



Oxfordshire Cotswolds Garden Village

A place to grow, a space to breathe

Freeland Parish Council

26 April 2019



WEST OXFORDSHIRE
DISTRICT COUNCIL

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The National Planning Policy

England.

- *“planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities” (Section 8).*
- *“local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community”.*
- Supporting National Planning Policy Guidance (NPPG) *“the need to provide housing for older people is critical given the projected increase in the households aged 65 and over Plan makers will need to consider the size, location and quality of dwellings needed in the future for older people”.*



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Oxfordshire Plan 2050

Aspirations

- Protect Environmental Quality
- Strong and healthy communities
- Support economic growth
- Improve housing availability and affordability.
- Improve connectivity and movement.



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Changing trends

The task

2007 – 2019

Don't anticipate
the future on what
we know now.

2019

2019 – 2031

We must look
forward & plan for
the future.

Audience task: 'time'



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Planning for the Future

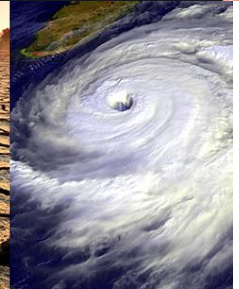
Changing trends.

Diseases: eg diabetes, loneliness, obesity, dementia.

Climate: extremes, species.

Technology: how we live and communicate.

Demographics and family structures.



Environmental Impact Assessments 2017.

Population & human health

Biodiversity

Land, soil, water, air, water air & climate

Material assets, cultural heritage, landscape



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In the News

Some recent headlines

Parks & Open Spaces available to communities are the Nations Natural Health service. Experts and celebrities back Mail on Sunday campaign.



Mail on Sunday (October 7, 2018)

Climate change

ride an electric scooter save the planet.
UK streets to be re-engineered replacing cars with micro vehicles, battery powered bikes, electric scooters & other low carbon transport



The SundayTimes (October 7, 2018)



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Housing Shortage

The rise of 'Generation Rent'

Homes in Oxfordshire **17 times** average income

A rise in house prices of **173%** over 2 decades
but pay for 25 -34 year olds only risen by **19%**

1996, **93% of people** with a deposit borrowing
4.5 times their salary could buy a home.

2016, **61% of people** with a deposit borrowing
4.5 times their salary could buy a home.



Generation Rent
(BBC online 09.10.2018)



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Planning Context

Opportunity

West Oxfordshire **Local Plan** adopted on 27 September 2018

Opportunity

for a **locally led well planned, designed and sustainable Garden Village.**



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Garden Villages across the UK

Long Marston in Stratford-upon-Avon

**Oxfordshire Cotswolds, West
Oxfordshire**

Deenethorpe in Northamptonshire

Culm in Devon

Welborne in Hampshire

West Carclaze in Cornwall

Dunton Hills in Essex

Spitalgate Heath in Lincolnshire

Halsnead in Merseyside

Longcross in Surrey

Bailrigg in Lancaster

Infinity Garden Village in Derbyshire

St Cuthberts in Cumbria

Handforth in Cheshire

Buckinghamshire (Aylesbury area)

Somerset (Taunton area)

Essex-Hertfordshire border (Harlow
and Gilston)



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Garden Village Principles

- Holistically planned new settlement
- Enhances the natural environment
- High-quality affordable housing & locally accessible work in beautiful, healthy & sociable communities
- Land value capture to benefit the community
- Strong vision, leadership & community engagement
- Community ownership & long-term stewardship of assets
- Genuinely affordable mixed-tenure homes
- Wide range of local jobs in the Garden Village within easy commuting distance of homes
- Beautifully & imaginatively designed homes with gardens
- Healthy communities, including opportunities to grow food
- Provides a comprehensive green infrastructure network & net biodiversity gains
- Use zero-carbon & energy-positive technology to ensure climate resilience
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods
- Integrated and accessible transport systems, with walking, cycling and public transport as the most attractive forms of local transport

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Delivery Team

Transport
Infrastructure

A40 Park &
Ride



Planning
Framework

Garden Village Area
Action Plan (AAP)

West Eynsham



Viability

Infrastructure
viability
modelling

Outline
Planning
Application

Impact
Assessment

Masterplan



Processing of
outline Planning
Application &
Planning Decision



Oxfordshire Cotswolds Garden Village

Viable, achievable, deliverable.

Oxfordshire Cotswolds Garden Village

*A place to grow,
a space to
breathe*

Quote unquote

NON-PLANNERS HAVE THEIR SAY

We asked people from varying backgrounds:

“In your opinion what consideration is most important to achieve good development?”

“Good development should be a benefit to the community whilst complementing its surroundings, should that be modern or traditional or a mix of both.” Kirsty McMurray Stay at home mum. Belfast.

“Incorporating green space into modern development is key to me.” Nimisha Prajatl. Facilities Supervisor Shakespeare Martineau Solicitors.

“Good development needs to be respectful of the existing environment surrounding it & take account of & provide mitigation to additional pressures it may place on an area.” Andrew Rule City Councillor Clifton North ward Nottingham

“Development that puts energy efficiency at the forefront & is ruthless on prioritising low cost energy efficient homes.” Russell Wood Retired Physics Teacher Workop.

“Understanding the needs of the local community. Our developments are planned to meet local needs ensuring our product is aligned to local demographics, market trends & ensuring our customers evolving needs are met by continuously evolving the homes & places we build.” Andrew Harvey Senior Land Manager Barratt Homes.

“Plenty of green land & good parks for the children is key to a good development which then builds a strong community for the neighbourhood.” Richard Keen Factory worker I Holland Ltd.

