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# Salt Cross Garden Village

‘A place to grow, a space to breathe’



**Summary leaflet**  
Area Action Plan (AAP)

Public consultation running from  
28 August – 23 October 2020.



Landscape-led

25% gain in biodiversity

Zero carbon

100% renewable energy

Balanced mix of genuinely  
affordable homes

New science and technology park

Extensive green space  
including a Country Park

Integrated transport hub

EV charging points

New pedestrian and cycle routes

Car clubs and bike hire

Links to Hanborough Station

Two new schools

Local, sustainable food production

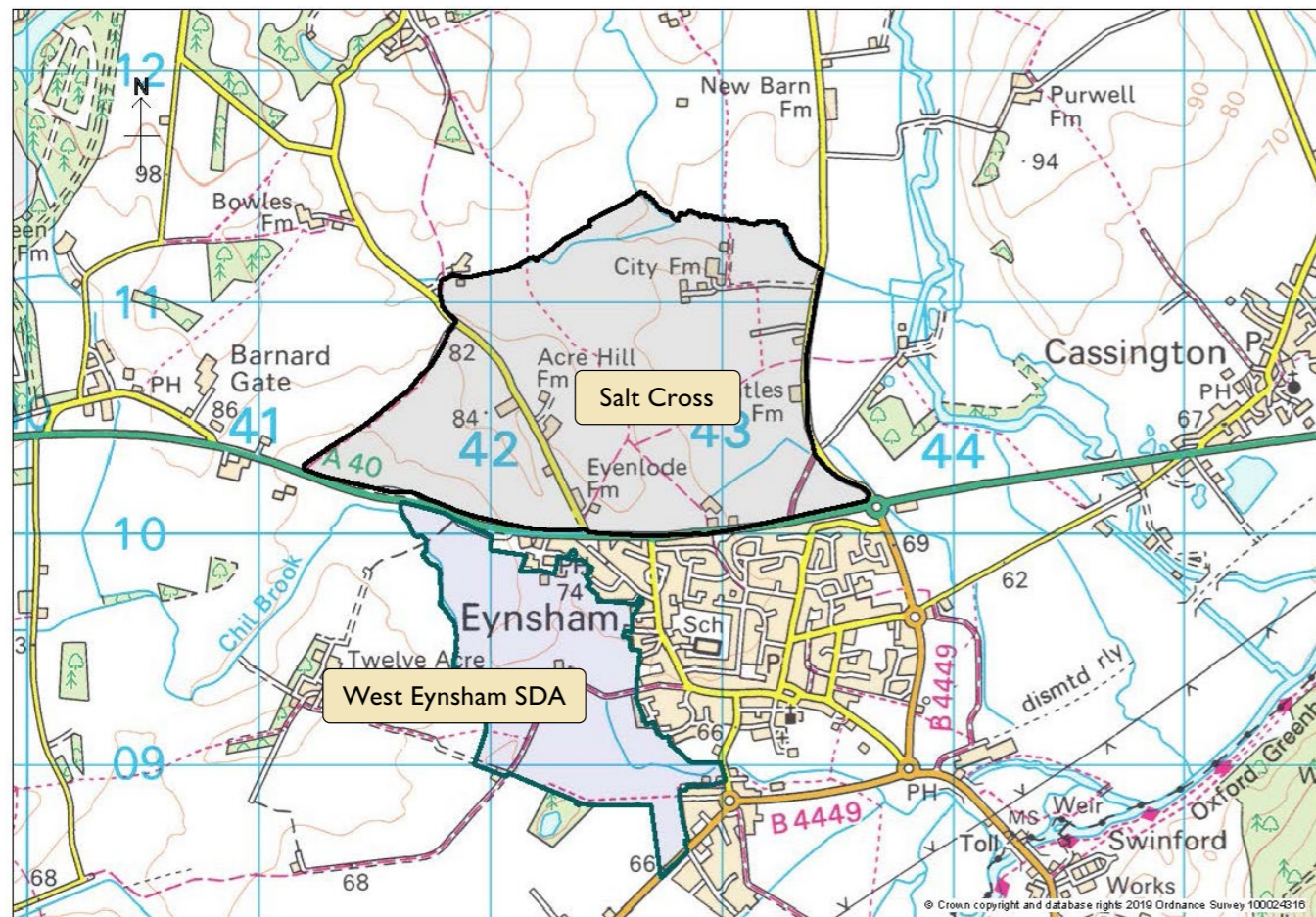
Garden Village Trust

# Introduction

A new Garden Village is taking shape on land to the north of the A40 near Eynsham in West Oxfordshire. Known as Salt Cross, the Garden Village is identified for development in the West Oxfordshire Local Plan and will provide around 2,200 new homes of different types, sizes and tenures including affordable housing, together with a new science and technology park and a range of supporting community facilities including new schools and extensive green space.

The site is shown below together with land to the west of Eynsham which is also identified for development in the Local Plan.

To guide the delivery of Salt Cross, West Oxfordshire District Council has prepared a draft 'Area Action Plan' (AAP) which sets out a vision for the garden village, supported by a number of objectives and policies against which future proposals will be judged.



The draft AAP is out for an 8-week period of consultation from **28 August to 23 October 2020**. We would welcome your comments and the purpose of this leaflet is to provide a short summary of what the AAP is and what it aims to achieve.

# What is a garden village?

Garden villages are not new and have been around since the 19th century when places like New Lanark, Saltaire, Bournville and Port Sunlight were built as self-contained new communities, providing good quality housing, access to green space, fresh air and community activities and facilities.

