirements, the employment allocation and the mix of uses at the neighbourhood hub. Any substantive change will need to be justified by detailed supporting information and evidence.
- 11.25 The Framework Plan is provided at Figure 29 and includes key connections and points of access, the main areas of 'built development' and the main areas of green space. In light of further technical studies and consultation, some changes have been made since the site was allocated in the Local Plan. These include:
- Realignment of main road/link road to be an integral part of the development, rather than an outer 'ring road'.
 - Flexibility over the connection of the main route to Burford Road to the south of the site which will be subject to further investigation.
 - Retention of entire northern woodland block on the eastern side of the site as an important element in a green infrastructure network.
 - Reduction in size of the 'Landscape mitigation area' to meet the required number of new homes and to allow for the creation of a more formal open space within the site.
 - Creation of a new park as a focal point for the new community and creation of additional green corridors to enhance landscape structure, provide habitat connectivity and encourage active travel.
 - Proposed location of primary school to sit along existing and proposed key routes, proposed park and community hub.
 - Proposed small-scale mixed use local centre/community hub, centrally located within the site and in close proximity to the primary school and park.
- 11.26 As part of the SPD, the Framework Plan will be a material consideration in the assessment and determination of any subsequent planning applications for the SDA.





Figure 29: East Chipping Norton Development Framework Plan (LDA, 2020)

12. Design requirements

- 12.1 As highlighted in Section 4 of this SPD, while there has been a wide range of views expressed by the local community on the overall form and character of the new neighbourhood at East Chipping Norton, a consistent message has been the need to achieve a high quality of design which draws upon the rich character of the town and its rural setting.
- 12.2 Delivering a well-designed place is a core aspect of sustainable development, the importance of which is now embedded in the NPPF and through the National Design Guide (and with a National Design Code published for consultation in February 2021). The Guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. Ten characteristics are identified which work together to create physical **character**, nurture and sustain a sense of **community** and address environmental issues affecting **climate**.

The ten characteristics are:

- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last



- 12.3 At the local level, the West Oxfordshire Local Plan emphasises the importance of well-designed places with the overall vision setting an expectation that new development will achieve a high standard of design, respecting and complementing the distinctive character of the area whilst managing the impacts of climate change. This is further expanded in Policy OS4 – High Quality Design which requires new development to respect the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings. Section 9 of the Chipping Norton Neighbourhood Plan sets out the policy approach to building design.
- 12.4 Underpinning both the Local Plan and the Neighbourhood Plan is the West Oxfordshire Design Guide SPD which will be a material consideration for any planning applications that come forward at East Chipping Norton. These policy documents should form the basis of more

detailed, local design principles and requirements for East Chipping Norton, through masterplanning and design code work for the site⁴⁵.

- 12.5 In addition to the policy documents, the feedback provided through the consultation exercises for this SPD has already identified a number of general design principles and also detailed site-specific ones that should guide the masterplanning and design code process for the site and all development proposals. Many of these have been set out in Sections 4, 5 and 6.
- 12.6 Following the ten characteristics of well-designed places in the National Design Guide, a number of key design principles have emerged, including:

Context

- 12.7 Development should be sensitive to, and shaped by, the existing landscape and townscape, based on a thorough understanding of the site and its surroundings' geography, ecology, heritage and cultural characteristics. Along with local expertise and knowledge, there are numerous existing publications to help with this understanding, such as the Oxfordshire Historic Landscape Characterisation, the Oxfordshire Wildlife and Landscape Study, the Chipping Norton Conservation Area Appraisal, the West Oxfordshire Landscape Assessment and the Conservation Target Area Assessment. Further up-to-date studies and assessments may also be required.

Identity

- 12.8 A locally distinctive, unified character should be established to help create identity and a strong 'sense of place'. This comes from the robust analysis and thorough understanding of context and should influence the relationships between buildings, streets and spaces, infrastructure and landscape.
- 12.9 An overall continuity of design should be ensured - part of the area's distinct and recognisable character - but with a varied mix in terms of layout, form, massing, styles and materials where a change in character performs a function, such as at the community hub and the environs for the schools.
- 12.10 The potential use of individual character areas within the site should be considered. An example of one such approach for East Chipping Norton identifies five distinct character areas. (See Appendix 6)

⁴⁵ A masterplan focuses on site specific proposals, such as scale, layout and mix of development and intended arrangement of buildings, streets and the public realm. A design code is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of an area or site.

Built form

12.11 It should be demonstrated how the built form creates a coherent pattern of development.

12.12 The National Design Guide identifies four main components for built form, all of which should be embedded in the design at East Chipping Norton:

- Compact and walkable in form, contributing positively to well-being and placemaking;
- Accessible public transport, services and facilities, to ensure sustainable development;
- Recognisable streets and other spaces with their edges defined by buildings, making it easy to understand and navigate, and promoting safety and accessibility; and
- Memorable features or groupings of buildings, spaces, uses or activities that create sense of place, promoting inclusion and cohesion.

12.13 Proposals should adopt a 'human-scale' approach, with the quality of spaces between buildings being as important as the buildings themselves. This is increasingly being referred to as 'density done well' or 'gentle density'. The appropriate density for different parts of East Chipping Norton should be influenced by the town's existing form. Appendix 7 sets out a Density Study in which the built form of a number of contemporary and modern areas of housing are analysed, as well as more historic and established areas of the town.

Movement

12.14 An integrated network of efficient movement routes should be provided – for walking, cycling, access to facilities, employment and servicing, parking and public transport – with a focus on enabling sustainable travel. This network should incorporate a clear structure and hierarchy of high quality streets and be designed to form part of the green infrastructure network. Proposed changes to the NPPF (published February 2021) make clear that the design of such a network, the streets, parking areas and other transport elements will be required to reflect current national guidance, including the National Design Guide and the National Model Design Code.

12.15 A Movement and Connectivity Strategy and Travel Plan will be required at outline planning application stage and to inform any future masterplan for the site. Some initial work to kick-start this process has been undertaken by LDA on access and movement – see Figure 21. (Please note this plan does not show all new roads, footpaths and cycleways which may be required. Such detail will become clearer at the detailed masterplanning stage and through subsequent planning applications.)

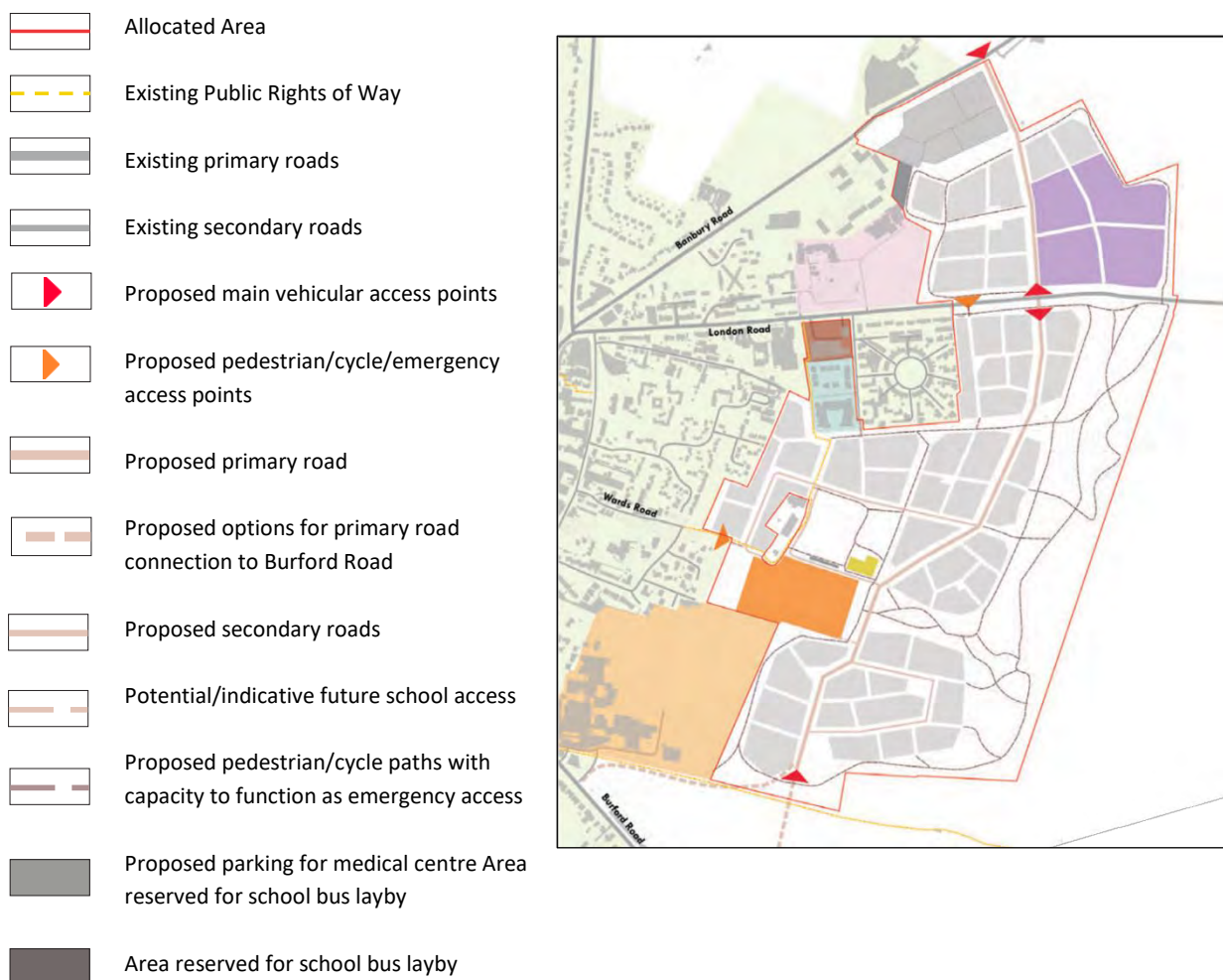


Figure 30: Access and movement (LDA, 2020)

12.16 Overall, priority should be given to pedestrian and cyclist movements, through creating safe, direct, convenient and accessible routes for people of all abilities and discouraging unnecessary journeys by private motor car. The Local Transport Note (LTN 1/20) and the Oxfordshire Cycling Design Standards and Walking Design Standards set standards for the design of streets and spaces to ensure that the needs of pedestrians and cyclists are considered first in new developments. This guidance is being augmented by an Oxfordshire Street Design Guide. Proposals will be expected to comply with these standards and aspire to achieve best practice, for example through the use of toolkits such as Healthy Street Checks for Designers⁴⁶ and Planning for Walking Toolkit⁴⁷ and government guidance, such as the Department for Transport 2020 publication 'Gear Change'⁴⁸.

12.17 A Walking and Cycling Strategy will be required at outline planning application stage and to inform the overall masterplan for the site. Such a strategy will need to identify the network

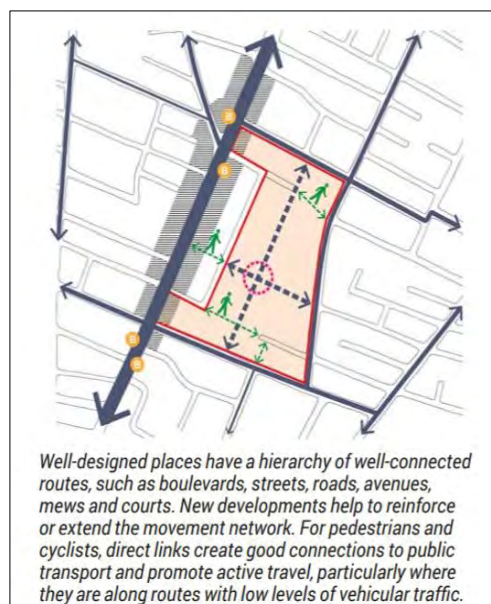
⁴⁶ <https://healthystreets.com/2017/11/22/healthy-streets-check-for-designers/>

⁴⁷ <http://content.tfl.gov.uk/the-planning-for-walking-toolkit.pdf>

⁴⁸ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/904146/gear-change-a-bold-vision-for-cycling-and-walking.pdf

within the site (especially showing how key destinations will be linked and intuitive routeing and signage provided) and also assess how to integrate this with the wider network for the town and surrounding area, particularly any improvements required. This may involve widening routes to enable multi-use, the removal of barriers, improvements to lighting and changes to surface materials to enable access for people with disabilities, families with large pushchairs and cargo bikes.

