Welcome!

Thank you for attending our exhibition. Before you begin, please sign in.
Find out more about the East Chipping Norton Strategic Development Area (SDA), also known as ‘Tank Farm’, by working your way around the boards from left to right.

What is the purpose of the exhibition?

At this exhibition, our aim is to:

- Provide you with some background information on the East Chipping Norton SDA proposal;
- Summarise what a Supplementary Planning Document (SPD) is and why we are preparing one for East Chipping Norton;
- Give an overview of the East Chipping Norton SDA site;
- Highlight the key issues to be taken into account in any future development;
- Explore some initial opportunities for the site in terms of new providing new homes, jobs, transport and other supporting facilities;
- Listen to your views on the proposal; and
- Explain what happens next.

Got a question?

We're on hand to answer any queries you may have. Please ask us.
Chipping Norton is a vibrant town but growth is relatively constrained by the Cotswolds Area of Outstanding Natural Beauty (AONB). Today, previously developed land in Chipping Norton can support some new housing and business land, but not enough to meet local needs. As a result, land to the east of the town is generally accepted as the only potential direction for strategic growth.

The land east of Chipping Norton is designated as a ‘Strategic Development Area’ (SDA) in the West Oxfordshire Local Plan 2031. This SDA is anticipated to include around 1,200 homes to help meet the future housing needs of West Oxfordshire, 5ha of employment land for growing local businesses, and other key supporting infrastructure such as an eastern link road and new primary school.

SPDs add detail to the policies in the Local Plan and provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

The SPD is important for East Chipping Norton because of the strategic scale of the development within an area with a number of issues that need to be carefully addressed such as air quality, landscape impacts, ecology and the setting of the Cotswolds AONB. A SPD is being prepared to ensure that development of the site is done in a comprehensive and coordinated manner.
What is the ‘East Chipping Norton SPD Issues Paper’?

The East Chipping Norton SPD is developed in stages. At the moment, we have produced an ‘Issues Paper’ which we are now consulting you about. Your input can help ensure that priority issues and the key needs of the local community are reflected in the SPD.

What does the Local Plan say about the SDA?

The East Chipping Norton SDA is allocated for development under Policy CN1 of the West Oxfordshire Local Plan 2031. The site is intended to accommodate ‘a new sustainable and integrated community that forms a positive addition to Chipping Norton’.

What does the Neighbourhood Plan say?

The Chipping Norton Neighbourhood Plan sets out an overall vision for the town supported by 10 key objectives. The East Chipping Norton SDA has the potential to help achieve some of the aims and objectives of the Neighbourhood Plan.

Key infrastructure expected to be delivered as part of the SDA

- Eastern Link Road connecting Banbury Road to Burford Road via London Road
- About 1,200 new homes
- 5 hectares of new business land north of London Road
- New primary school on-site
- Appropriate landscaping measures

Map extract from Policy CN1 of the West Oxfordshire Local Plan

Background continued…
The East Chipping Norton SDA
Site summary

What’s already there?

- Mostly arable farmland
- Woodland
- Game bird and poultry rearing
- 2 smaller parcels within the SDA with planning permission
- Public rights of way
- Part of the Glyme & Dorn Conservation Target Area
- Distinct treescape along London and Banbury Roads with several having Tree Protection Orders
- Water tower and Tank Farm (excluded from SDA)
- Fowler’s Barn

Aerial view of land at East Chipping Norton

Water tower at Tank Farm

Game bird pens north of London Road

Avenue of mature trees

Fowler’s Barn
## Summary of key considerations

<table>
<thead>
<tr>
<th>Constraint</th>
<th>Implications for SPD</th>
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<tr>
<td><strong>Transport &amp; air quality</strong></td>
<td>• Determine appropriate alignment, specification and traffic speed for an eastern link road with appropriate design for surrounding uses;</td>
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<td>• Provide route options that allow / encourage traffic to divert away from the town centre;</td>
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<td>• Consider how best to achieve a strong ‘modal shift’ towards more active travel and reduce use of private cars;</td>
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<td>• Implement a comprehensive transport strategy to ensure connectivity to adjoining areas and key locations;</td>
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<td>• Improve pedestrian and cycling infrastructure;</td>
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<td>• Safeguard key public rights of way (PRoW) and identify opportunities for new and enhanced provision as appropriate.</td>
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<td><strong>Existing &amp; proposed uses</strong></td>
<td>• Ensure proposed developments are taken into account as part of the overall masterplanning of the SDA;</td>
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<td>• Ensure existing uses are taken into account to ensure no unreasonable degree of impact.</td>
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<tr>
<td><strong>Landscape &amp; visual impact</strong></td>
<td>• Consider the most appropriate form and distribution of land uses within the SDA and the scope for effective mitigation of landscape and visual impact, especially for approaches from the northeast and east and long-distance views from the south-east;</td>
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<td>• Protect, enhance and potentially extend the distinctive treescape along London and Banbury Roads;</td>
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<td>• Ensure lighting takes account of the potential impacts on the AONB, especially the Rollright Stones Dark Skies Discovery Site.</td>
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<td><strong>Open space &amp; leisure</strong></td>
<td>• Ensure provision of new play and green space, and explore the potential to provide recreation and leisure facilities;</td>
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<td>• Explore possibility of creating a new park.</td>
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**Key considerations continued…**

