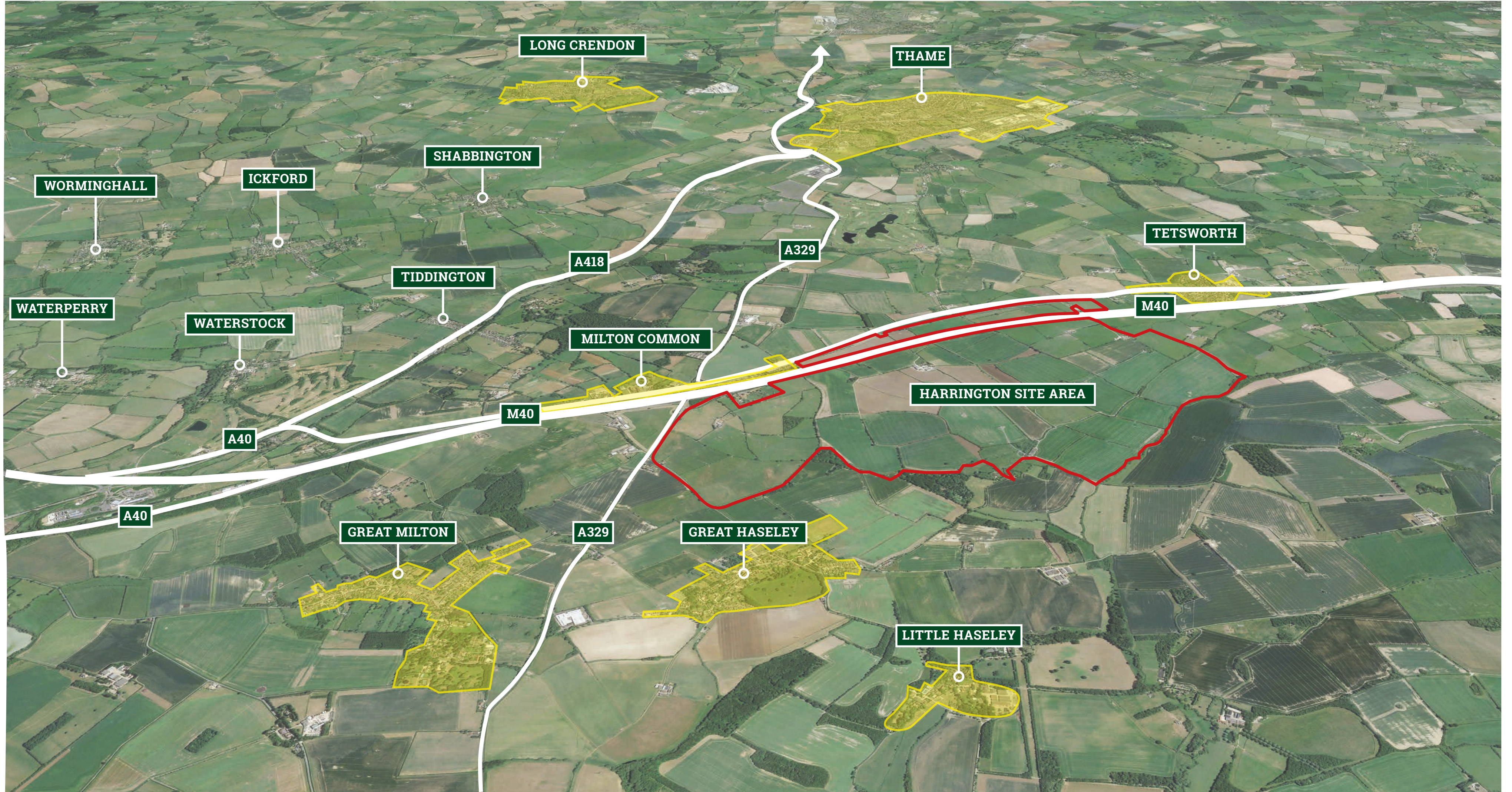


Introduction & Welcome



Harrington Site

Thank you for coming to the Vision for Harrington Community Planning Weekend to create a Vision for a new 21st century sustainable community.

The Community Planning Weekend is being organised by JTP, on behalf of Summix. Participation is on a drop-in basis, you can stay for a short while, a few hours or the whole event if you are able to. Team members will be on hand to answer any questions you may have.