- 12.18 A clear structure, layout and hierarchy of connected streets, other routes and open space should be provided to help create legible movement. Such a structure should be an important part of the masterplanning process, with the design and use of buildings, built form, open spaces, landscaping and tree planting, for example, influencing and/or reinforcing the hierarchy. The emerging Oxfordshire Street Design Guide sets out Oxfordshire County Council's requirements in relation to street hierarchy design, incorporating guidance on landscaping, street trees, lighting and EV charging⁴⁹.



- 12.19 Both the National Design Guide/Model Design Code and Oxfordshire Street Design Guide emphasise the importance of achieving well-designed parking and servicing because of their fundamental effect on quality of a place and streetscape. The latter Guide, for example, sets out principles, requirements and Standing Advice for parking but also calls for innovative approaches, such as alternatives to on-plot car parking in order to allow more flexibility and more efficient land use. An overall parking strategy should be produced as part of the more detailed masterplan and design code work.
- 12.20 Parking does not just relate to cars. Careful consideration must be given to all aspects of parking, including of bicycles and electric charging. The benefits of investing in an improved cycleway network will be much enhanced if good, secure cycle parking is provided at home and at destinations.
- 12.21 Overall, East CN should be designed limiting traffic speeds on the residential roads to 20mph or less. The exception to this is the proposed link road. The link road should be designed to perform a multi-functional role as strategic route for the town, access road for the new neighbourhood and multi-modal route, integrated into the development. Oxfordshire County Council Highways have provided some initial advice and this has been fed into the following design requirements:

⁴⁹ <https://consultations.oxfordshire.gov.uk/consult/ti/OxfordshireSDG/consultationHome>

- A full comparative assessment of alternative alignments of the road, including consideration of potential impacts on existing street trees, allotments and woodland within and adjoining the site.
- Development of the SDA shall be limited to only 500 dwellings via a single access. Any further dwellings to be brought forward after connectivity of the link road to the south has been made.
- The road should be designed to be an active street, within the new neighbourhood, with pedestrian and cyclist activity in a safe and pleasant environment that has a strong sense of place, and to allow for through-traffic.
- The road should not lead to severance or divide the new neighbourhood.
- Reflecting the character of Banbury Road and London Road, the route should be designed as a tree-lined street/boulevard, with generous space around each tree to enable it to reach maturity.
- Crossing points need to be located and designed to maximise active travel.
- Careful consideration will need to be given to wildlife movements, for example through a lighting strategy and the potential provision of wildlife tunnels.
- Given the link road's role in the wider transport and movement network of the area, a comprehensive transport strategy should be produced to consider a range of issues, from the impact of weight restriction on Burford Bridge, re-routing the A44 via the Rollright Stones, air quality and safety concerns in the town centre, through to the implications for the road's design, signing and use of complementary measures⁵⁰.
- Detailed design features:

Design Feature	Requirement
Design speed	30mph
Bus access	Yes, with bus stop provisions including hardstanding and associated infrastructure (such as shelter, seating and cycle parking) to be agreed
Carriageway width	6.75m runnable width
On-street parking	This should preferably be in designated areas only – limited to short sections, with parking restrictions. Vehicle tracking will need to assume designated areas are fully parked
Footway/Cycleway	3m segregated cycle track with 2m footway on both sides of the carriageway in line with LTN1/20. Formal crossing points where necessary shall be in place
Access to properties	Some direct access allowed. Pedestrian/cyclist prioritised crossing on side roads. Visibility splays in excess of 2m x 2m shall be maintained

⁵⁰ – As part of the Local Transport and Connectivity Plan (LTCP5) currently in development by Oxfordshire County Council, individual town transport strategies will be developed for a number of towns within the county. Chipping Norton will have a comprehensive transport strategy developed to address the connection between HGVs travelling along the A44 in the town and the resulting impact on air quality. The strategy will also include the future role of the A44, the need for a wider 20mph zone within the town, the impact of East of Chipping Norton SDA, as well as setting out the overall transport vision for Chipping Norton. Oxfordshire County Council will begin drafting the transport strategy in 2022 once the wider LTCP5 development process has taken place during 2021 and further work is completed to establish a short, medium and long term transport plan for the town.

Drainage	Sensitively designed swales rather than piped drainage for the carriageway run-off to be accommodated adequately in verges.
Verges	Adequate verges to also accommodate street trees and furniture such as seating
Street lighting	To be agreed with the County street lighting team
Junctions	Three major junctions are identified. Banbury Road junction is the northern most is under construction. The London Road junction will need careful consideration to minimise the removal of the war memorial trees along its length. To the south of the SDA a suitable form of junction will need to be designed to connect the link road to either Burford or Charlbury Road

Nature and public spaces

- 12.22 Section 10 of this SPD identifies the importance of a landscape-led approach to the planning of the new neighbourhood, the need to conserve and enhance the environment and the role of healthy place-shaping. A significant contribution towards achieving these requirements is the provision, maintenance and long-term management of a comprehensive network of high quality, connected, well-located, multi-functional public spaces and wildlife-rich green features, spaces and corridors which utilise the existing landscape framework.
- 12.23 While the Development Framework Plan for East Chipping Norton identifies the main site-wide strategic areas of public open space, green space and corridors, further work should be undertaken to inform any subsequent masterplanning and design code work. Best practice standards should be used, such as Natural England's Accessible Green Space Standard and Green Infrastructure Standards, Woodland Trust's Woodland Access Standard⁵¹, Building with Nature, Defra Biodiversity metric and Fields in Trust, together with the National Design Guide/Model Design Code and the Oxfordshire Street Design Guide, to underpin the site specific approach for East Chipping Norton, using robust, up to date evidence and surveys.
- 12.24 With the involvement of the local community, an assessment of local needs and aspirations should take place to inform the provision of a hierarchy of spaces that range from the strategic green space along the eastern boundary of the site, to the local park and public realm next to the neighbourhood hub and the creation of durable, high quality streets, through to doorstep play close to homes, opportunities for a healthy food environment and measures for biodiversity net gain, through to the provision of street trees.
- 12.25 Within each area or block of development additional GI/landscaping/ biodiversity/public open space should be provided to augment, bolster and buffer the strategic areas. Pedestrian/cycle routes, for example, may well form part of the movement network but cannot be considered as part of the open space or green infrastructure network if they are narrow linear routes with limited opportunities for planting and multi-functionality. The County Council Rights of Way

⁵¹ The Woodland Trust Woodland Access Standard includes the recommendation that no person should live more than 500m from at least one area of accessible woodland of no less than 2ha in size.

Officer recommends that footpath and cycle routes should pass through areas that are designed to function more as linear parks, with a 20m plus corridor and appropriate planting, facilities and landscaping. The '2m social distancing rule' associated with COVID-19 has further highlighted the need for generous public space.

- 12.26 The Government is emphasising the important role played by trees in contributing to character and quality of a place and also helping to mitigate and adapt to climate change. Proposed changes to the NPPF advocate that: new streets should be tree-lined; opportunities are taken to incorporate trees elsewhere in developments (such as community orchards); appropriate measures are in place to secure the long-term maintenance of newly-planted trees; and that existing trees are retained wherever possible. It is important that the right tree is planted in the right place and that there is close liaison between developers, the local planning authority and the local highways authority. The emerging Oxfordshire Street Design Guide provides specific guidance on street trees.

Uses

- 12.27 It is important that the new neighbourhood at East Chipping Norton is much more than a housing development. It should have a mix of uses to support daily life, designed to be conveniently located within easy and safe walking or cycling distance, be socially inclusive and to suit people at all stages of life and ability.
- 12.28 The bringing together of new and existing complementary social community infrastructure (such as facilities for leisure, education, art, culture, library services, sport and play) at a hub and/or through a corridor helps to create and reinforce a thriving community. A particular focus should be on providing shared, adaptable, accessible building(s), spaces and facilities, designed to accommodate a range of functions and activities, having first assessed current provision, such as Glyme Hall, and its potential for expansion. Consideration should be given to a 'Leisure Local' facility – Sport England's suggestion for combined leisure provision.
- 12.29 A mixed-use development should be designed to create an active and vibrant place. The co-location of uses brings many benefits but it is important to address potential conflicts of the juxtaposition of certain uses early in the detailed design process. For example, there may be amenity issues such as with: the proximity of housing close to the existing cricket club, necessitating landscaping and/or the provision of ball netting; the site identified for businesses adjoining proposed housing, where only the less intrusive commercial/industrial uses should be located close to homes; and the proposed health centre car park lying next to homes, where manoeuvring vehicles could create localised noise, light and air pollution.
- 12.30 Careful consideration should be given to the design and location of education provision, both of new and existing facilities and enhancing the relationship between them. Developers are advised to liaise with the Local Education Authority at an early stage.
- 12.31 In terms of primary provision (including nursery), the school should be located to cater for the needs of new residents and have good access on foot, by cycle and by bus, with careful consideration given to the dropping off/picking up of children. Roads around the school

should be designed to maximise road safety. Ideally, the school facilities should be available for local community use outside of school hours.

12.32 The Development Framework Plan shows the proposed location of the new primary school, adjoining the secondary school, the proposed recreation area of 'Tower Park' and the proposed new allotments (providing an opportunity to foster an early awareness in food production, origin and seasonality). This location meets the exacting standards and criteria set out by Oxfordshire County Council. There is flexibility in location, however any alternative sites put forward will need to meet these requirements in order to be considered acceptable.

12.33 The NPPF highlights how access to a network of high quality open spaces and opportunities for sport and physical activity is essential for health and well-being and can deliver wider benefits for nature, addressing climate change, etc. Such space and facilities should form an important part of the new mixed-use neighbourhood and should be based on robust and up-to-date assessments of needs.

12.34 Some national standards and guidance are currently being reviewed (e.g. on Accessibility to Natural Greenspace and the introduction of a National Framework of Green Infrastructure) and local evidence is now somewhat dated. Feedback from the Issues consultation began identifying potential needs, for example a 3G playing field, two football pitches, a cricket field, natural and amenity greenspace and play space, but further up-to-date assessments will be required to inform the masterplan and site design code. Such assessments should include:

- Allotment requirements, both quantity and quality
- Natural and amenity greenspace, quantity, quality, management and accessibility
- Play space
- Potential for combined leisure provision
- Potential for shared/dual use of education sport and leisure facilities

12.35 Providing opportunities for local employment is another important use within the Strategic Development Area. In light of the current uncertainties associated with the global pandemic, this SPD will retain, for maximum flexibility, the requirement for 5ha of the site to be for business use. (Assuming a plot ratio of 4,000m² per hectare, the new business floorspace could potentially be around 20,000m² but will depend on the type of premises, density, amount of car parking, etc.). Further research will be needed to provide more detailed guidance, e.g. on scale, massing, uses and building heights, to integrate the site within the masterplan.

12.36 At this stage, given the location of the business land on the approach to the town, the broad indications for the design of the development are that it should create a gateway with landmark buildings, should conserve and enhance its countryside/urban edge position, fully embrace active travel and should retain the existing street-trees along London Road. If vehicular access to the site cannot be achieved without compromising these street trees, access should be from the proposed link road.

12.37 In terms of employment, designing for mixed use should also consider the provision for jobs elsewhere within the site and the potential for live-work units, remote working/working from home and the supporting facilities that could be provided at a community hub, such as meeting rooms and networking support.

Homes and buildings

12.38 The recently published Planning White Paper makes clear the Government's aspiration to '... build environmentally friendly homes that will not need to be expensively retrofitted in the future, homes with green spaces and new parks at close hand, where tree lined streets are the norm and where neighbours are not strangers.' Homes and buildings need to provide a healthy, comfortable and safe internal and external environment, where they are well-related to external amenity and public spaces, with a careful attention to detail such as storage, waste, servicing and utilities.