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<th>Constraint</th>
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| **Biodiversity**                    | • Ensure as far as possible that development achieves a net gain in biodiversity and contributes towards the aims / objectives of Glyme & Dorn Conservation Target Area by taking all opportunities to enhance the biodiversity of the site or locality;  
• Consider the wider context of the site including protection of nearby Sites of Special Scientific Interest (SSSIs);  
• Development to conserve and enhance the distinctive local treescape and existing pattern of hedgerows. |
| **Heritage**                        | • Give great weight to the conservation and enhancement of heritage assets and that any harm or loss is supported by clear and convincing justification;  
• Ensure new development respects, and where possible, makes a positive contribution towards the local vernacular. |
| **Geology, hydrology and soil conditions** | • Ensure the use of sustainable drainage systems (SuDS) and other measures to safeguard against flooding, and contribute to a network of accessible green space and/or landscape mitigation;  
• Protect water quality and quantity within the site and ensure development does not adversely impact the River Glyme and related watercourses. |
| **Infrastructure capacity**         | • Provide an appropriately sized new primary school at a suitable location and within an appropriate timescale;  
• Consider further primary healthcare provision;  
• Explore the potential for development to contribute towards increasing town centre parking. |
| **Employment land**                 | • Explore the most appropriate location and type of employment land for the SDA;  
• Consider the potential to improve skills in the local workforce (e.g. through a community employment plan (CEP)). |
Key considerations continued…

Each of the site constraints have been explored in more detail. If you’re interested in discussing any of these further, please ask one of our officers for more information:

- The Cotswolds AONB
- Landscape and biodiversity impacts
- Geology, hydrology & soil
- Glyme & Dorn CTA
- Chipping Norton Conservation Area
- Chipping Norton Air Quality Management Area (AQMA)
- Glyme Valley and Sarsgrove Wood SSSIs.

Opportunities

Development of the East Chipping Norton site presents a number of positive opportunities. We would like to gather your thoughts on these as we work towards the SPD.

If you would like to leave a comment regarding any of these, please be sure to submit a response form and / or speak to one of our officers.
Delivery of new homes

- Delivery of around 1,200 new homes depending on design, mix, layout and density with:
  - About 280 homes north of London Road (including 100 homes already approved on land south of Banbury Road)
  - About 920 homes south of London Road (including 73 units already approved on Trinity Road)

- New affordable homes, especially affordable rented homes, to meet local need
- Provision of housing that meets the needs of specific groups including older people and those with a disability, families, and younger people, and essential local workers
- 5% self-build plots

Potential indicative range of preferred dwelling sizes

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<thead>
<tr>
<th>Beds</th>
<th>Market housing</th>
<th>Affordable housing</th>
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<tbody>
<tr>
<td>1-bed</td>
<td>5 - 10%</td>
<td>20 - 30%</td>
</tr>
<tr>
<td>2-bed</td>
<td>25 - 30%</td>
<td>30 - 40%</td>
</tr>
<tr>
<td>3-bed</td>
<td>35 - 45%</td>
<td>30 - 35%</td>
</tr>
<tr>
<td>4-bed</td>
<td>20 - 25%</td>
<td>5 - 10%</td>
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Questions to consider

Type and size of new homes needed
- Should the SPD:
  - seek a balanced mix of property types and leave the detailed mix to any subsequent planning application, or should it be more prescriptive?
  - provide an indicative or prescriptive range of dwellings for market and affordable homes?
  - focus on any particular property type? Why?

Affordable housing
- What types of affordable homes do you think should be provided?
- Should there be an emphasis on certain types of affordable housing, or a more balanced mix?
- Should there be an emphasis on meeting the needs of essential local workers?