In recent years, there has been a renewed interest in garden communities and how they can play a role in delivering growth in a sustainable, healthy and inclusive way. The Town and Country Planning Association (TCPA) have identified the following key principles for garden communities:

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City Principles are an indivisible and interlocking framework for their delivery, and include:

1. Land value capture for the benefit of the community.
2. Strong vision, leadership and community engagement.
3. Community ownership of land and long-term stewardship of assets.
4. Mixed-tenure homes and housing types that are genuinely affordable.
5. A wide range of local jobs in the Garden City within easy commuting distance of homes.
6. Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food.
7. Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and that uses zero-carbon and energy-positive technology to ensure climate resilience.
8. Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods.
9. Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport.

# Why an Area Action Plan (AAP)?

In July 2016, West Oxfordshire District Council submitted a bid for garden village status which was awarded in January 2017. The garden village was then included in the West Oxfordshire Local Plan 2031 with future development to be led by an Area Action Plan (AAP), the purpose of which is to provide more detailed guidance on what is expected to come forward at Salt Cross.



Work on the AAP began in summer 2018 and since then, extensive engagement has taken place with the local community and other stakeholders together with evidence gathering on various topics such as landscape, housing, ecology and transport.

Key issues raised through consultation have included climate change, housing affordability, traffic impact, the provision of supporting infrastructure, the importance of wildlife and trees, providing green space and connections, avoiding flood risk, creating new job opportunities and the relationship of the garden village with nearby Eynsham.



# The Vision

Based on feedback and evidence gathered to date, the proposed vision for Salt Cross is as follows:

## Salt Cross – A place to grow, a space to breathe

By 2031, Salt Cross will be established as a thriving and inclusive community, epitomising all that is good about West Oxfordshire but with its own strong and distinctive character, form and identity, embracing and celebrating the site’s rural setting and important local heritage.

Salt Cross will be known for its emphasis on the environment, quality and innovation and will tackle the challenges presented by climate change ‘head-on’ adopting a zero-carbon and natural capital based approach providing a model example of how to plan a new community for the 21<sup>st</sup> century in a logical, organic and sustainable way. The perfect setting for wildlife and people to flourish together.

Those who live there will enjoy a healthy, high quality of life, with affordable, attractive and energy efficient homes set within leafy, walkable village neighbourhoods closely integrated with extensive green space including a new, multi-functional and biodiverse country park, supported by a range of facilities including schools, community space, leisure and recreation and local shopping opportunities.

Those who work there will be drawn by a broad range of exciting employment and training opportunities with high quality business space in an attractive rural setting, reliable and integrated public transport choices and ‘future proofed’ infrastructure including digital connectivity to enable and encourage high rates of home and remote working.

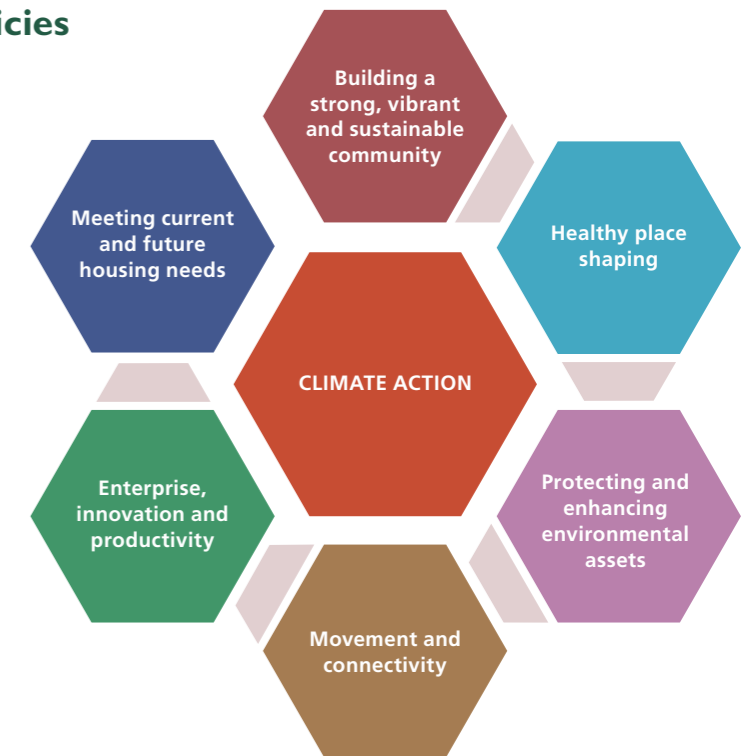
Those who visit will experience a strong sense of place, will be able to easily and safely find their way around, enjoy a broad range of different activities and opportunities and leave wanting to return time and time again.

# AAP themes, objectives and policies

The draft AAP is based on seven core themes which are consistent with established garden village principles and have been well supported through consultation.

Climate action sits at the centre of these seven themes and forms a ‘golden thread’ that runs through the whole of the AAP, linking to a broad range of issues including transport, design, green space, biodiversity, water management and so on.

Within each theme the AAP sets out a series of core objectives and policies that will be used to guide future development at Salt Cross as proposals come forward.



## Climate Action – ‘At a glance’

### What are we seeking to achieve?

An explicit response to climate change with the climate emergency forming a ‘golden thread’ that runs through all aspects of decision making and delivery at the garden village from the overall masterplan down to individual buildings, streets and spaces. An innovative and ambitious approach based on natural capital, zero carbon and the circular economy. Salt Cross will set the benchmark for other garden villages and new communities to follow in terms of its deep green design principles that embed climate change mitigation and resilience.