12.39 Any future masterplan, site design code and subsequent planning applications at East Chipping Norton will be expected to plan – in accordance with Local Plan Policies OS4, H3, H4, H5 and CN1, the emerging SPD on affordable housing, the National Design Guide and the new draft National Model Design Code - for well-designed homes and buildings that are functional, accessible and sustainable, giving particular attention to:

- Meeting a diverse range of needs, through buildings of adequate size, that are fit for purpose and adaptable
- Providing a mix and integration of housing types, tenures and sizes, achieving tenure-blind development
- Addressing space standards, accessibility, lighting, privacy, security and the delineation of public and private spaces
- Fully addressing the climate and ecological emergency through high standards of energy and sustainable design, including exemplary standards of fabric-energy efficiency, net-zero operational carbon and on-site renewable energy generation.

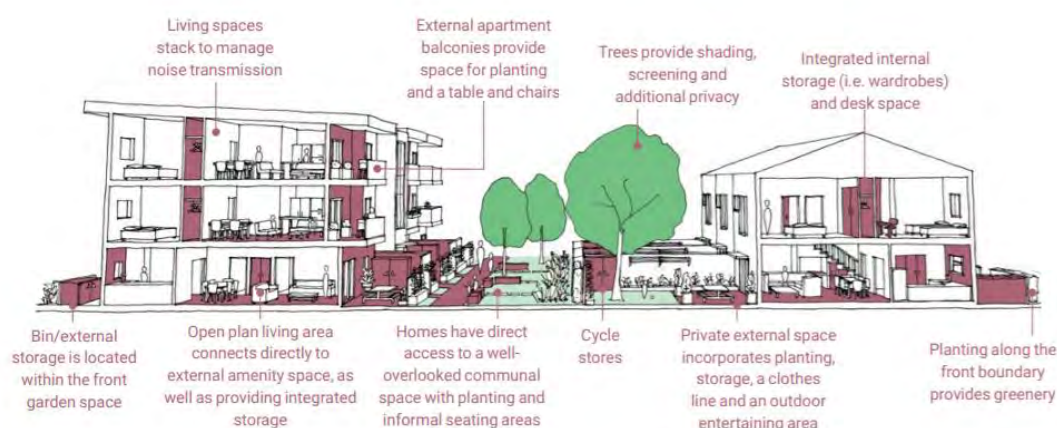


Figure 31 - Diagram from the National Design Guide (2019) – Homes & buildings: functional, healthy and sustainable

Resources

12.40 Given the climate and ecological emergency, the District Council expects developments to adopt the highest possible standards of sustainable design, with particular attention to layout, form, mix of uses and construction techniques, in order to minimise resource requirements, including for land, energy, water and materials, and to respond to climate change through local mitigation and adaptation measures. Any future masterplan and subsequent planning applications at East Chipping Norton will be expected to set out clearly compliance to these requirements. They will also need to be embedded into the site design code.

12.41 To help deliver local action, a West Oxfordshire Sustainability Standards Checklist is being introduced for all planning applications, requiring applicants to submit a Sustainability Statement demonstrating how they will meet the design standards for:

- *Water use and flood risk* e.g. through the use of sustainable drainage systems, water efficiency measures and harnessing rainfall and greywater
- *Biodiversity* e.g. through a robust site evaluation, appropriate 'nature-smart' 'soft' landscaping (including managing solar gain and providing green roofs), achieving biodiversity net gain and an assessment of off-site impacts within the context of the Nature Recovery Network
- *Green and Active Travel* e.g. through creating a compact, walkable neighbourhood and an integrated footpath/cycleway network
- *Aligning with Net-Zero Carbon* e.g. through ultra-low energy demand, the use of on-site renewables, minimising embodied carbon emissions and making use of passive design measures
- *Sustainable Construction, Materials and Waste* e.g. through the use of locally sourced materials (such as wool for building insulation), minimising whole-life costs, ensuring sufficient space for recycling and waste collection and using new construction techniques
- *Voluntary Standards for Sustainability* e.g. through the use on standards such as Building with Nature, One Planet Living and Building for a Healthy Life.

12.42 As part of the consultation already undertaken for the proposed development at East Chipping Norton, site specific advice on sustainable design has begun to emerge. Further surveys and studies will however be required to inform the detailed development proposals.

12.43 In terms of drainage, rather than providing site-wide large attenuation ponds, the County Drainage Officer has advised that, as a consequence of the area's substrata, within each block of development there should be a localised Sustainable Drainage Systems (SuDS) designed to deal with surface water, flood risk and significant changes in rainfall. A detailed Flood Risk Assessment is required for the site. This should include a comprehensive strategy for SuDS which provide multi-functional benefits, in particular contributing towards net biodiversity gain.

12.44 The District Council and Chipping Norton Town Council (in their Vision Statement) support the use of innovative approaches to design and place-making. The use of Modern Methods of

Construction (MMC) should be investigated in order to help create a healthy and climate-resilient neighbourhood, providing a range of buildings, including genuinely affordable homes and local jobs. MMC, including off site construction, should be used to reduce the environmental impact of construction, improving energy performance and increasing the speed of delivery. Such an approach will need to give careful consideration to local character and distinctiveness and have local resonance. 'Anywhere-ville' must be avoided.

12.45 With a countywide pathway to achieving zero-carbon growth by 2050 and the District Council's commitment to address the climate and ecological emergency, new development is expected to be designed to have zero-operational carbon balance. LETI's definition for net-zero carbon has been adopted as the industry standard. Figure 23 shows an extract from the LETI climate emergency design guide which usefully summarises the key elements of zero-operational carbon.

12.46 In line with the West Oxfordshire Sustainability Standards Checklist, developers at East Chipping Norton will be expected to explicitly address these design issues in their Sustainability Statement, particularly the need for low energy use in new buildings, low carbon energy supply (with no use of fossil fuels for heating and hot water) and opportunities for on-site renewable electricity.

Lifespan

12.47 Ensuring the new neighbourhood is designed and built to last is a key aspect of sustainable development. In order to have this longevity, it is important for the buildings and spaces to be adaptable to their users' changing needs and to evolving technologies – there is a need for flexibility and, as highlighted by the coronavirus pandemic, the ability to be agile enough to cope with unexpected events.

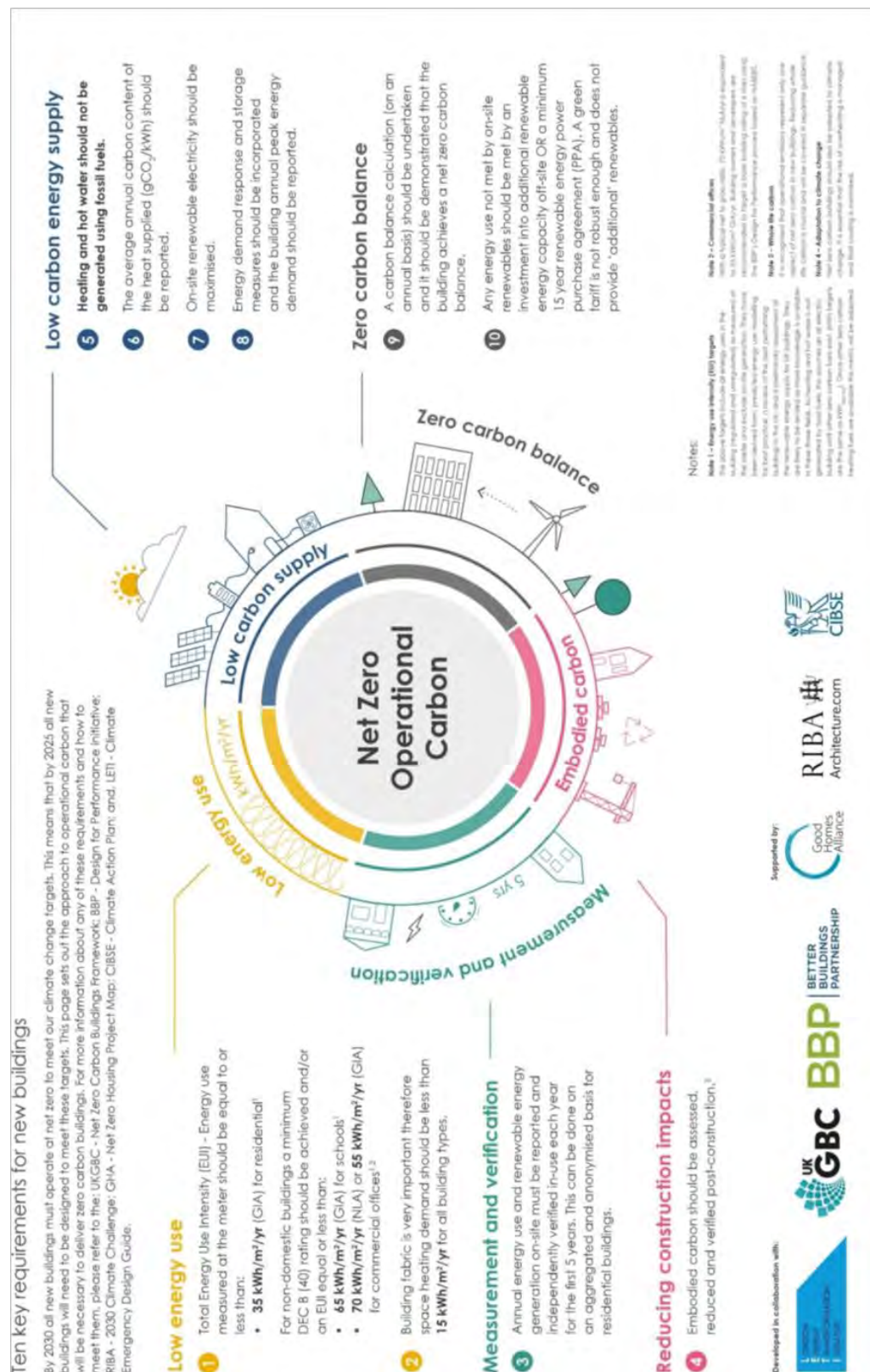


Figure 32: Extract from the LETI Climate Emergency Design Guide (2020) - net zero operational carbon⁵²

⁵² <https://www.leti.london/cedg>

12.48 Proposed development at East Chipping Norton will be expected to explicitly address adaptability, through designing the neighbourhood, for example, to:

- Be future-proofed for emerging technologies and infrastructure and associated changes in lifestyle, such as home-working and electric vehicles
- Be future-proofed for climate change, such as having high energy efficiency, low energy heating and passive solar design
- Accommodate changes in the health and mobility of users. For instance, good quality housing and well-planned, enabling local environments can have a substantial impact on the quality of life for someone living with dementia, helping them to live well in their community for longer⁵³
- Address the importance of 'living local' that has emerged as part of the national lockdown, giving particular attention to the provision and access to local green spaces and nature
- Ensure the flexibility of buildings, through multi-functionality or changes of use, such as through the provision of localised shared workspaces to support shifts towards more flexible lifestyles and remote working

12.49 A significant factor in creating a well-designed, high quality neighbourhood at East Chipping Norton, is to design and plan from the outset for the long term stewardship, management and maintenance of the buildings and spaces by their users, owners, community and local authorities.

12.50 'Stewardship' is essentially about ensuring that important assets such as new homes, green spaces, essential services, utilities and public realm are looked after properly in perpetuity and for the benefit of the community as a whole. There are a wide range of stewardship bodies (see Figure 24) and numerous different legal mechanisms through which they can operate including trust status, limited companies and co-operatives. The Town Council wish to see the key assets retained in public ownership.

12.51 Development proposals for the new neighbourhood will need to be supported by robust, cost-effective and transparent maintenance and stewardship arrangements including appropriate financing arrangements and management responsibilities in perpetuity. The preparation and submission of a Community Management and Maintenance Plan (CMMP) or the equivalent is a requirement in the draft Area Action Plan for Salt Cross (the proposed garden village, north of Eynsham).