Meeting specific housing needs
- Should the SPD:
  - locate self-build plots in a single part of the site or dispersed throughout?
  - provide specialist accommodation for the elderly and/or those with a disability or is there already sufficient local provision?
  - help address the needs of the travelling community?
  - How can new homes best meet the needs of young people and households with children?
New business land

- Around 5 ha of new business land north of London Road with the potential to expand in the long-term

- Options under consideration include:
  - a mix of small-scale office and light industrial to provide flexible, start-up units to for new and young businesses
  - a more traditional office/business park
  - large-format units for one or two larger businesses with more significant land-take requirements in terms of floorspace and parking provision
  - defer the type and mix of employment use to the market to determine

Questions to consider

- Is the proposed location of the business land north of London Road appropriate? If not, why not?
- Should we aim to influence the types of business land provided or should it be left to the market to determine?
- If the SPD specified the type of business land provided, which option should be the focus?
- Or, is there another form of business space provision that would be more appropriate for the site and to meet local need?
- Are there other ways that to support local businesses throughout the SDA (i.e. digital infrastructure, flexible live-work units, connections to other business sites)?
Character and form of development

- Delivery of an extension that ensures the local character is respected or strengthened for example by drawing on locally distinctive aspects of design (e.g. architectural details or materials characteristic of the local area)
- Development with a strong and distinctive character that echoes and builds sympathetically upon the Chipping Norton to meaningfully relate to its context
- Deliver high-quality, distinctive and meaningful place-making to create a highly desirable place to live

Questions to consider

- Should East Chipping Norton aim to be ‘locally inspired’ and draw on the distinctive aspects of Chipping Norton?
- Or, should the emphasis be on creating a place with a new and strongly defined character and identity of its own?
- Should the site be sub-divided into a number of different character areas to help ensure variety and enhance legibility/ease of navigation?

Open space & leisure

- Delivery of a significant amount of new open space to promote healthy activity and well-being
- Potential delivery of a central ‘green corridor’ through the site together with open space (including landscape mitigation) in the southern parts of the site and woodland in the east
- Potential to meet the town’s need to increase public play space for children / young people, as well as amenity green space, outdoor exercise gym/equipment for adults, pocket parks and a skate park

Questions to consider

- What types of open space should be provided (e.g. amenity green space, natural green space, play space etc.)?
- Do you support the Chipping Norton Neighbourhood Plan concept of a new park including space for: playing pitches; children’s play; informal recreation; and natural green space?
- Are there any parts of the SDA where you think the open space should be provided?
- Are there any other ways to provide additional green space as part of the SDA?
Transportation & access

- Delivery of an eastern link road connecting Banbury Road to the B4026 / A361 via London Road. 3 main access points are proposed at: Banbury Road; London Road; and Chalbury / Burford Road
- Potential 4th access point at Trinity Road
- Route options to divert traffic away from the town centre, potentially improving air quality
- Encourage ‘active travel’ such as walking and cycling by providing new infrastructure
- New development that ‘seamlessly’ connects to the existing town by foot and bike
- Protection and enhancement of existing public rights of way
- Proposed non-vehicular access points at: Glyme Lane (east/west); Wards Road; London Road; and Trinity Road

Questions to consider

Vehicular access including the eastern link road
- Do you agree with the 3 proposed main access points for vehicles?
- Subject to capacity, should a fourth access point at Trinity Road be explored?
- What do you think are the key considerations when designing the eastern link road (e.g. speed restrictions, signage, cycling and pedestrian infrastructure, landscaping / treescape)?
- If any allotments or community woodland are displaced as a result of the link road, do you agree that they should be replaced / re-provided within the SDA? If so, where?

Active travel
- Should the SDA place a strong emphasis on ‘active travel’ (walking, cycling, riding etc.)?
- Do you agree that the proposed points of non-vehicular access are a sensible focus for promoting active travel?
- Are there other key points at which active travel links should be created (e.g. to enable access to the town centre, surrounding countryside, or other key destinations)?
**Landscape and visual impact**

- Delivery of an extension that takes account of and respects the character of adjacent rural areas, green spaces and countryside by providing landscaping and/or open areas where appropriate

- Key landscape issues to be considered include:
  - The character of the site and its immediate setting. In particular, the distinct tree-lined avenue that defines the approach to town;
  - The receiving visual environment;
  - The Cotswolds AONB and its setting in both landscape and visual terms; and
  - The setting of the Chipping Norton Conservation Area and associated heritage assets

**Proposed mitigation measures include:**

- Retaining open land to the south east of the site
- Providing large open spaces, trees and woodland planting to break up development
- Retain existing mature trees, hedgerows and scrub
- Retain avenue character along London Rd and reflect in new avenue into the development
- Protect the rural character along Glyme Route to Glyme Farm
- Undertake detailed design of the landscape setting for each vehicular and pedestrian/cycle access
- Contribute to the landscape and visual objectives for this area
- Reflect the small-scale character of the town in a well treed historic pattern to develop the design and layout of the development