“A good balance for everyone locally to get something out of the project.” Grace Moxon 11 Pupil Kesterton & Grantham Girls School.

National thinking
The Planner November 2018
Compiled by Jenny Keen MRTPI.



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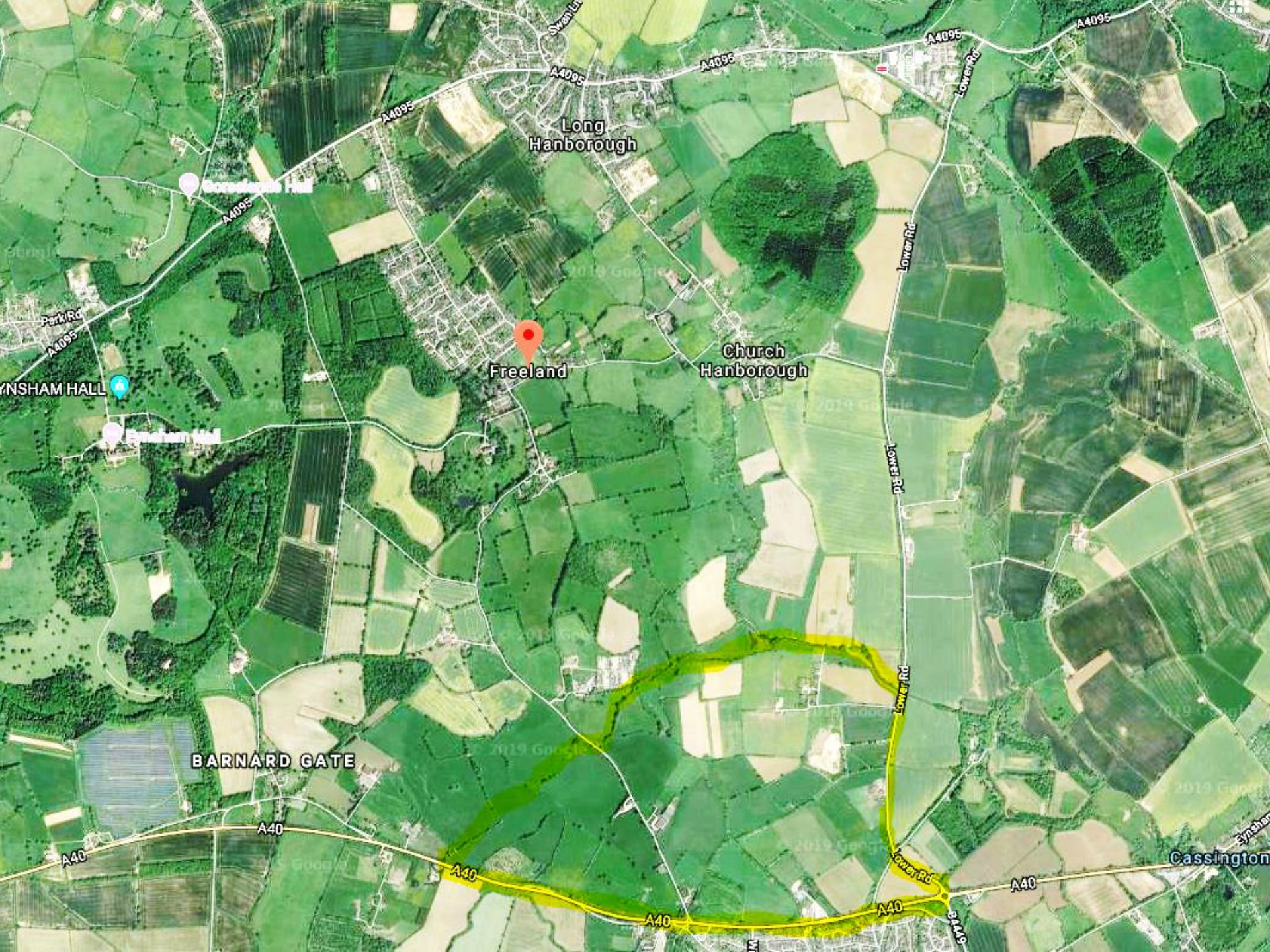
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Local thinking

Community Forum 25.10.2018. Consideration of most important achievements in the Garden Village by 2031.





Long Hanborough

Freeland

Church Hanborough

BARNARD GATE

Cassington

Corndown Hall

WYNHAM HALL

Freeland Hall

Swanton

A4095

A4095

Lower Rd

Lower Rd

Lower Rd

Lower Rd

Lower Rd

B449

A4095

A4095

A4095

A4095

Park Rd

A4095

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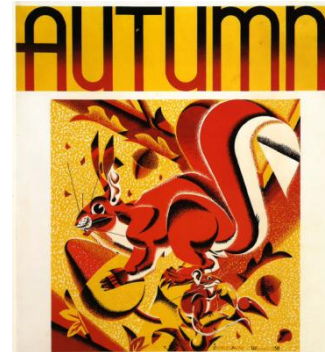
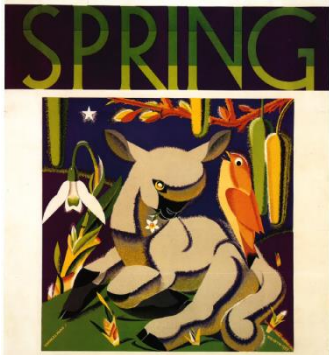
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Find out more
thegardenvillage.org

thegardenvillage.org



Design workshops 15 – 18 May 2019

Exhibitions 20 – 24 May 2019 Elmfield reception

Area Action Plan Options Paper Public Consultation July 2019

Area Action Plan Public Consultation Autumn 2019