12.52 Adopting such an approach at Chipping Norton is considered to be an appropriate first step towards establishing the long-term maintenance and stewardship of community facilities, key infrastructure, green infrastructure (including areas for biodiversity), public open space and public realm across the whole site.

⁵³ Creating better environments for people living with dementia
<https://www.rtpi.org.uk/practice/2020/september/dementia-and-town-planning/>

Type of stewardship body	Summary
Management company	Probably the most commonly used form of stewardship body. They are companies set up to manage assets (land, property or facilities) as part of a development. Membership/ownership of the companies is very often extended to residents, who become members or shareholders, depending on the constitution of the company. They are sometimes called community trusts or development trusts (see below).
Community Land Trust (CLT)	Non-profit, community-based organisations run by volunteers that develop housing, workspaces, community facilities or other assets that meet the needs of the community. They are legally defined (in the Housing and Regeneration Act 2008) but are not a legal entity in their own right and so can adopt one of several legal forms.
Development Trusts	Community organisations created to enable sustainable development in their area. They use self-help, trading for social purpose, and ownership of buildings and land to bring about long-term social, economic and environmental benefits in their community. Similar to community land trusts but have no legal definition and can adopt a range of constitutional forms and business models. They have traditionally been used in the regeneration of an existing area rather than in the development of a new community.
Other Types of Trust	A trust is a way of holding assets that separates legal ownership from economic interest. Assets are usually owned by trustees and managed in the interests of the beneficiaries according to the terms of the trust. Trusts can be unincorporated or incorporated and can take a number of legal forms.
Community Interest Companies	A special type of limited company which exist to benefit the community rather than private shareholders. CICs are set up to use their assets, income and profits for the benefit of the community they are formed to serve, and must embrace special features such as an 'asset lock', which ensures that assets are retained within the company to support its activities or otherwise used to benefit the community.
Industrial and Provident Societies	Organisations conducting an industry, business or trade, either as a co-operative or for the benefit of the community. Letchworth Garden City Heritage Foundation is an example of this model.
Co-operative societies	Run for the mutual benefit of their members, with any surplus income usually being reinvested in the organisation to provide better services and facilities. They often take the form of an industrial and provident society (see above), but can take a number of different legal forms.
Housing associations or registered social landlords	Some housing associations or registered social landlords provide services to communities beyond their role as social landlords. They might be contracted by a local authority to maintain the public realm or run community centres. They might, themselves, own these assets if there are facilities they have built as part of their own housing development.
Energy service company (ESCo)	A commercial structure created specifically to produce, supply and manage the local delivery of decentralised energy to larger, holistically planned developments.
Multi-utility services company (MUSCo)	Provides all the energy-related services of an ESCo, but also provides telecoms and/or water services for the site.

Figure 33: Different types of stewardship body (taken from the TCPA guide – 'Built today, Treasured Tomorrow'⁵⁴)

⁵⁴ <https://www.tcpa.org.uk/Handlers/Download.ashx?IDMF=e72ebaf7-d4b2-4f6c-9e02-283edb5a0660>

13. Delivery and implementation

- 13.1 The previous sections of the SPD set out the key development principles, requirements and aspirations for East Chipping Norton and illustrated in the form of a Development Framework Plan. This is only the start of the process. It is the implementation of these principles and requirements that really matters in helping to achieve the delivery of the vision for the new neighbourhood.

Comprehensive development, masterplanning and design code

- 13.2 Local Plan Policy CN1 makes clear that the East Chipping Norton SDA must come forward in a comprehensive manner and led by an agreed masterplan (providing a co-ordinated and integrated approach and the provision of all the elements of the proposal, not just the new homes). Any future masterplan for the SDA should set out the design rationale for the development and must emerge from, and be consistent with, the principles and requirements put forward in this SPD, particularly the core place-making principles and the Development Framework Plan, and with other relevant considerations, such as the National Design Guide.
- 13.3 With an increasing emphasis on creating places of quality, the Government advocates the use of appropriate tools such as masterplans but also design codes as a means to secure good design and beauty. The SPD provides the basis for both more detailed masterplanning and also the site-wide design code work. The recently published draft National Model Design Code (January 2021) provides further guidance.
- 13.4 The expectation is that a masterplan and a design code will be prepared through a collaborative exercise between site promoters/developers, local stakeholders and local residents which will need to be submitted for approval by the local planning authority in support of any outline planning application/s for the site.
- 13.5 The importance of involving local people in the development of their area - reflecting their aspirations and making use of their local knowledge, skills and understanding – supports Chipping Norton Town Council’s recommendation for a collaborative design approach. They suggest that such an approach should ‘create a successful, integrated new neighbourhood by involving local people and the Town Council in decision making, design and development of the site.’
- 13.6 The Town Council is keen for a design review panel to be set up for East Chipping Norton which will give independent scrutiny from the early concept stages of the scheme through to detailed consideration of building and street arrangements and materials. The Town Council also wish to see the use of a design competition⁵⁵ for the site as a way of ensuring high quality design. Consideration should therefore be given to both the use of a design competition and the review panel.

⁵⁵ <https://www.architecture.com/awards-and-competitions-landing-page/competitions-landing-page>

Supporting infrastructure

- 13.7 An important aspect of delivering a comprehensive development is for it to be supported by appropriate investment in, and timely provision of, new and improved infrastructure. Infrastructure covers a wide range of services and facilities, including roads and other transport facilities, schools, medical facilities, sport and recreation facilities and open space. The need to ensure that existing services and facilities within the town are not put under unreasonable strain has been a strong message in the consultation feedback.
- 13.8 Local Plan Policy OS5 establishes a requirement for development to contribute towards the timely provision of essential infrastructure either directly as part of the development or through appropriate financial contribution. An Infrastructure Delivery Plan has been drawn up to identify what is needed to support growth in West Oxfordshire⁵⁶.
- 13.9 Local Plan Policy CN1 identifies the key infrastructure specifically required within the East Chipping Norton Development Area. Certain items will be provided directly. For example, there is the need for a new primary school within the site, the cost for which will be met by the development itself. Other requirements may be best provided off-site and/or through investment into existing provision, such as into the existing secondary school.
- 13.10 Consultation feedback has begun to identify specific infrastructure requirements. (Three of these, by way of example, are given below: primary health care, public rights of way and water/waste water network.) The Chipping Norton Neighbourhood Plan also sets out a number of projects identified during its consultation (see Appendix 8). This provides a useful starting point for identifying the infrastructure improvements needed to support the development of the new neighbourhood.
- 13.11 In allocating East Chipping Norton, the West Oxfordshire Local Plan highlights the need for the Health Centre on London Road to accommodate the additional patients generated by the new neighbourhood. Analysis commissioned by Chipping Norton Health Centre through independent consultants, David Locke Associates, demonstrates, and provides evidence to support, the need for additional healthcare provision to meet the health and well-being needs of future residents. Ideally they would like at least 0.2ha of land allocated within the SDA specifically for the expansion of the Health Centre. In response to this and the Vision Statement, the SPD and accompanying Development Framework Plan identify land adjacent to the existing health centre to enable this future expansion to take place.
- 13.12 Given the scale of development and the site's environmental sensitivities, Oxfordshire County Council's Public Rights of Way Officer identifies the need to deliver meaningful multi-functional green infrastructure and public rights of way network improvements both within the site and in the vicinity of the neighbourhood. In order to mitigate the impacts of the development, financial contributions will be sought to provide a range of measures, including improving surfacing, drainage, signing and creating 'missing-links' within the network.

⁵⁶ <https://www.westoxon.gov.uk/media/piapnrel/final-idp-november-2016.pdf>

- 13.13 Thames Water have identified that strategic and local water supply and wastewater infrastructure upgrades are likely to be required to ensure sufficient capacity is brought forward ahead of the development.
- 13.14 Any outline planning application/s should be accompanied by a site-specific Infrastructure Delivery Plan (IDP) which should consider various different categories of infrastructure, assess existing availability and make use of best practice standards to establish future requirements. The District Council will work in partnership with the site landowners/promoters, Oxfordshire County Council, statutory agencies and the local community through Chipping Norton Town Council to discuss and agree an appropriate and viable infrastructure package.
- 13.15 Adopting effective co-operation will help to achieve the successful delivery of the new neighbourhood. This is particularly important in relation to issues linked to transport, education and other community facilities, energy, green infrastructure, SuDS, waste and water where the cumulative impact needs to be taken into account, especially in relation to timing of provision and long term management and governance.
- 13.16 The infrastructure package will be secured through appropriate mechanisms such as the use of planning conditions and planning obligations including where appropriate, Section 106 and Section 278 legal agreements. In accordance with planning legislation, any such planning obligation must be:
- necessary to make the development acceptable in planning terms
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 13.17 In order to ensure delivery of all the infrastructure requirements, an overarching framework for phasing and infrastructure delivery should be agreed between relevant landowners and site promoters and submitted to the local planning authority for approval. It is important that each phase of development contributes to the wider infrastructure costs.

Phasing and trajectory

- 13.18 The development of East Chipping Norton is expected to be complete by 2030/31. In terms of housing delivery, the West Oxfordshire Local Plan 2031 shows the housing trajectory for new homes at the site to be:

Year	17/18	18/19	19/20	20/21	21/22	22/23	23/24
Homes completed	0	25	50	50	52	75	75
Year	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Homes completed	100	100	100	100	150	150	173

- 13.19 Since the Local Plan was adopted in 2018, two parts of the SDA have already come forward for development including a Bloor Homes development of 100 homes on land south of Banbury Road (the Pillars) and a McCarthy Stone development of 73 homes on land south of London Road. A small retail park has also been completed adjacent to London Road.

13.20 Notwithstanding these recent smaller developments, the bulk of the allocated site remains undeveloped. The current Covid-19 situation makes it is hard to predict the timing of the employment element of the site, not least because of the possible long terms changes in working patterns. House building is generally more predictable but the housing trajectory will require ongoing monitoring. Changes to delivery may take place as the development progresses, responding to market conditions and housing need. The Government recognises that there is often a long lead-in period for large-scale sites but encourages rapid implementation where possible, making use of opportunities to accelerate building rates, such as Modern Methods of Construction (MMC).

13.21 Care must be taken, however, to ensure that the desire to bring new homes forward promptly is not at the expensive of developing the site in a logical and coherent manner within an established structure. The development, infrastructure and landscape needs to be fully integrated through a phasing strategy to ensure that the new neighbourhood grows organically, avoiding disconnected or isolated pockets of development.

13.22 A number of principles will need to be addressed in the phasing and delivery strategy and secured through the planning application process:

- Phase the delivery of new homes in accordance with the provision of supporting infrastructure, drawing on the site-specific IDP.
- Provide a diversity of new homes, including a range of different housing products, types, tenures and styles within each phase of development.
- Make use of 'non-traditional' housing delivery mechanisms, including community-led housing and custom/self-build.
- Integrate affordable housing within development phases, making use of delivery mechanisms identified in the emerging Affordable Housing SPD.
- Ensure the timely provision of supporting infrastructure, in particular social and community infrastructure such as school, sport and recreation facilities, meeting spaces, transport and serviced allotments.
- Ensure that early phases of development, delivered prior to link road opening, are in close proximity to existing public transport corridors.
- Bring forward the early provision and improvements to public transport, cycling and footpath routes to establish the use of sustainable modes of transport from the outset, particularly improving connections between the new housing and the town's facilities.
- Phase the structural landscaping and public realm proposals to support the early establishment of green infrastructure and help create a new setting and identity.
- Ensure the timely delivery of the link road, both within the allocated site and off-site. Only 400-500 homes can be served off a single access. The full route of the link road will need to be operational before the whole quantum of development is delivered.
- Timely delivery of the primary school will be required. If this is not possible temporary support will need to be given to existing primary schools to help absorb the increase in school places needed. The County Council (Education) will be

expected to work with local providers to ensure there is a sufficient temporary supply of places.

- Establish close co-operation with the relevant statutory undertakers (e.g. water supply, waste water, surface water drainage, electricity and telecommunications) to ensure the development is served by appropriate levels of infrastructure throughout the construction period.