**Questions to consider**

- Do you agree with the key landscape and visual matters we have identified? If not, why not?
- Are there any other key matters not mentioned that need to be taken into account in considering the landscape and visual impact of the development?
- Do you support the initial landscaping mitigation measures? If not, why not?
- Are there any other key mitigation measures that also need to be incorporated as the site is taken forward, for example more off-site mitigation?
Biodiversity and green infrastructure

- Emphasis on the linking and/or extending of existing habitats, especially those that are well-established east of the site
- Achieve and overall net gain in biodiversity that is demonstrated in a quantifiable way
- Priority given to on-site biodiversity, but if this does not achieve a net gain, off-site provision will be included
- Delivery of well-integrated green infrastructure to capitalise on the multiple benefits
- Improve habitat networks within Chipping Norton and create additional connectivity beyond the site to the wider ecological context, include Glyme & Dorn Conservation Target Area and nearby SSSIs
- Redirect recreational pressures away from the most sensitive landscape and ecological areas
- Potential delivery of a ‘circular route’ connecting existing footpaths with new footpaths within and surrounding the site to form a continuous loop
- Potential delivery of green corridors through the heart of the site; continuation of treelines and hedgerows along key travel routes, planting of bee and bird-friendly plants, shrubs and trees, and gardens designed to be permeable to various wildlife
- Potential biodiversity corridor enhancement project to deliver focused improvements within the linear network of CTAs and SSSIs between Chipping Norton and Enstone. Projects would be identified and delivered in partnership with a local organisation

Questions to consider

- Do you have any views on measuring and assessing net biodiversity gain including the use of a local metric (ex. TVERC)?
- Do you support the concept of a ‘circular route’ connecting existing and new footpaths within and surrounding the SDA in a continuous loop? Does this idea raise any concerns for you?
- Do you have a view on how developer contributions could be used to improve biodiversity within the site and the wider area? (ex. development of a corridor enhancement project to enhancing the biodiversity corridor between Chipping Norton and Enstone)?
New local centre

- Potential provision of a local centre including convenience shopping and community and leisure facilities
- Opportunity to identify if a local centre is needed, and if so, where it should be located and what facilities it should include
- Potential locations for a new local centre include:
  - Land previously part of the Parker Knoll site which is currently being re-developed to provide 4 commercial units including a medium-scale food store
  - Around/near the new primary school
  - Another suitable location

Questions to consider

- Should a small ‘local centre’ be provided as part of the East Chipping Norton SDA? Or, if not what are the concerns it raises for you?
- Is the need for a new local centre adequately met through the four commercial units currently being built on the land south of London Road?
- Or, should the new local centre be provided elsewhere within the SDA e.g. next to any new primary school?
- If a new local centre were to be provided, are there any specific uses you think it should include (e.g. retail, pharmacy, meeting space)?

Land south of London Road
New primary school

- Delivery of a new primary school as part of the SDA, likely to be 2 forms of entry (including nursery) on a 2.2ha site
- Potential location on the south part of the site adjoining Chipping Norton Secondary School’s playing fields and with access from the new eastern link road. Playing pitches proposed at the southernmost part of the site in more landscape sensitive areas
- Or, the school could be located more centrally (e.g. around Tank Farm) to make it more convenient to access

Questions to consider

- Do you support the idea of providing the new primary school in the southern part of the site e.g. next to Chipping Norton Secondary School?
- Or, should the new primary school be more ‘centrally located’?
- Are there any other parts of the SDA that should be considered in terms of accommodating the new primary school?

Other supporting infrastructure

- Requirement to connect to the mains sewerage network including any necessary upgrades, mitigate measures to ensure there is no detrimental impact on groundwater quality and consider additional health care provision including the capacity of the Chipping Norton Health Centre to absorb additional patient numbers
- Potential to help deliver some of the infrastructure improvements identified in the Chipping Norton Neighbourhood Plan

Questions to consider

- What are they key pieces of infrastructure that are needed to support the East Chipping Norton SDA? Is there anything we have not already mentioned that needs to be delivered?
- Do you support any of the infrastructure requirements identified in the Chipping Norton Neighbourhood Plan? If so, do you think they should be addressed through the East
- Do you support any of the ‘aspirational’ projects identified in the Chipping Norton Neighbourhood Plan? If so, do you think they should be addressed through the East Chipping Norton SDA?
How to respond to this consultation

You can respond to this consultation up until **5pm on Friday 8th March 2019.**

Comments can be submitted by post or email to:

- **Planning Policy**
  West Oxfordshire District Council
  Elmfield, New Yatt Road
  Witney OX28 1PB

  planning.policy@westoxon.gov.uk

Alternatively you can complete a response form and hand it to one of our officers at this exhibition.

Next steps

Following the close of the issues paper consultation, the responses received will be reviewed and analysed and taken into account in preparing a draft SPD that will be published for consultation in Summer 2019.

Thank you!