### What are we seeking to avoid?

A basic ‘do minimum’ approach which rolls forward past ideas and technologies in an unimaginative and unambitious manner and fails to respond appropriately to the climate and ecological emergency.

### What are our core objectives?

- GV1** To achieve climate resilience by using the ‘natural capital’ of Salt Cross as a first line of defence against climate change and embedding flexibility, durability and adaptability into the design and development of the garden village at all stages.
- GV2** To ensure the efficient and prudent use and management of natural resources including the optimal use of land and buildings and the use of materials from sustainable sources.
- GV3** To design buildings fit for the future, mitigating the impact of Salt Cross on climate change by achieving net zero-carbon development through ultra-low energy fabric and 100% use of low and zero-carbon energy, with no reliance on fossil fuels.
- GV4** To adopt an approach based on the circular economy in order to minimise the generation and impact of waste moving towards zero waste wherever possible.

**Policy 1 – Climate resilience and adaptation:** ‘Natural capital’ of the garden village site to be positively used; resilience in building use, design, siting, orientation and layout; three core elements; flexibility, durability and adaptability.



**Policy 2 – Net-zero carbon development:** ‘Ultra-low energy’ building fabric (e.g. Passivhaus); No fossil fuels – 100% of on-site energy from renewable sources (e.g. solar); low embodied carbon; proposals to be supported by metering, monitoring and reporting strategy.



**Policy 3 – Towards ‘zero-waste’ through the circular economy:** Waste strategy required to support future development; to be based on the ‘circular economy’ – keeping resources in use for longer; advanced waste collection systems (e.g. underground) to be considered.



## Healthy Place Shaping – ‘At a glance’

### What are we seeking to achieve?

A healthy and safe new village, characterised by a strong sense of integration and inclusivity and providing a broad range of opportunities for leisure, sport, recreation and cultural activities to engender high quality of life and well-being. The garden village will be a place where people of all ages and backgrounds can come together safely through shared interests and activities including opportunities to grow and consume food locally.

### What are we seeking to avoid?

Development which fails to properly reflect and cater for the health and well-being of its occupants, provides inadequate or ‘do minimum’ levels of green space and doesn’t take the opportunity to bring together people and activities in an integrated and community-based way.

### What are our core objectives?

- GV5** To ensure that healthy place shaping principles are embedded into the design and development of the garden village from the outset and throughout its lifetime.
- GV6** To promote healthy and active lifestyles through the provision of generous, high quality green space, safe and convenient opportunities for active travel, the provision of sports and recreational facilities and an integrated approach to the location of housing, economic uses and community/cultural facilities and services.
- GV7** To adopt an integrated and inclusive approach towards the design, layout and mix of uses to promote social cohesion and address changing trends including increases in obesity, chronic diseases, the elderly population, cases of dementia and other mental health and wellbeing issues.
- GV8** To provide people with the opportunity to make healthier food choices, including growing and consuming their own healthy food locally.
- GV9** To achieve a shift towards the ‘prevention’ of health related problems, whilst ensuring the provision of quality health care infrastructure and capacity to address those issues that cannot be prevented.
- GV10** To deliver a healthy, safe and crime free environment with a high standard of amenity for all and bringing together the best of the urban and natural environment.

### Policy 4 – Adopting healthy place shaping principles:

Healthy day-to-day behaviours adopted as the ‘norm’; development to identify and explicitly address local health and wellbeing needs and assets; Rapid Health Impact Assessment (HIA) required.

### Policy 5 – Social Integration, Interaction and Inclusion:

Social community infrastructure; complementary, mixed-use development; shared, adaptable, accessible buildings, spaces facilities; Community Development Officer to be appointed.

### Policy 6 – Providing opportunities for healthy active play, leisure and lifestyles:

Maximising opportunities to be physically active using Active Design Principles and Design Principles for Successful Play; good quality multi-purpose provision that is flexible, adaptable, safe, social and inclusive.

**Policy 7 – Green Infrastructure:** Landscape-led approach, using and creating an extensive network of connected, multi-functional green spaces and corridors; ‘Building with nature’ excellent award to be achieved.

**Policy 8 – Enabling healthy local food choices:** ‘Food miles’ minimised; allotments, community farm/orchard and edible streets/spaces; schools to capitalise on opportunities for co-location e.g. with community farm/orchard.



## Protecting and enhancing environmental assets – ‘At a glance’

### What are we seeking to achieve?

A village where an understanding of the natural and historic environment has determined its design and function, such that the environment is at its core, integrating and enhancing the positive qualities and improving the negative ones, to create a high quality place where a healthy natural environment can flourish, the historic context is respected and recognised and people have the opportunity to live and play amongst nature.

### What are we seeking to avoid?

‘Any place’ development where the natural and historic features and qualities of the garden village site are not recognised, protected, respected, enhanced or appropriately managed, the built environment is designed in isolation of the wider environment and the potential negative impacts, on and off site, are not addressed.

### What are our core objectives?

- GV11** To ensure that the natural and historic environment of the local area is reflected, respected and enhanced wherever possible through the design, development and delivery of the garden village.
- GV12** To provide measurable net gains for biodiversity and enhancements to natural capital, including through the provision of a comprehensive network of green and blue infrastructure.
- GV13** To avoid harmful light and noise pollution on local amenity, landscape character and biodiversity conservation.
- GV14** To ensure that any flood risk mitigation including surface water drainage is effective, does not increase the risk of flooding elsewhere and maximises the opportunity to deliver environmental benefits.
- GV15** To ensure that development of the garden village seeks to minimise and properly mitigate any potentially harmful impacts on air, soil and water quality.
- GV16** To fully address and capitalise on the constraints and opportunities presented by heritage assets including the listed buildings at City Farm and the suspected site of the former medieval village of Tilgarsley.