Planning applications - requirements

13.23 Given the scale and significance of the development proposals, pre-application discussions will be required, as well as pre-application engagement with key stakeholders, groups and local people.

13.24 The District Council's preferred approach in terms of the submission of any future planning application would be for a single outline planning application (OPA) to be submitted for the whole of the SDA and for this application to be supported by a comprehensive masterplan, design code and design and access statement (DAS), consistent with this SPD and other policy and legislative requirements and guidance. The masterplan, design code and DAS will be required to be approved by the Planning Authority prior to the submission of any Reserved Matters applications.

13.25 Given the multiple land ownerships within the site, the District Council's preferred approach of a single OPA may not happen. If that is the case, any OPA needs to be supported by a masterplan agreed with the local planning authority which demonstrates accordance with the framework plan.

13.26 Any OPA will need to be supported by a wide range of documents, surveys and technical information. Applicants should agree the final list and scope of supporting evidence which accord with this SPD, and other planning requirements, prior to the submission of a planning application. These documents are likely to include all or some of the following, many of which have been specifically identified within this SPD:

- A detailed site-specific masterplan to accompany any outline application, in accordance with the Development Framework Plan and development and design principles set out in this SPD
- Evidence to show how proposals relate to and contribute to the delivery of the comprehensive development of the new neighbourhood as a whole, including a Planning Statement and Phasing and Delivery Strategy
- Statement of Community Involvement
- A strategy for achieving design quality, including a site specific design code
- Design and Access Statement
- Environmental Statement

- Sustainability Statement in response to the West Oxfordshire Sustainable Design and Construction Checklist (to address key sustainability issues such as energy, waste, biodiversity and active travel)
- Commitment to adopt best practice, e.g. through use of: Fields in Trust, Natural England GI Standards, Natural England's Accessible Natural Green Space Standard, Woodland Trust's Access Standard, Building with Nature, Sport England's Active Design Principles and, the Government endorsed, Building for a Healthy Life
- Energy strategy/statement
- Waste strategy
- Lighting strategy, giving particular attention to wildlife corridors, the Cotswolds AONB and the Rollright Stones Dark Skies Discovery Site.
- Drainage strategy
- Flood Risk Assessment and Sustainable Drainage Systems Strategy
- Utilities Assessment, including details of services and utilities capacity to accommodate development. This may require the need for additional modelling (e.g. through a Sewer Impact Study)
- Ground Contamination Assessment, including addressing and providing advice on radon protective measures
- Movement and Connectivity Strategy and Travel Plan(s)
- Comprehensive Transport Assessment, including public transport strategy
- Walking and Cycling Strategy
- Parking strategy
- Health Impact Assessment
- Green Infrastructure Strategy, including a Landscape and Visual Impact Assessment and Management Plan
- Landscaping strategy/scheme with detailed phasing and management plan
- Heritage Statement
- Archaeological Field Evaluation and measures to preserve any important archaeological finds
- Ecological assessments, reports and Biodiversity Mitigation, Compensation, Monitoring and Management Framework
- Arboriculture report

- Site specific Infrastructure Delivery Plan (IDP)
- Community Management and Maintenance Plan
- Monitoring Plan

Governance and management

13.27 Governance and management arrangements are key component of the delivery of the new neighbourhood. Site promoters will need to set out their intended arrangements for each aspect of the scheme: buildings, spaces, services and infrastructure. While it goes beyond the scope of this SPD to identify the detailed arrangements, the approach should consider:

- The issues raised under Section 12 of this SPD on long term stewardship, management and maintenance, including the preparation and submission of a Community Management and Maintenance Plan
- The recommendations raised by Chipping Norton Town Council in their Vision Statement, particularly in relation to a Community Land Trust, Self/Custom build, Co-housing, Council-led development and Local Enterprise Partnership
- Supporting the establishment of an organisation to deliver neighbourhood management and the management of community assets
- Measures to promote integration, enhancement and the sharing of facilities with the town
- Early discussions with the appropriate local authority on the arrangements for the management and maintenance of, for example, open space, adoption of highways and the provision of street lighting
- The use of appropriate mechanisms to enable site promoters and developers to co-operate and liaise to ensure integration and co-ordination of area wide proposals such as transport, public realm and green infrastructure

13.28 In order to maximise the benefits of the East Chipping Norton SDA, it is important that close partnership working is established between Chipping Norton Town Council, the District Council, local employers and a number of key stakeholders, including Oxfordshire County Council as service provider. Chipping Norton Town Council are keen for there to be a strong delivery of social value and recommend, for example, the use of procurement mechanisms that support local builders and developers and, working with the Local Enterprise Partnership, the provision of opportunities for local people to be given jobs in the construction of the site.

Monitoring and review

13.29 The West Oxfordshire Local Plan 2031 allocated East Chipping Norton as a site for strategic development. This SPD sets out a vision for the new neighbourhood and a series of principles for its development drawn from Local Plan and Neighbourhood Plan policies, Government planning policies and guidance, Chipping Norton Town Council's Vision Statement, consultation feedback, good practice and emerging approaches as a result of the climate change and ecological emergencies. The overall objective is that the development comes forward in accordance with these aspirations.

- 13.30 It is important to identify the mechanisms to be used to deliver the development, the partners to be involved and the means of measuring and monitoring progress. Appendix 3 of the Local Plan sets out the delivery and monitoring framework which includes Policy CN1 for East Chipping Norton (included as Appendix 9 of the SPD). The District Council monitors and reports on the effectiveness of the Local Plan and related documents through an Annual Monitoring Report. Progress of the development and the meeting of the SPD requirements will be assessed. If there is evidence of any significant failure or changing circumstances these can be addressed through a review of the SPD or some other appropriate mechanism, such as direct engagement with those bringing the scheme forward.
- 13.31 The site promoters/developers are encouraged to produce a Monitoring Plan and to submit this in support of their planning application.




Part Five - How to respond and next steps

14. How to respond and next steps

How to respond to the consultation

14.1 The deadline for making comments on the SPD is **5pm on 4 June 2021**.

14.2 Comments may be submitted in writing either electronically, online or by email, or by post.

	Online:	Via the Council's online consultation portal
	Email:	planning.consultation@westoxon.gov.uk
	Write to:	Planning Policy West Oxfordshire District Council New Yatt Road Witney Oxon OX28 1PB

14.3 Given the restrictions associated with the coronavirus, widespread public consultation, involving face-to-face exhibitions and meetings, is unlikely to be possible during the next few months. Every effort will be made to make raise awareness of the draft SPD, including making use of the Chipping Norton News. Please help in spreading the word and encouraging feedback.

14.4 All comments received will be made publically available and a summary report produced.

Next steps

14.5 The responses received to this draft SPD will be thoroughly considered in preparing a final version of the document.

14.6 The amended document will be reported to Full Council in the summer for formal adoption.

14.7 Once adopted, the SPD will be an important material consideration in the determination of any future planning applications for East Chipping Norton.

Appendices

POLICY CNI:**East Chipping Norton strategic development area (1,200 homes)**

Land to the east of Chipping Norton to accommodate a sustainable, integrated community that forms a positive addition to the town, including:

- a) about 1,200 homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing;
- b) comprehensive development for the whole site including land north and south of London Road to be led by an agreed masterplan;
- c) provision for additional business floorspace of around 5ha on land to the north of London Road;
- d) the provision of appropriate landscaping measures to mitigate the potential impact of development;
- e) the provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations. In particular, satisfactory vehicular access arrangements should be agreed in principle with the highway authority and demonstrated through a robust Transport Assessment (TA) to include the provision of an eastern link road connecting the Banbury Road to the B4026/A361 via London Road. This will be provided as an integral part of the proposed SDA;
- f) the provision of a new primary school on-site (2FE (including nursery) on a 2.22ha site;
- g) provision of local convenience shopping, community and leisure facilities through the creation of a local centre, with due consideration given to any potential impact on the vitality and viability of the town centre;
- h) green space and biodiversity enhancements including arrangements for future maintenance recognising that part of the sites falls within the Glyme and Dorn Conservation Target Area (CTA);
- i) the investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to the commencement of development. The results of the investigation and recording should inform the development and be deposited in a public archive;
- j) appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.
- k) connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.
- l) mitigation measures to ensure there is no detrimental impact on groundwater quality
- m) supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development including on the air quality management area (AQMA) and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas;
- n) demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings; and
- o) the developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/self-build.
- p) Lighting proposals relating to the site will need to have due regard to the potential impact on the AONB, in particular the Rollright Stones Dark Skies Discovery Site.
- q) The issue of health care provision and capacity of the Chipping Norton Health Centre to absorb additional patient numbers to be taken into account as part of any masterplan for the site.
- r) Where necessary, replacement/re-provision of any allotments that are lost as a result of the proposed development, in an appropriate, accessible location.

Appendix 2 - Design response to the allocation requirements of Policy CN1

Allocation requirement	Design response
<p>About 1,200 homes with a balanced and appropriate mix of residential accommodation to meet identified needs, including affordable housing</p>	<p>Of the 1,200 dwelling requirement, 173 homes already have planning permission and have either been completed or are under construction. Of the residual requirement (1,027 dwellings) the Development Framework Plan demonstrates that these can be accommodated within the SDA at an average density of around 35 dwellings per hectare with scope for higher densities in suitable locations (e.g. around the 'community hub').</p> <p>The SPD addresses the issue of dwelling mix, seeking to ensure in support of the Local Plan, that provision is made for a balanced range of housing opportunities to meet identified needs including affordable housing and provision for specific groups including older people, those with disabilities, young people and families.</p> <p>The precise mix of housing types and tenures will be a matter for further consideration and agreement as any planning applications come forward for the SDA.</p>
<p>Comprehensive development for the whole site including land north and south of London Road to be led by an agreed masterplan</p>	<p>The SPD relates to the whole of the SDA site boundary as defined in the West Oxfordshire Local Plan.</p> <p>The Development Framework Plan within the SPD illustrates the proposed broad disposition of land uses across the whole of the SDA and provides the context for any further masterplanning work that will accompany future planning applications.</p> <p>The SPD itself includes a number of core place-shaping principles, one of which is that all development proposals must form part of the comprehensive development of the whole of the site, including accessibility and the delivery of key supporting infrastructure.</p>

Allocation requirement	Design response
Provision for additional business floorspace of around 5ha on land to the north of London Road	<p>The SPD highlights the importance of fostering local enterprise including the provision of dedicated business space within the SDA. The SPD and associated Development Framework Plan identify the provision of 5 hectares of business space north of London Road in accordance with the Local Plan.</p> <p>Chipping Norton Town Council is undertaking a separate business consultation regarding the proposed business land which will help inform the final SPD.</p> <p>The SPD also makes provision for employment opportunities across the rest of the SDA including the primary school, local centre and opportunities for both within individual households and through provision of suitable, shared space such as flexible co-working/meeting space.</p>
The provision of appropriate landscaping measures to mitigate the potential impact of development	<p>The SPD identifies the particular landscape sensitivities associated with the East Chipping Norton SDA and under the theme 'character and landscape' outlines a number of requirements of future development including treatment of the development edge, the alignment of the link road, the relationship with the existing town and the treatment of approach roads to the town including the protection of existing trees and appropriate planting in order to soften the development and ensure a high quality environment with a strong landscape structure.</p> <p>The Development Framework Plan included within the SPD emphasizes the importance of the eastern edge of the development and south-eastern corner of the SDA, as being of particular significance not only in terms of informal leisure and recreation but in terms of mitigating the wider potential landscape and visual impact of the development.</p>
The provision of supporting transport infrastructure, including mitigating the impact of traffic associated with the development; the provision of appropriate financial contributions towards LTP4 transport schemes; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas and other key destinations. In particular,	<p>The SPD emphasizes the importance of streets and spaces, movement and connectivity including the proposed eastern link road, connections to the town and open countryside and movement within the site itself.</p> <p>It also places significant emphasis on active travel to support a reliance in car-use and promote health and well-being, a better quality of life, improved environment including air quality and increased productivity.</p> <p>The Development Framework Plan illustrates the anticipated primary vehicular access points along with pedestrian/cycle/emergency access points and an indicative alignment for the eastern link</p>