After the public workshops, the team will analyse and summarise the outcomes and draw up a Vision for Harrington, including an illustrative masterplan. The Vision will be presented back to the local community on Tuesday 15 November.

Following the Community Planning Weekend, the Vision for Harrington will inform submissions made by the Summix team to the Joint Local Plan process for South Oxfordshire District Council and the Vale of White Horse District Council. This Joint Local Plan will focus on the new homes, infrastructure, jobs and other important considerations needed in the future development of the area.



Site walk about



Hands-on Planning Workshop



Young People's Workshop



Hands-on Planning Workshop



Hands-on planning Report Back

Community Planning Weekend Programme

Friday 11 November Oxford Belfry Hotel

- 13:45** Doors open
- 14:00** Welcome and introduction
- 14:10** Post-it note workshop and young people's workshop
- 15:30** Hands-on planning workshop and site visits
- 17:30** Event closes

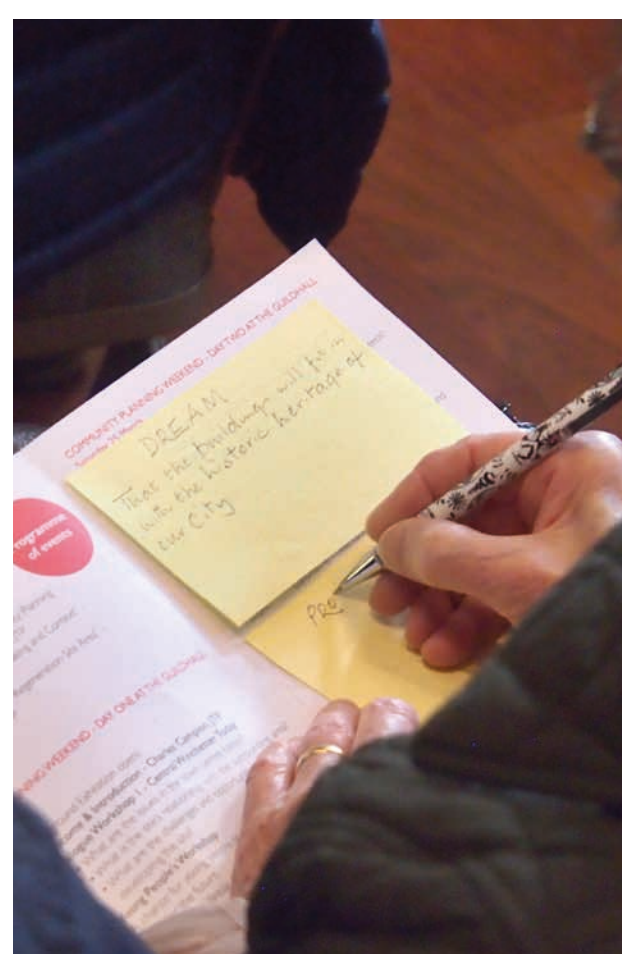
Saturday 12 November Oxford Belfry Hotel

- 11:15** Doors open
- 11:30** Welcome and introduction
- 11:40** Post-it note workshop and young people's workshop
- 12:45** Lunch break (provided)
- 13:00** Lunchtime presentation - One Planet Living®
- 13:30** Hands-on planning workshop and site visits
- 15:00** Feedback from hands-on planning groups
- 15:30** Next Steps workshop
- 16:00** Event closes

Report Back of the Vision

Tuesday 15 November Oxford Belfry Hotel

- 18:45** Doors open
- 19:00** Report Back presentation begins
- 20:30** Event closes



Post-it Workshop



Post-it Workshop

Collaborative Placemaking: Building a Vision Together

We put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Far from imposing ready-made off-the-shelf solutions, we will build a Vision together. This leads to places that are vibrant, valued and sustainable from the outset. We approach all our projects through a process of Understanding, Engaging, Creating.

Collaborative Placemaking

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership, and enables the creation of a collective vision.

Creating begins with the visioning process and ends with physical interventions. Along the way there are many issues to resolve and many actions to coordinate. This adds up to a process we call "Collaborative Placemaking".