**Policy 9 – Biodiversity Net Gain:** Net biodiversity gain of 25% measured using DEFRA metric and focused primarily on-site, but allowing for off-site enhancements; approach to be set out in a biodiversity net gain strategy.



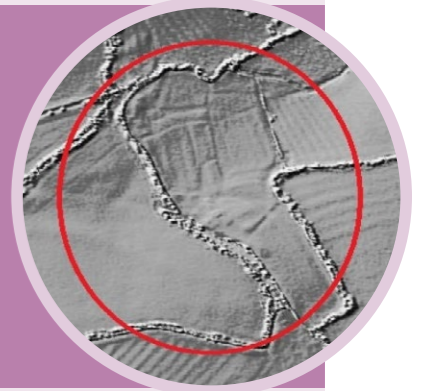
**Policy 10 – Water Environment:** Sustainable integrated management of water including water efficiency; sequential approach to flood risk; exemplar sustainable drainage (SuDS); waste water and water quality to be addressed through focused, local strategy including phasing of new infrastructure.



**Policy 11 – Environmental Assets:** Development to minimise pollution and risk to provide a high standard of protection for health, environmental quality and amenity; assessments of air quality, lighting, noise, ground conditions and soil required; particular emphasis on the southern boundary of the site and its relationship with the A40.



**Policy 12 – Conserving and enhancing the historic environment of Salt Cross:** Conservation Management Plan required; retention of listed buildings at City Farm and their spatial relationship; protection and enhancement of key views, historic pathways/ tracks/ roads and hedgerows; increased public understanding of the history of the site.



## Movement and Connectivity – ‘At a glance’

### What are we seeking to achieve?

A sustainable community where active travel (including walking, cycling and riding) and public transport are the modes of choice, supported by high levels of digital connectivity embedded into the design and delivery of the garden village to enable home working and reduce the need to travel. The garden village will, through best practice design principles, facilitate and encourage active and healthy travel within intergenerational communities, adopting a ‘future-proofed’ approach which is able to respond to technological and societal change, whilst supporting the wider A40 corridor improvements that are currently being progressed.

### What are we seeking to avoid?

A car dependent settlement which is based on the needs of car users rather than pedestrians, cyclists, and equestrians and those wishing to use public transport, leading to excessive reliance on the car and unnecessary journeys including potential ‘rat-running’ through the garden village and surrounding villages. There is also a need to ensure that development of the garden village does not undermine the benefits of the A40 corridor improvements currently being progressed.

### What are our core objectives?

- GV17** To reduce the overall need to travel outside of the Garden Village by providing a balanced and sustainable mix of uses within Salt Cross so that the majority of everyday needs of all people can be met locally.
- GV18** To foster an environment in which active and healthy forms of travel (walking, cycling and riding) are the ‘norm’ based on the concept of accessible and walkable neighbourhoods, facilitating simple and sustainable access to jobs, education, leisure opportunities and services.
- GV19** To provide integrated, high quality and convenient public transport choices centred on the Sustainable Transport Hub (incorporating the proposed Park & Ride), associated improvements to the A40 and proposed enhanced train services on the North Cotswold Line with associated station improvements at Hanborough Station.
- GV20** To provide safe and convenient public transport and active travel connections within Salt Cross and the wider area, in particular to Eynsham, Hanborough Station and the open countryside, and further afield to Witney, Oxford and beyond.
- GV21** To make the most effective use of all available transport capacity through innovative and smarter management of the network.
- GV22** To anticipate, reflect and capitalise on changing travel trends and habits including greater use of home-working and the move towards low carbon technologies as well as shared, connected and autonomous means of travel.

### Policy 13 – Movement and Connectivity Key Design

**Principles:** Design-led approach prioritising people rather than vehicles; movement corridors to be secure, safe and welcoming for all; walking and cycling promoted as the preferred choice; emphasis on ease of movement, legibility, adaptability and future maintenance.



**Policy 14 – Active and Healthy Travel:** Safe and attractive walking and cycling routes; public rights of way retained and enhanced; improved A40 crossings including a grade separated crossing (underpass) west of Cuckoo Lane; generous cycle parking; traffic calming measures and a 20mph speed limit across the site.



**Policy 15 – Public Transport:** An integrated and innovative approach; sustainable Transport Hub (centred on the new Park & Ride site); improved connections to Hanborough Station; high quality, accessible bus stops; financial contributions towards A40 corridor bus services.



**Policy 16 – Reducing the Overall Need to Travel including by Car:** Mixed-uses, shared facilities; full fibre broadband and considerations for 5G; car free areas (min. 15% of dwellings) EV charging points for all homes with a parking space; travel demand management to include car clubs and bike hire schemes.



**Policy 17 – Road Connectivity and Access:** A new western A40 roundabout; a spine road through the site, future-proofed to enable it to be bisected (allowing for walk, cycle and bus access only) in future years; measures to deter through traffic; emphasis on reducing construction and delivery traffic.