satisfactory vehicular access arrangements should be agreed in principle with the highway authority and demonstrated through a robust Transport Assessment (TA) to include the provision of an eastern link road connecting the Banbury Road to the B4026/A361 via London Road. This will be provided as an integral part of the proposed SDA.	road, together with a number of overarching design requirements regarding the role and nature of the road (e.g. in avoiding severance of the development etc.)
The provision of a new primary school on-site (2FE (including nursery) on a 2.30ha site	The Development Framework Plan shows the proposed location of the new primary school, adjoining the secondary school, the proposed recreation area of 'Tower Park' and the proposed new allotments (providing an opportunity to foster an early awareness in food production, origin and seasonality). This location meets the exacting standards and criteria set out by Oxfordshire County Council. There is flexibility in location, however any alternative sites put forward will need to meet these requirements in order to be considered acceptable.
Provision of local convenience shopping, community and leisure facilities through the creation of a local centre, with due consideration given to any potential impact on the vitality and viability of the town centre.	<p>Within the SDA, there is already a cluster of commercial uses along London Road, however to ensure maximum connectivity by non-car modes, the SPD anticipates the provision of a small local centre/community hub.</p> <p>This is illustrated on the Development Framework Plan in the centre of the development, in close proximity to the proposed primary school and park.</p> <p>The SPD emphasizes the importance of ensuring that new provision of such facilities does not have an adverse impact on the vitality and viability of the town centre.</p>
Green space and biodiversity enhancements including arrangements for future maintenance recognising that part of the sites falls within the Glyme and Dorn Conservation Target Area (CTA).	<p>Given the climate change and ecological emergencies, plus the increasing evidence of the health and well-being benefits of local green space and access to nature, the SPD emphasizes the importance of achieving a robust provision of green infrastructure (GI) within the SDA and linking it to the wider GI network. A GI Strategy will be required as part of any outline planning application which should address a wide range of GI features, including parkland, allotments, woodland and existing hedgerows, trees and stone walls, and should set out the future management and maintenance arrangements.</p> <p>In terms specifically of biodiversity, as part of the site lies within a Conservation Target Area and</p>

	<p>Nature Recovery Network, the SPD explains how the national target being set of achieving 10% biodiversity net gain should in Oxfordshire be 20% for a site in a sensitive location such as this. A biodiversity net gain strategy will be expected to accompany any outline planning application.</p> <p>The Development Framework Plan shows the retention and enhancement of the eastern woodland for landscape, visual, ecological and informal recreation purposes. This woodland is extended along the south-eastern boundary, linking with Millennium Wood, helping to provide containment, a strong north-south habitat corridor and an important part of the GI network which should be designed and managed to help attract people away from the more sensitive SSSI/CTA to the south-east of the site.</p> <p>The Development Framework Plan also identifies green corridors, running east-west through the site which will need to be augmented by open space in the proposed adjoining built-up areas to provide significant informal open space and deliver biodiversity, drainage and movement benefits. Sites for the possible location of new allotments, sports fields and a new park are identified.</p> <p>The SPD advocates the adoption of best practice in the design and development of the SDA, including through the use of standards set by Fields in Trust, Natural England for GI and Accessible Green Space, and Building with Nature.</p>
<p>The investigation, recording and safeguarding of the known and potential archaeological significance of the Area prior to the commencement of development. The results of the investigation and recording should inform the development and be deposited in a public archive.</p>	<p>The SPD highlights the fact that whilst there are no designated or undesignated heritage assets within the SDA boundary, the Oxfordshire Historic Environment Record contains records of 7 sites/finds within or close to the site, ranging from Neolithic to Anglo-Saxon periods and that two Roman sites of known or likely archaeological significance lie to the east of the site and possibly a prehistoric burial mound within the eastern edge, although the precise location is uncertain.</p> <p>The Development Framework Plan recognises these sensitivities in drawing the extent of the 'developable' area of the site away from the south east and eastern edges of the SDA boundary.</p> <p>The SPD identifies as one of its core place-shaping principles, the need for all development proposals to be based on a thorough and robust analysis and understanding of the site, its local characteristics and context, including landscape character, heritage and culture.</p>

Allocation requirement	Design response
<p>Appropriate measures to mitigate flood risk including the use of sustainable drainage methods to ensure that post-development surface water run-off rates are attenuated to achieve a reduction in greenfield run-off rates. The sustainable drainage systems should be designed to provide a biodiversity enhancement.</p>	<p>The SPD recognizes that whilst the site is in the lowest risk from fluvial flooding (Flood Zone 1), local flooding from surface water runoff and spring lines can occur after particularly heavy rain.</p> <p>Accordingly, in respect of water management, the SPD requires any future development to demonstrate a strategic and integrated approach to water management through the preparation of an overall drainage strategy for the site, with appropriate measures to mitigate flood risk, including sustainable drainage systems, paying particular attention to ground conditions, water quality and reducing surface-water run-off, both onsite and within the nearby catchment.</p>
<p>Connection to the mains sewerage network which includes infrastructure upgrades where required including any necessary phasing arrangements.</p>	<p>The SPD highlights waste water capacity as one of a number of local infrastructure requirements that have been identified through consultation to date and emphasizes the importance of working with the relevant statutory undertakers (e.g. water supply, waste water, surface water drainage, electricity and telecommunications) to ensure the development is served by appropriate levels of infrastructure throughout the construction period.</p> <p>The SPD identifies a number of documents that are likely to be needed in support of any future planning application including a Utilities Assessment and site-specific Infrastructure Delivery Plan (IDP).</p>
<p>Mitigation measures to ensure there is no detrimental impact on groundwater quality.</p>	<p>The SPD recognizes that as the site is located within an area of water scarcity, an area of high groundwater vulnerability, the Chipping Norton Limestone (Principal Aquifer) and Source Protection Zone 3 and at the head of the River Glyme, careful consideration must be given water environment.</p> <p>Development will be required to demonstrate a strategic and integrated approach to water management through the preparation of an overall drainage strategy for the site and evidence will be required to demonstrate that there will be no detrimental impact on groundwater quality.</p>

Allocation requirement	Design response
<p>Supporting transport infrastructure, including proposals to mitigate the impact of traffic associated with the development including on the air quality management area (AQMA) and incorporating a comprehensive network for pedestrians, cyclists and public transport with links to adjoining areas.</p>	<p>An important aspect of the SDA is its location close to the existing town centre and to a wide range of services and facilities, including primary health care, education and sporting facilities. The SPD emphasizes the importance of designing the new neighbourhood in a way to encourage active travel, with well-designed pedestrian and cycle links to existing and new facilities and good permeability across the site, so reducing the need to travel by car.</p> <p>The Development Framework Plan shows a network of footpaths throughout the site and a proposed hierarchy of roads. The SPD requires the proposed north-south link road, running through the new neighbourhood, to be designed as a multi-modal urban boulevard with a multi-functional role, including to act as a route for some through-traffic within Chipping Norton, diverting it from the AQMA in the town centre. The SPD requires developers to demonstrate that careful consideration has been given to the design of the link road, the measures need to divert through-traffic and the measures needed to improve conditions in the town centre. A comprehensive transport strategy is required.</p>
<p>Demonstrate the use of renewable energy, sustainable design and construction methods, with a high level of energy efficiency in new buildings.</p>	<p>The SPD places great emphasis on climate change, highlighting the fact that the District Council declared climate and ecological emergencies in 2019. One of the core place-shaping principles identified in the SPD is that all development proposals at the SDA will be expected to be designed to be resilient to, and mitigate against, climate change, including using best practice in sustainable design and construction and energy and water use and efficiency.</p> <p>Given the climate and ecological emergency, the District Council expects developments to adopt the highest possible standards of sustainable design, with particular attention to layout, form, mix of uses and construction techniques, in order to minimise resource requirements, including for land, energy, water and materials, and to respond to climate change through local mitigation and adaptation measures.</p> <p>Any future masterplan and subsequent planning applications at East Chipping Norton will be expected to set out clearly compliance to these requirements. They will also need to be embedded into the site design code.</p>

Allocation requirement	Design response
<p>The developer will be required to set aside 5% of the developable plots for those wishing to undertake custom/ self-build.</p>	<p>The SPD highlights the importance of ‘non-traditional’ housing delivery mechanisms, including community-led housing and custom/self-build and, in accordance with the Local Plan, requires the provision of 5% of the residential plots to be made available for custom and self-build housing, as serviced plots or partial completion of units for self-finish.</p> <p>Provision should be made for a mix of plot types and sizes and should be fully integrated (e.g. in small attractive clusters) with other residential units.</p>
<p>Lighting proposals relating to the site will need to have due regard to the potential impact on the AONB, in particular the Rollright Stones Dark Skies Discovery Site.</p>	<p>The SPD recognizes the sensitivities associated with the site in terms of potential light pollution and requires a full assessment to be made of the landscape and green infrastructure impacts, including of lighting, as part of the comparative analysis of the different options for the route of the link road.</p> <p>The SPD identifies a number of documents that are likely to be needed in support of any future planning application including a Lighting Strategy, giving particular attention to wildlife corridors, the Cotswolds AONB and the Rollright Stones Dark Skies Discovery Site.</p>
<p>The issue of health care provision and capacity of the Chipping Norton Health Centre to absorb additional patient numbers to be taken into account as part of any masterplan for the site.</p>	<p>The SPD identifies health care provision/capacity as one of a number of important infrastructure considerations for the future development of the SDA.</p> <p>Specifically, the SPD identifies that to support an increased population, as part of the overall masterplanning of the SDA, land must be set aside adjacent to the Health Centre to enable its future expansion.</p> <p>The SPD Development Framework Plan identifies an area of land adjacent to the existing health centre on London Road to allow for potential future expansion.</p>

Allocation requirement	Design response
<p>Where necessary, replacement/re-provision of any allotments that are lost as a result of the proposed development, in an appropriate, accessible location.</p>	<p>The SPD highlights the importance of open spaces as part of the future development of the SDA including amenity green space, recreation grounds, allotments and play space as well as the creation of a healthy food environment, making use of the existing local culture of growing and food production, through provision for the growing of fresh, healthy food and for its consumption locally, minimising 'food miles' and establishing a short, sustainable food chain.</p> <p>The SPD Development Framework Plan identifies the potential for the provision of allotments adjacent to the school site which could include space for outdoor learning as part of the primary school.</p>

Appendix 3 – Schedule of National, Regional and Local Policy and Guidance

Relevant national and regional policies and guidance

National Planning Policy Framework and Planning Practice Guidance

<https://www.gov.uk/government/collections/planning-practice-guidance>

Oxfordshire Local Transport Plan <https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/policy-and-overall-strategy>

Cotswolds Area of Outstanding Natural Beauty Management Plan

<https://www.cotswoldsaonb.org.uk/planning/cotswolds-aonb-management-plan/>

National Design Guide <https://www.gov.uk/government/publications/national-design-guide>

National Model Design Code

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957205/National_Model_Design_Code.pdf

Oxfordshire Wildlife and Landscape Study

<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>

Relevant local policies and guidance:

West Oxfordshire Local Plan 2031 <https://www.westoxon.gov.uk/planning-and-building/planning-policy/local-plan/> and evidence presented to the Local Plan Inspector at the Examination in Public

West Oxfordshire Design Guide SPD <https://www.westoxon.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents/>

Affordable Housing SPD 2020 (Revised Draft) <https://www.westoxon.gov.uk/media/bdqblan0/draft-affordable-housing-spd-july-2020.pdf>

Chipping Norton Conservation Area Character Appraisal

<https://www.westoxon.gov.uk/media/bexlzel/chipping-norton-conservation-area-character-appraisal.pdf>

West Oxfordshire Landscape Assessment – Enstone Uplands

<https://www.westoxon.gov.uk/media/bj3bqlqb/character-area-map-3-ensne-uplands-landscape-assessment.pdf> and <https://www.westoxon.gov.uk/media/fopb115r/part-2-character-areas-1-to-4-landscape-assessment.pdf>