Process Timeline

Roadshows
27 October -
4 November 2022

**Community
Planning
Weekend
Workshops**
11 - 12 November 2022

**Vision Report
Back**
15 November

**Joint Local
Plan Adopted**
2025 (Anticipated)

Continued Community Engagement

Meet The Team

Summix has assembled a nationally respected expert team committed to creating an exemplary sustainable new settlement, which is dedicated to working and building partnerships with the local community as plans for Harrington evolve.

Since our inception in 2006, we have evolved our approach to project delivery, placemaking and working with the most experienced technical and design teams.

We have a track record of delivering projects which integrate the highest levels of environmental and social sustainability principles across the UK and Ireland. Our long-term investment in place is evidenced at Harrington, where the commitment to a new and sustainable settlement dates back to 2014.



**Adrian
Colwell**
Senior Advisor

Lord Matthew Taylor
Senior Advisor

One Planet Living®

We are committed to delivering Harrington by applying the principles of the One Planet Living® sustainability framework, developed by the sustainability consultancy and social enterprise Bioregional with conservation organisation WWF in 2003.

Rooted in expert ecological and carbon footprinting analysis, One Planet Living® comprises 10 simple principles that cover every aspect of sustainability and is used to design communities that enable people to live happy, healthy lives within the boundaries of our planet's resources, while leaving space for nature to thrive.

Supported by Bioregional, the Harrington team will use the One Planet Living® framework to identify the unique social, economic, and environmental needs of South Oxfordshire and respond to them, with the aim of delivering a flagship for sustainable placemaking at Harrington that is uniquely positioned as a catalyst for regional connectivity and innovation.



The Ten One Planet Living® Principles



1. Health & Happiness

Encouraging active, social, meaningful lives to promote good health and wellbeing.



2. Equity & Local Economy

Creating safe, equitable places to live and work which support local prosperity and international fair trade.



3. Culture & Community

Nurturing local identity and heritage, empowering communities and promoting a culture of sustainable living.



4. Land & Nature

Protecting and restoring land for the benefit of people and nature.



5. Sustainable Water

Using water efficiently, protecting local water resources and reducing flooding and drought.



6. Local & Sustainable Food

Promoting sustainable, humane farming and healthy diets high in local, seasonal organic food and vegetable protein.



7. Travel & Transport

Reducing the need to travel, encouraging walking, cycling and low carbon transport.



8. Materials & Products

Using materials from sustainable sources and promoting products that help people reduce consumption.



9. Zero Waste

Reducing consumption, reusing and recycling to achieve zero waste and zero pollution.