## Enterprise, innovation and productivity – ‘At a glance’

### What are we seeking to achieve?

The creation of high quality business space providing the opportunity for businesses to grow and invest, helping to increase skills, training and job opportunities, focused on the creation of a new science and technology park set in a green, well-landscaped environment with strong connections by public transport and active travel including walking and cycling. This will be complemented by a range of other opportunities throughout the site including home-working and co-working space.

### What are we seeking to avoid?

A purely ‘housing driven’ development with no local opportunities for employment, characterised by high-levels of out-commuting and poor self-containment, thereby contributing to existing traffic congestion on the A40 and surrounding routes.

### What are our core objectives?

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

### Policy 18 – Salt Cross Science and Technology Park:

Around 80,000 sq.m of science, technology, engineering and high-tech floorspace set within extensive green space; to include a range of integrated and accessible complementary uses such as shops, coffee shops / restaurants, gym and crèche.



### Policy 19 – Small-scale commercial opportunities and flexible business space:

Small-scale, flexible business space including start-up units such as office, workshop or studio; suitable for small local businesses such as art studios, light engineering and fabrication and producers of small scale foods, goods and services.



**Policy 20 – Homeworking:** Supporting and enabling a high-proportion of home-working within individual households and through the provision of suitable, shared space, with all necessary infrastructure to enable the provision of Ultrafast Fibre to the Premises (FttP) broadband.



**Policy 21 – Employment, skills and training:** Community Employment Plan (CEP) to ensure that local people benefit from training and job opportunities; to include measures such as apprenticeships, training initiatives, traineeships for younger people, use of local labour including pre-employment training, school, college and university engagement.



## Meeting current and future housing needs – ‘At a glance’

### What are we seeking to achieve?

A balanced mix of beautifully and imaginatively designed, energy efficient homes of different types, sizes and tenures including 50% affordable homes consisting of both rental and low-cost home ownership opportunities. A broad range of housing needs will be provided for, including but not restricted to, those wishing to self-build or self-finish their own home, younger people including families looking to step onto or progress up the housing ladder, essential local workers and older people looking for adaptable or specialist accommodation. Housing delivery will be accelerated as far as possible including through the use of modern methods of construction and will be closely linked to the delivery of key supporting infrastructure including schools, transport and open space.

### What are we seeking to avoid?

Poorly designed, unimaginative homes that lack ambition and quality and fail to meet identified housing needs both now and in the future because of a narrow range of unaffordable opportunities to rent and buy. There is also a need to move away from the relatively slow rates of housing delivery that tend to characterise large, strategic developments and to avoid key supporting facilities being provided well after when they are actually needed.

### What are our core objectives?

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

**Policy 22 – Housing Delivery:** Around 2,200 units; phased in accordance with the provision of supporting infrastructure (schools, transport etc.); exemplary design; commitment to accelerating delivery e.g. use of modern methods of construction, diversity of offer.

**Policy 23 – Housing Mix:** 50% market housing with a balanced mix of types and sizes in each phase; 50% affordable housing to include rented options (social rent and affordable rent) and affordable home ownership; emphasis on genuine affordability.

**Policy 24 – Build to Rent:** Housing that is built for the specific purpose of being rented out; tenancies offered on long-term basis (typically 3 years or more); supported in accessible locations with strong public transport accessibility; to include a proportion of affordable private rent.

**Policy 25 – Custom and Self-Build Housing:** At least 5% of homes set aside for custom and self-build; mix of plot types and sizes provided in clusters of 10 or more homes, included as part of each phase of development; emphasis on high quality, innovative and sustainable designs.

**Policy 26 – Meeting Specialist Housing Needs:** All new homes to be accessible and adaptable; specialist housing in accessible locations close to facilities; education and employment-linked housing supported as part of overall mix; Council to work pro-actively with any community group to enable community led housing.



## Building a strong, vibrant and sustainable community – ‘At a glance’

### What are we seeking to achieve?

The creation of a strong and successful new community planned with people in mind, not just buildings and spaces. As Ebenezer Howard recognised, ‘we need to build places people are happy to call home, places where they can come together to form thriving communities, places that lift our spirits whether we live in them or merely pass through.’

### What are we seeking to avoid?

Piecemeal development that fails to adopt a suitably robust and ambitious response to the constraints and opportunities presented by this important site including its rural setting as well as the all too common scenario of development being supported by infrastructure too late and well after the new community has formed. There is also a need to avoid mediocre, unambitious design and the type of short-term management solutions which fail to effectively involve the local community and fail to plan effectively for the future.

### What are our core objectives?

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

**Policy 27 – Key development principles:** Establishes a number of key principles which all development must comply with including consistency with overall vision, core objectives and garden village principles, comprehensive development, high quality design, durability and efficient use of land and resources.

**Policy 28 – Land uses and layout – the spatial framework:** Around 2,200 homes and 40 ha of business land; sustainable transport hub; new primary school and secondary facility (satellite to Bartholomew); mix of community and small-scale commercial uses; extensive, multi-functional green infrastructure network.

**Policy 29 – Design requirements:** Key principles based around site context, identity, continuity of design and active local participation; masterplanning to be supported by site wide and phase specific design codes; evolution of the scheme design to be subject to independent scrutiny.

**Policy 30 – Provision of supporting infrastructure:** Development to be supported by appropriate investment in infrastructure; timely provision to encourage effective place making, social interaction and integration; site-specific Infrastructure Delivery Plan (IDP) required.

**Policy 31 – Long-term maintenance and stewardship:** Robust, cost-effective and transparent maintenance and stewardship arrangements to be put in place; anticipated to take the form of a new Garden Village Trust; interim use of existing, independent body such as the Land Trust.