West Oxfordshire Council Plan <https://www.westoxon.gov.uk/about-the-council/plans-and-policies/council-plan-2020-to-2024/>

Chipping Norton Neighbourhood Plan <https://www.westoxon.gov.uk/media/tlchxsc5/chipping-norton-neighbourhood-plan.pdf>

Chipping Norton Town Council's East Chipping Norton Vision Statement

https://www.chippingnortontowncouncil.co.uk/wp-content/uploads/2020/07/Chipping-Norton-Vision-Statement-40-page-final_compressed.pdf

Air Quality Action Plan – Horsefair and High Street, Chipping Norton

<https://www.westoxon.gov.uk/media/rtko5cvx/horsefair-and-high-street-chipping-norton-air-quality-action-plan.pdf>

West Oxfordshire Draft Developer Contributions SPD

<https://www.westoxon.gov.uk/media/2ygeav4j/developer-contributions-spd-nov-2020.pdf>

Oxfordshire County Council Street Design Guide

<https://consultations.oxfordshire.gov.uk/consult.ti/OxfordshireSDG/consultationHome>

West Oxfordshire District Council Sustainability Checklist

Appendix 4

Chipping Norton Neighbourhood Plan – vision and objectives and how these have been addressed

Vision		Implication for/relationship with the East Chipping Norton SDA/SPD
A working Cotswold town thriving economically and socially as a rural hub while maintaining its strong sense of community spirit and conserving and enhancing its character, high-quality historic built and natural environment, local services and facilities.		<p>The SDA represents large-scale development that has the potential to have a significant impact on the character of the town and the availability of services and facilities. The SPD has a key role to play in ensuring that the development contributes positively to the town both economically and socially without causing harm to its character, environment, services and facilities.</p> <p>The vision has fed into the overall vision for the site and into the six key themes of the SPD.</p>
Theme	Objective	
Employment Land	OB1: Protect existing employment land and identify new opportunities in order to support a diverse range of employment opportunities within the town.	<p>The East Chipping Norton SDA should deliver around 5 hectares of new business land to help create new inward investment and job opportunities in an accessible, sustainable location.</p> <p>Given the uncertainties as a result of the coronavirus pandemic, the SPD does not provide detailed guidance on the development of the employment land at this stage.</p>

Town Centre	OB2: Ensure all new development enhances the town centre's special character, appearance and vitality and viability, making the town a destination in which people wish to spend time.	This is a large-scale development that has the potential to have a significant impact on the character of Chipping Norton. The SPD has a key role to play in ensuring that development helps to enhance rather than detract from Chipping Norton's character, appearance, vitality and viability. Key to this are matters such as design and layout, scale and mix of uses and ensuring effective connections between the site and the existing built area.
Parking	OB3: Support the expansion of town centre car parking capacity and improvements to its functionality.	Further, more detailed work will be required to determine the transport implications of the scheme and any mitigation that is necessary. While giving priority to active travel, the development could potentially make a contribution towards expanding town centre parking if there is an identified need/link. The SPD identifies certain supporting infrastructure and identifies the need for further assessment of infrastructure requirements.
Transport	OB4: Ensure new development is well connected to the rest of the town and surrounding area, especially by public transport, walking and cycling, and that existing routes are improved.	The primary advantage of the East Chipping Norton site is its close proximity to the Town Centre and its ability to knit in with the existing settlement form and character. The SPD therefore focuses on ensuring the SDA is well-connected with Chipping Norton and the existing movement network and that it forms a natural, well-designed and integral part of the town, rather than a disjointed and obvious 'bolt-on'.

Housing Type	OB5: Housing supply should meet the overall housing needs in town to include a broad mix of housing types and sufficient provision of affordable homes	The size of the SDA means that it provides the opportunity to deliver a broad range of different new homes in terms of size, type and tenure to help meet identified needs including affordable housing. The SPD helps to determine the most appropriate mix of dwelling types that should come forward.
Community Facilities	OB6: Provide high-quality natural and open green space and youth recreation opportunities as an integral part of new developments (where appropriate with regard to scale). Favour development within the town centre that incorporates community facilities.	The size of the SDA means that it provides the opportunity to deliver a good range of formal and informal greenspace opportunities alongside the provision of new community space. The SPD, provides guidance and further detail to help determine the location, nature and form of such open space provision as well as other community facilities.
Build Design	OB7: New development, be it traditional or contemporary, should respect and wherever possible, make a positive contribution towards the local vernacular.	The scale of development is such that the design and layout of the scheme has the potential to significantly impact on the character of Chipping Norton and the surrounding area. The SPD has a key role to play, alongside the Local Plan, the District Council's Design Guide (2016) and national design guidance, in ensuring the development of the SDA is underpinned by high-quality design which respects and positively contributes towards the local vernacular.

Built Environment	OB8: The historic environment of the town should be conserved and enhanced for future generations to enjoy.	The SDA is not directly affected by any designated heritage assets but the Chipping Norton Conservation Area and a number of listed buildings lie close to the west of the site. The SPD sets out requirements to ensure that development conserves and enhances the special character, appearance and distinctiveness of the historic environment.
Natural Environment	OB9: Developments should conserve the natural environment and where possible enhance it. This includes local green infrastructure and biodiversity.	The SDA sits partly within the Glyme and Dorn Conservation Target Area (CTA) and a Nature Recovery Network. The SPD has a key role to play in ensuring that any development makes a positive contribution through protecting existing features and achieving environmental enhancement.
Energy & Water Efficiency	OB10: Ensure all new dwellings and non-domestic buildings are built to exemplary environmental standards.	The Local Plan 2031 and West Oxfordshire Design Guide advocate sustainable design and construction and stipulate some construction standards including water efficiency measures. More recently both the County Council and District Council have declared a climate and ecological emergency. Given the need for 'emergency' action the SPD identifies a series of requirements and important environmental considerations.

Appendix 5

Summary of key issues raised through the East Chipping Norton Strategic Development Area Issues Paper consultation (June 2019) and how SPD addresses them

Response Type	Summary of key points raised	How SPD addresses key points
Site Constraints	<ul style="list-style-type: none">• Adjacent uses including the cricket grounds, lido, tank farm farmhouse and the William Fowler allotments and woodlands should also be included in this section• Proposed uses, especially south of Banbury Road, require more detail as this development will influence the wider network of roads, footpaths and cycle paths within and surrounding the SDA• The X8 bus route is no longer in operation• Timetable details should be included when considering bus services• Parking is a key constraint in Chipping Norton that needs to be addressed• More emphasis should be given to existing landscape features both within and adjoining the SDA• Glyme Farm should be considered for its landscape and biodiversity value, especially with regards to farmland birds• The precise location of the Roman building is not known and further archaeological work needs to be completed• The informal footpaths within and connecting the SDA need to be acknowledged and considered• The critical importance of surface water drainage and	Each of these useful points has been considered and addressed in the SPD, either within Section 3 on the site description and/or elsewhere within the document.

	<p>the potential impact on the River Glyme needs greater emphasis</p> <ul style="list-style-type: none"> • Great emphasis should be placed on the limited capacity of local healthcare provision and the constraints that the Chipping Norton Health Centre currently face • Water, wastewater and sewage network capacity upgrades will likely be needed • The provision of a new Secondary School should be considered alongside the new primary school • The SPD should require a new park rather than just 'consider' its delivery 	
The type, size and mix of homes needed	<ul style="list-style-type: none"> • Responses varied and demonstrated a wide range of positions with regards to the type, size and mix of homes needed • Affordable housing needs to remain affordable in perpetuity • Affordable housing must be affordable to local people on local wages • Key worker housing could be delivered in partnership with key employers • Provision for the travelling community are not appropriate here 	<p>Section 8 of the SPD addresses the new homes that are to be provided at East Chipping Norton. In line with Chipping Norton Town Council's Vision Statement, five key themes are identified. New homes should be:</p> <ul style="list-style-type: none"> • Mixed • Affordable • High quality • Zero-carbon aligned • Well designed <p>Further guidance on affordable homes in West Oxfordshire is coming forward through a separate SPD on affordable housing.</p>
The type of business land needed	<ul style="list-style-type: none"> • The demand for new business land must be clearly demonstrated • Business land provided must be safeguarded and 	<p>Economic development is one of the main dimensions of sustainable development. Section 6 of the SPD specifically looks at this.</p>

	<p>remain as business land in perpetuity</p> <ul style="list-style-type: none"> • Business space to draw high tech, high skill and high value jobs to the town is needed • The location of business land should be re-considered • Adequate parking will be important, as well as improved public transport links 	<p>Fostering local enterprise is identified by the Town Council as an important consideration. They plan to undertake a separate business consultation to help inform the final SPD's stance on the 5ha of land identified for business use.</p> <p>Fundamental changes to the way people work have taken place over the last year as a result of the coronavirus pandemic. It is not yet clear what the long term implications of these changes will be. The SPD should, therefore, provide a flexible approach.</p>
The overall character and form of development	<ul style="list-style-type: none"> • Responses demonstrate a wide range of views with regards to the overall character and form that the SDA should take • The overall character and design should balance traditional/local vernacular features and modern design • The type of design is less important than the quality of design • Areas should relate well to each other and the existing town 	<p>These issues are addressed throughout the document but especially in Section 12 on design.</p> <p>The Government is giving particular emphasis on the need for the creation of beautiful places and has published important guidance which, along with the existing West Oxfordshire Local Plan, the Design Guide and this SPD, will be used to achieve a high quality development.</p>
Transport and movement	<ul style="list-style-type: none"> • Further technical evidence is needed to understand traffic patterns in the area to then propose better solutions to divert HGV traffic from the town centre • Additional technical evidence is needed to determine the alignment, access points and access geometry of the eastern link road (ELR) • If Compulsory Purchase Orders (CPOs) are needed, this 	<p>Section 7 on 'Streets and Spaces' and Section 12 on Design, including 'movement', deal with these key points. The Chipping Norton Vision Statement identifies five main themes which are addressed in the SPD:</p> <ul style="list-style-type: none"> • Connectivity • Active travel • Public transport

	<p>should be specified and impacted areas clearly identified</p> <ul style="list-style-type: none"> • The loss of allotment land and/or woodland as a result of the delivery of the eastern link road needs to be explicitly stated, justified and appropriately re-provisioned • The ELR should be designed as a mixed-modal transport corridor rather than as a by-pass and should include active travel infrastructure and landscaping • The ELR should have a similar treescape and character as the London and Banbury Roads • The ELR should be designed primarily to facilitate the movement of HGVs • Access points and junctions require careful consideration and good design to ensure the safe movement of traffic • Changes to the character of Public Rights of Way (PRoWs) must be considered in discussions with local people • Cycling and pedestrian links to connect the SDA with the town centre are very important • Maintenance of pedestrian and cycling paths is essential • Access to nearby rail stations should be improved, either by the re-instatement of the X8 railbus to Kingham, new bus services or new active travel links between the SDA and stations • Additional bus services and infrastructure will be needed, including more frequent services during evenings and on Sundays 	<ul style="list-style-type: none"> • Car parking • Public realm <p>The link road and, in particular the impact of its southern section which could result in the loss of allotments and/or woodland, has raised a large number of concerns locally. Further assessments, modelling and design work is required and this is set out in the SPD.</p> <p>The Government has recently announced its commitment to substantial new tree planting in our towns and cities, including along new roads.</p> <p>The SPD provides extensive guidance on green infrastructure, including footpath and cycleway networks, and about the need for a site-specific Infrastructure. Delivery Plan.</p>
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Mitigation of impacts on the landscape	<ul style="list-style-type: none"> • A comprehensive landscape and biodiversity strategy needs to be developed for the SDA and adjoining areas to inform a landscape-led approach in the SPD • Due to the topography of the area, landscape mitigation measures to screen/buffer the SDA with existing developments is needed • The proposed landscape mitigation area in the draft masterplan needs further consideration to ensure it can effectively soften the eastern edge of the SDA, provide robust habitats and/or be accessible to local residents • The eastern Link road will require mitigation, especially with regards to landscape impacts due to lighting 	<p>The SPD advocates a landscape-led approach to the development and sets out numerous requirements in relation to the landscape and natural environment, both within the site and its wider context.</p> <p>Section 10 of the SPD addresses 'Character and Landscape', looking in particular at:</p> <ul style="list-style-type: none"> • Integration • Local character • Intelligent land use • Biodiversity
Achieving a net gain in biodiversity	<ul style="list-style-type: none"> • A recognised metric to measure biodiversity net gain should be used in conjunction with a mitigation hierarchy, species-focused, and regard for Wild Oxfordshire's Conservation Target Area (CTA) management and habitat targets • The development should aim to provide the highest possible quality enhancements for biodiversity mirroring the character of the CTA within the built environment of the SDA • The SPD should encourage developers to deliver high quality wildlife-rich environments that conform to recognised standards such as Building with Nature • A regional approach to mitigating impacts and delivering net gain is generally supported • Biodiversity enhancements need to be balanced with other priorities, especially with regards to the use, 	<p>Section 10 of the SPD addresses 'Character and Landscape', including requirements specifically on achieving biodiversity net gain. Opportunities for on-site provision are identified and the need to consider the implications/impacts of the development on the wider setting, particularly the Conservation Target Area, Nature Recovery Network, SSSI and the water environment/catchment.</p>