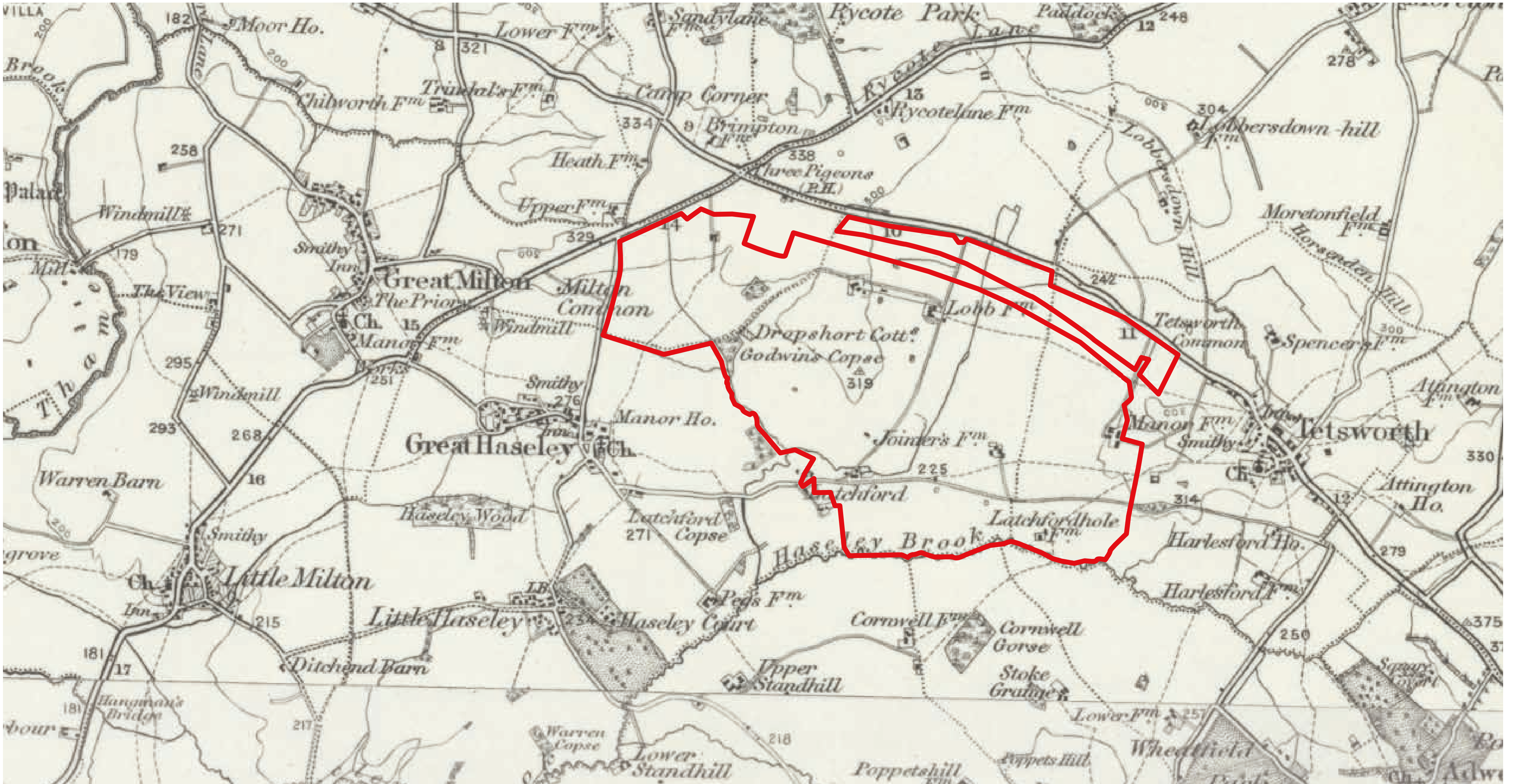


10. Zero Carbon Energy

Making buildings and manufacturing energy-efficient and supplying all energy with renewables.

Site Context & History

Map reproduced with the permission of the National Library of Scotland ©



Little Milton has a population of 486 people. It has several points of note such as the church of St. James which dates back to 1844 and was designed by John Hayward in the Gothic Revival style. Milton Manor is located in the centre of the village and has elements that date back to the 15th century.

Great Milton has several points of note such as the church of St Mary which dates back to the Norman conquest. The Great Milton manor house has elements dating back to the 15th century and currently operates as a hotel and restaurant by renowned chef Raymond Blanc. Great Milton has a population of 1,042 people.

Great Milton differs to surrounding villages due to a green space that runs throughout its core. There is also space outside the community pub - The Bull.

Great Haseley has a population of 511 people. The village has several points of note such as St. Peters Church which dates back to 1200 and a large manor house which dates back to the 17th century. Great Haseley manor was first recorded as existing in the Domesday Book of 1086.

Tetsworth has a population of 752 people. Tetsworth's Parish Church of St. Giles was built and altered throughout the 12th, 13th and 15th century. A new church was designed and built by John Billing in 1855.

Notably, Tetsworth was an 'open village' and therefore was more accepting of migration and religious beliefs than surrounding villages. Therefore, Tetsworth later had a non-conformist chapel built.

Images from some Surrounding Villages

Images sourced from Wikimedia Creative Commons ©



Keith Edkins / Manor Cottage, Little Milton



Alan Murray-Rust / Bell Lane Cottage



Des Blenkinsopp / Big House, Small Car (Great Haseley)



Roger Davies / High Street Tetsworth



Andrew Smith / Little Milton



HVH / Great Milton Post Office



Motacilla / Great Haseley, St Peters



Roger Davies / The Old Red Lion

Site Context & History

Village Character



Crump Book, Tetsworth in Camera / Jack Crump / 1988
Photograph obtained at the British Library ©



Crump Book, Tetsworth in Camera / Jack Crump / 1988 Photograph
obtained at the British Library ©