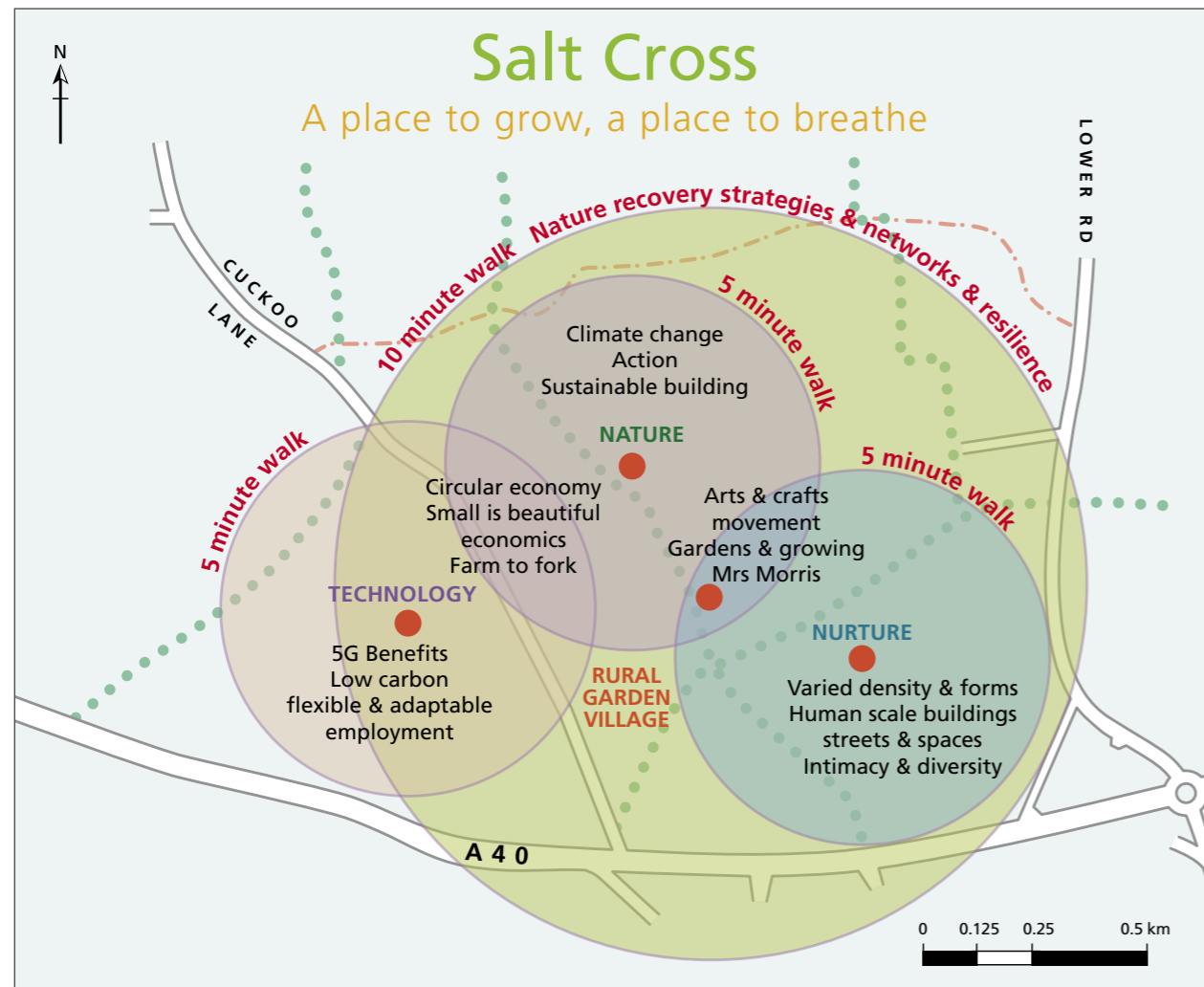


# What will Salt Cross look like?

The AAP includes an illustrative spatial framework plan, showing in broad terms what is expected to be provided at Salt Cross and where. The framework plan is based on a range of considerations including the rural context of the site itself, community engagement and technical evidence on subjects such as drainage and geology.

The overall concept is shown on the plan below and is based on the principles of 4 walkable neighbourhoods – a main village centre, supported by three separate neighbourhood centres, each with its own distinctive character and identity. The core emphasis is on ‘compact walkability’ echoing the characteristics of nearby Eynsham.