	users, and character of footpaths in ecologically sensitive areas	
Open space provision	<ul style="list-style-type: none"> • Open space and green space should be an integral part of the SDA • Careful and well-planned provision of different uses can help to alleviate recreational pressures on sensitive ecological areas • A new park should include a wide range of supporting play equipment, pitches and infrastructure • Management and maintenance of open and green space should be specified within the SPD 	<p>Sections 9 and 10 of the SPD give particular attention to open space, the public realm and green infrastructure, emphasising the importance of achieving a high quality, well-designed, multi-functional network.</p> <p>The significance of considering the long-term stewardship, management and maintenance as early as possible in the process is set out in Section 13 on Implementation.</p>
Potential creation of a new local centre	<ul style="list-style-type: none"> • If a new local centre is created, it should be located near the existing services at London Road or around the secondary school • While a new local centre may not be needed, a new community hub is welcomed 	Potential opportunities for a multi-functional neighbourhood hub are identified, located near the secondary school and proposed primary school which should help social interaction and a sense of belonging.
Primary school provision	<ul style="list-style-type: none"> • No overall agreement as to where a new primary school should be located • The catchment area of the new primary school needs careful consideration and co-ordination with other local schools to ensure a balanced mix of pupils • Any new school provision should support pupils with special education needs • Modelling should be completed to determine if a secondary school is also needed 	<p>The proposed location of the primary school, on land north east of the secondary school, meets the County Council's technical requirements. Alternative suitable sites will be considered.</p> <p>Secondary school needs are being kept under review.</p>
Other supporting	<ul style="list-style-type: none"> • The SPD must ensure adequate healthcare provision 	The SPD requires any outline planning application for

infrastructure	<ul style="list-style-type: none"> • The SPD should ensure that water and sewage networks are upgraded to ensure sufficient capacity is brought forward ahead of the development • Sustainable design features should be carefully considered due to the sensitive hydrology of the local area • A wide range of community infrastructure is identified for improvement and/or new provision through the development of the SDA • Additional parking provision and improved bus services and facilities are needed 	<p>East Chipping Norton to be accompanied by a site-specific Infrastructure Delivery Plan which will address supporting infrastructure.</p> <p>Land is identified within the SDA which will facilitate the expansion of primary health care at the Health Centre.</p>
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Character Area Strategy

The Character Area strategy gives an indication of how the site could be developed to provide a varied and locally responsive new neighbourhood. The intention is to achieve 5 diverse character areas, each influenced by the nature of Chipping Norton, but also taking cue from the different context within the site. These character areas are described in more detail below and their extent shown on the Character Area Plan.

1 Rockhill

A formal character shaped by its relationship with the proposed and existing employment and the nature of London Road.

Regular block shape informed by existing field pattern and character of the site.

Strong building lines, overlooking the main roads, with positive frontage, set behind narrow front gardens.

The area is surrounded by a network of multifunctional green corridors, incorporating new paths, planting and play elements, which are safe and well overlooked by adjacent properties. The area would achieve a medium density through the use of terraced and semi-detached properties with opportunities to provide additional rooms for home working/offices. Could create an opportunity to provide key worker housing.

2 Parker's Way

Presents an opportunity to create a more urban and compact character area, reflecting parts of the centre of Chipping Norton where high quality and desirable living environments are achieved at a higher density.

Good connections to local services, the strategic road network and the town centre would make this area appealing to individuals and first-time buyers. This should be reflected in the mix, which could include terraces and apartments.

Street pattern and building lines could reflect the formal and strong elevation of the town centre, with smaller mews streets at the back increasing overall density.

Positive frontage needs to be provided to the primary road, with dwellings shaping the character of this part of the route.

3 Tower Park

A more suburban character is anticipated for this part of the site, reflecting the surrounding uses and the neighbouring areas of Chipping Norton.

Good links to local shops, schools and green space would appeal to young families. Therefore, an overall medium density for this area is anticipated, with family housing, such as semi-detached dwellings overlooking quiet streets and cul-de-sacs, with generous front gardens and tree planting. Strong frontage would be provided to adjacent park and green corridors to help enclose and overlook these spaces.

4 The Woodlands

Shaped by its proximity to the woodland and forming the outer edge of the development, this character area presents the most informal character with more variety in building layout and design.

A lower density approach is likely for this area,

predominantly composed of detached and semi-detached dwellings, giving opportunities for larger families, those wanting to be closer to nature as well as potentially providing some self-build plots. The frontage onto woodlands will be a key characteristic of the area and will need to be appropriately designed to ensure the scale, materials and arrangement of development is in character with this natural edge.

5 Glyme Steads

Similarly to Tower Park, the proximity to schools and open space makes this an attractive area for families, therefore a more balanced approach, incorporating some medium density family houses along with some terraces will be required.

A mixture of more formal suburban character and strong frontage onto the main street, along with some more informal frontage along the edges will create variety in both character and housing typologies.

The area will also be highly influenced by the long-distance views across the surrounding landscape, which will be retained and integrated into the street network as an important placemaking element.

The area will also benefit by good connections to surrounding green corridors and spaces, providing positive frontage onto those areas and making them feel welcoming and safe.

Character Area Plan

-  SPD area (69.9h)
-  1 Rockhill
-  2 Parkers' Way
-  3 Tower Park
-  4 The Woodlands
-  5 Glyme Steads

Extract from study undertaken by LDA Design (December 2020)



The density study presented in this section has been used to inform the character of the site and to allow for the appreciation of the varied built form within Chipping Norton. The study looked at a number of contemporary and modern housing areas, as well as analysed more historic and established patterns of built form. The result has helped inform how higher densities can be achieved within certain parts of the site, in a manner that is complementary and reflective of the historic development of Chipping Norton. More information on how this has been interpreted can be found in the descriptions of proposed character areas in the Character Area Strategy (see Appendix 7).



A 31dph

Recent suburban housing, semis & detached



B 48dph

Older housing mainly terraces along London Rd & small streets



C 31dph

Early 2000s development, mix of houses and some apartments



D 41dph

Mix of semi and terraced housing



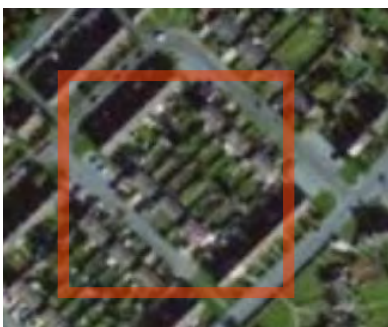
E 49dph

3&4 storey terraced development along street and mews courtyard housing



F 33dph

Suburban, formal layout of housing, mix of semis and terraces



G 33dph

More recent suburban development, looser layout generally semis terraces



Appendix 8

Chipping Norton Neighbourhood Plan – extract of appendix C identifying aspirational projects

During the Neighbourhood Plan public consultation exercises a number of specific projects were suggested. The table below lists some of these suggestions. These projects are aspirational and have not been assessed for viability. However, they give an indication as to how some of the more general guideline policies contained within this Neighbourhood Plan could eventually come to fruition.

Aspirational project	Possible funding source
Double deck New Street car park to increase parking capacity.	CIL, OCC, WODC, developers
Weight limits and improved signage to reduce HGV impacts such as pollution on town centre. We will work with OCC to investigate options to reduce traffic through the town.	CIL, OCC Highways and Transport Department
Develop and maintain a shuttle bus or similar public transport link within the town to connect outlying residential areas with the town centre and healthcare facilities on London Road.	Town Council, OCC, WODC, private funding
Provide further car parking in addition to the New Street car park site.	CIL, OCC, WODC, Town Council, developers
A traffic route avoiding the centre of Chipping Norton using existing and possible new roads and that links with existing A roads.	OCC Highways and Transport Department, Warks. County Council, Glos. County Council
Household waste recycling centre in or close to Chipping Norton.	WODC, OCC
Bus terminal to improve frequency and viability of bus services to and from Chipping Norton.	Public transport providers, OCC
Increased frequency bus services to Oxford and Banbury, including early morning and evening services.	CIL from Tank Farm development, public transport providers
Create eastern arc of footpaths linking Over Norton Rd to Burford Rd to Hailey Rd.	CIL from sites 212 & 204 (Tank Farm) and 289 (Chadlington Downs)

Undertake a programme to improve the footpaths around town.	OCC, WODC, Town Council
Improve the provision and quality of play areas for children and young people, including the provision of a skate park.	Town Council, CIL
Install outdoor exercise/gym equipment for adults.	Town Council, CIL, developers
Improvements to visitor accommodation and attractions.	Private funding, grants
Create green spaces/pocket parks within the town centre that are free from traffic fumes and noise.	WODC, Town Council, private funding
Information and research hub housing IT services, library, info. centre, public education, local history and wellbeing centre.	CIL, grants and voluntary fundraising
Use the roofs of commercial and larger public buildings as a host for photovoltaic and solar hot water panels.	Private funding
Conduct a traffic flow study to investigate ways of improving traffic within the town including, for example, a one-way system.	OCC highways, WODC, Town Council
Improve the continuity of the design of signage within the town.	WODC, OCC
Provide additional car parking within or adjacent to the London Road healthcare complex to meet the future needs of people accessing these facilities.	CIL, private funding

Key: CIL = Community infrastructure levy
OCC = Oxfordshire County Council
WODC = West Oxfordshire District Council

Appendix 9

Local Plan delivery and monitoring framework – Policy CN1 East Chipping Norton strategic development area

Extract from Appendix 3 of the West Oxfordshire Local Plan 2031

Delivery mechanism/s	Delivery partners	Indicators	Timescale and comment	Target/s
Policy CN1 – East Chipping Norton strategic development area (SDA)				
<ul style="list-style-type: none"> • Development management • Strategic allocation • Masterplan • Partnership working • Infrastructure Delivery Plan (IDP) • Planning obligations/CIL 	<ul style="list-style-type: none"> • WODC (lead) • Oxfordshire County Council • Landowners and developers • Environment Agency • Thames Water • Other infrastructure providers 	<ul style="list-style-type: none"> • Number of new homes completed . • Number of affordable homes completed. • Total employment floorspace completed. • Amount of new greenspace provided. • S106/CIL contributions secured / allocated for infrastructure projects. • Provision of new highway infrastructure including eastern link road. 	<p>There is current developer interest on parts of the site and therefore a proportion of development could come forward by 2021/22 (around 200 homes) with the remainder to follow in the period to 2031.</p>	<p>Provision of around 1,200 homes by 2031.</p> <p>Housing completions per annum measured against housing trajectory.</p> <p>5% of developable plots to be made available for self-build projects.</p> <p>Provision of 5ha of employment land.</p> <p>Provision of new primary school.</p> <p>Open space provision to comply with local standards.</p> <p>Necessary supporting infrastructure to be delivered in a timely manner.</p> <p>Reduction in surface water run-off below greenfield rates.</p> <p>Net gain in biodiversity including positive contribution to CTA.</p>