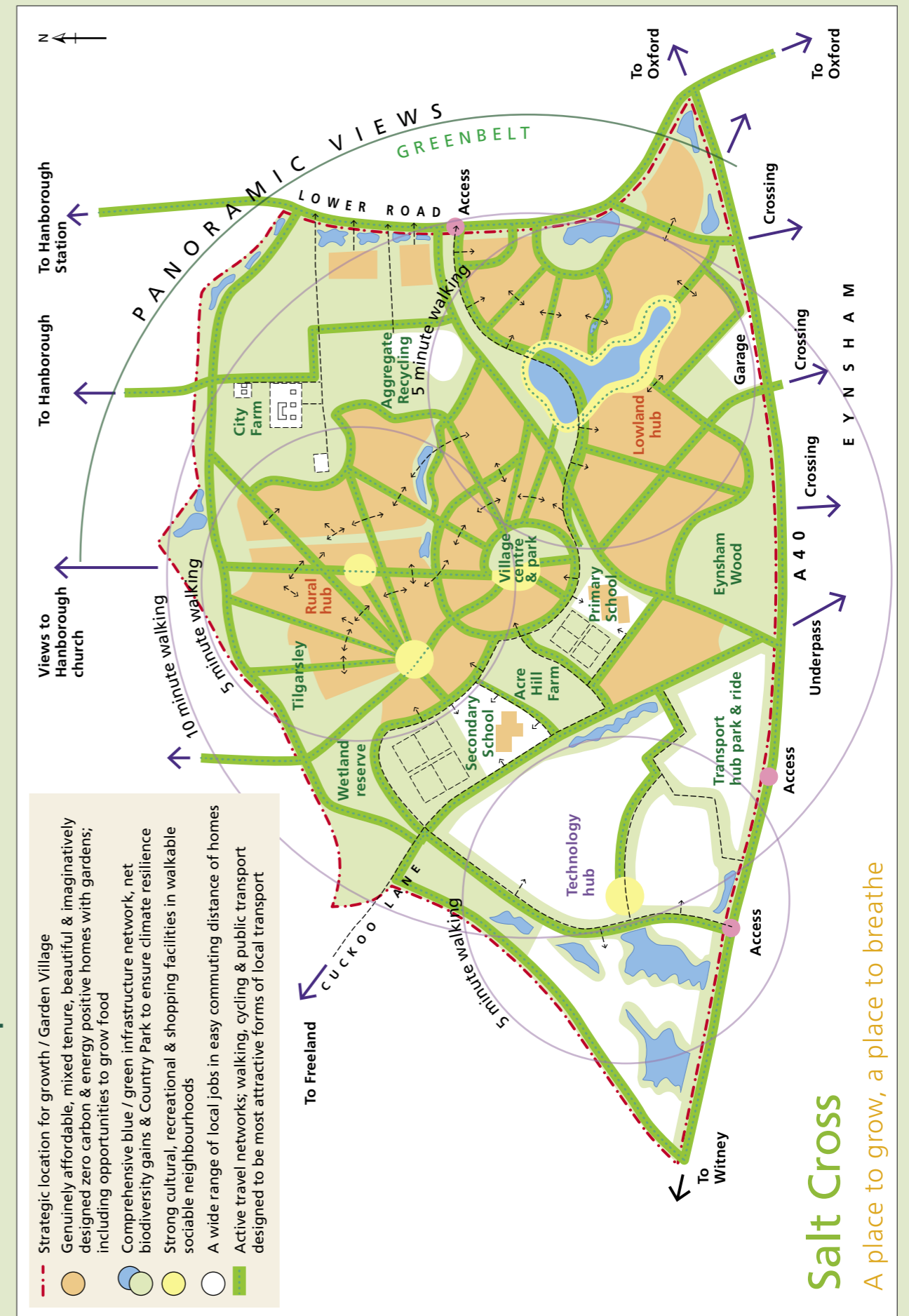
## Salt Cross Concept Plan



This concept is then taken forward into an illustrative spatial framework plan which comprises a single village centre, supported by three distinct neighbourhood centres in the east, north and west of the site – identified as Lowland hub, Rural hub and Technology hub respectively.

The framework plan adopts a ‘landscape-led’ approach which seeks to use the natural features and characteristics of the site including its rural setting, topography and geology to guide the provision and distribution of green and blue infrastructure including sustainable drainage, before overlaying areas of potential development.

## Salt Cross Illustrative Spatial Framework Plan



To complement the framework plan, the AAP includes a number of illustrations showing what Salt Cross could look like 'on the ground' at various locations across the site.



**Salt Cross Lowland Hub** – houses and local shops and cafes fronting onto generous, accessible public realm with open areas for walking, cycling, scooters, buggies and provision for sitting, fishing, relaxing in a cafe, meeting, chatting and socialising. Particular consideration and infrastructure provision being provided for youth and community hard to reach groups as designs progress in detail. Excavation materials to be considered for 'meanwhile spaces' such as bmx tracks. A range of loops and links of footway / cycleway networks around a wetland focal area that provides for healthy living and reduces the need to get into the car for short journeys. Created to deliver environmental gains such as biodiversity net gains and enhancement to natural capital and creating a resilient place allowing for the impacts of climate change, including flood risk and water availability, with durable landscape design planned and managed for generations to come.

(Image right) View from Lower Rd cycle and footpath connection to Hanborough Station to the north and Eynsham to the South – connecting into a network of parks, open spaces, playing fields, woodlands, allotments and private gardens as well as streams and other water bodies to provide rich biodiversity and healthy living environments. Consideration will be given to potential light pollution and use of zero energy solar light responsive sustainable surfaces that guide people at low light levels.



**Central Park at the heart of Salt Cross Garden Village** – linked to all 'greenway' networks, with level access to all open areas, providing sociable open 'breathing' spaces and infrastructure for enabling pop up events and providing for inter-generational, multi-functional play, enabling social interaction and cohesion for all.





**Northern Rural Hub** – lots of opportunities for community growing, cooking and socialising as well as free food growing and opportunities for ‘edible streets’. Natural play and easy access to wild spaces and access into the countryside.



**Salt Cross Science and Technology Park** – water to be carefully designed into place-making to create safe areas to connect with nature, and car free social green spaces such as amphitheatres to enable incidental lunchtime sitting spaces, open areas for informal sports and pop up events all connected by a network of ‘greenways’ to provide the setting for local community businesses to thrive.



## Key Outputs

In summary, key outputs at Salt Cross are expected to include:

- All new buildings to be 'zero carbon'.
- No fossil-fuels (e.g. oil and natural gas) to be used for space heating, hot water or cooking.
- 100% of the energy consumption required by the buildings on-site to be generated through renewable sources such as solar PV.
- Development to embed the concept of the 'circular economy' which aims to keep resources in use for longer, minimise waste and maximise re-use, recycling and recovery.
- A core focus on the protection and enhancement of the garden village's 'natural capital' as a first line of defence against climate change.
- The protection and provision of woodland and trees to reflect the wider setting of the site within the former Royal Hunting Forest of Wychwood and to enable and encourage carbon sequestration.
- Delivery of around 2,200 new homes with a well balanced mix of property types, tenures and sizes to meet a broad spectrum of housing needs.
- 50% affordable housing with a mixture of different opportunities for people to be able to rent and own their own homes with a focus on 'genuine affordability'.
- 110 self and custom-build opportunities distributed in small, attractive clusters across the garden village site.
- A new science and technology park providing around 80,000m<sup>2</sup> of modern, well designed and sustainably constructed business space set in an attractive, landscaped, green/blue environment.
- Use of new and emerging technologies to enable 'smart' living and working within the garden village, embedding the concept of the 'living lab' at the heart of the development.
- Creation of new community meeting spaces and facilities including opportunities for 'co-working'.
- A new, integrated transport hub to the west of Cuckoo Lane, incorporating a park and ride with 850 parking spaces and bus priority measures along the A40, enabling convenient access in and out of Oxford.
- A combination of new and enhanced crossing points along the A40 to include a new underpass and potentially in the longer-term a new bridge to ensure strong connectivity and integration with Eynsham, including safe routes to school.
- A new pedestrian and cycle route to Hanborough Station along Lower Road to provide convenient and safe access by rail into central Oxford and beyond, taking advantage of future planned improvements to the Cotswold Line and Hanborough Station.
- All new homes to have access to an electric vehicle charging point.
- Establishment of a 'car club' to enable people to have regular and convenient access to 'pool cars' when they need it and help minimise the need for car ownership.

- A new primary school and a new secondary school intended as a 'satellite' for Bartholomew School in Eynsham, both forming key landmarks within the garden village through the use of high quality design and materials.
- The creation of an extensive network of multi-functional green and blue infrastructure including a new, biodiverse Country Park throughout the garden village and connecting through the science and technology park and into proposed development to the west of Eynsham.
- Net biodiversity gain of 25% (the current national benchmark being 10%).
- Opportunities for people to be able to grow their own food in a local and sustainable manner through the creation of new allotments and other community growing space reflecting the strong local heritage of food production including Wasties apples.
- The creation of a local heritage trail based on historic routes and assets within the site including the Salt Way and the site of Tilgarsley Deserted Medieval Village.
- Potential for a new burial ground to address the currently limited capacity available in the Eynsham area.
- Delivery of a Community Employment Plan (CEP) to ensure local skills and training opportunities are provided for local people.
- A Community Development Officer to be appointed to engender community cohesion and activity from the earliest stages of the development.
- Effective and sustainable long-term stewardship and maintenance of key assets through the establishment of a new Salt Cross Garden Village Trust.

## Measuring progress

The AAP includes a delivery and monitoring framework which considers each of the 31 policies and how they link to the garden village principles, the core objectives of the AAP as well as other relevant policies from the West Oxfordshire Local Plan and the Eynsham Neighbourhood Plan.

It also outlines the anticipated delivery mechanisms for each policy as well as the relevant partners that are expected to be involved along with the various indicators that will be used to measure and monitor progress.

Typical indicators will include the number and type of homes that are built, the amount of employment floorspace created, net gain in biodiversity, the proportion of energy derived from renewable sources, the amount and type of green space provided, the proportion of people walking and cycling and so on.

Delivery of the garden village will be monitored annually through the Council's annual monitoring report. This will help the Council to determine how successful the policies set out in the AAP are being in delivering the overall vision and core objectives.

## How can I comment on the draft AAP?

Comments on the draft AAP must be submitted in writing, either electronically or by post in the following ways:

- 🌐 Online: at [www.westoxon.gov.uk/gardenvillage](http://www.westoxon.gov.uk/gardenvillage)
- ✉ Email: [planning.policy@westoxon.gov.uk](mailto:planning.policy@westoxon.gov.uk)
- ✍ Write to: Planning Policy  
West Oxfordshire District Council  
New Yatt Road  
Witney OX28 1PB

The Council has produced a standard response form, which you are encouraged to use but all forms of written response will be accepted.

The draft AAP and all supporting material, including the standard response form, is available to view online at [www.westoxon.gov.uk/gardenvillage](http://www.westoxon.gov.uk/gardenvillage)

This includes further details of how to respond to the consultation.

Hard copies of the draft AAP have also been made available in the following libraries: Carterton, Chipping Norton, Eynsham, Witney and Woodstock.

## Deadline for responding

**All representations on the draft AAP must be submitted no later than 5pm on 23 October 2020.**

## What happens next?

Once the consultation has closed, the Council will consider all of the representations received and subject to no major issues being raised, will submit the draft AAP to the Planning Inspectorate for independent examination along with all supporting material and the representations received.

At that point, arrangements will be made for the examination including public hearing sessions where required.

Where hearings are needed, these are likely to take place in early 2021 and subject to the outcome, the Council is aiming to adopt the AAP in spring 2021.

The overall AAP 'timeline' including the previous stages of consultation which have taken place is summarised below.