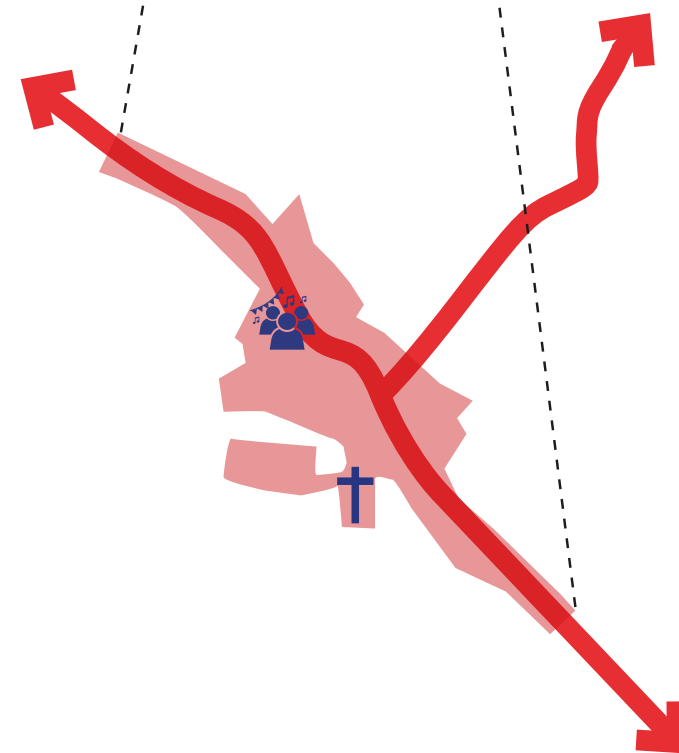


Tetsworth Shop, Tetsworth in Camera / Jack Crump / 1988 Photograph
obtained at the British Library ©

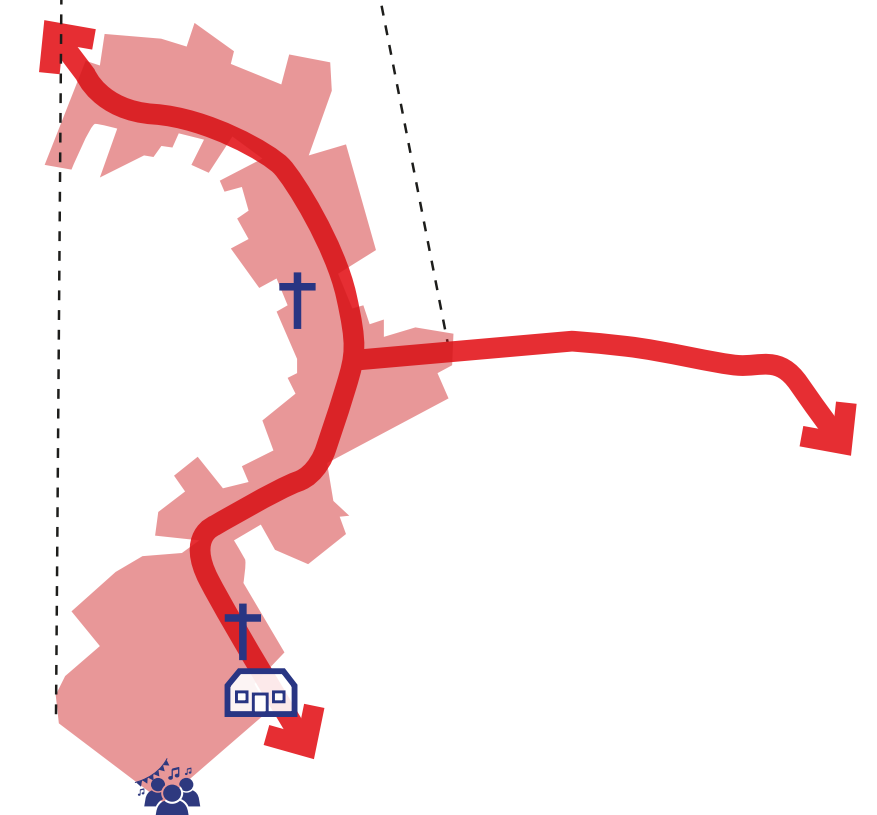


Great Haseley village street, Great Haseley
Photograph obtained at the British Library ©

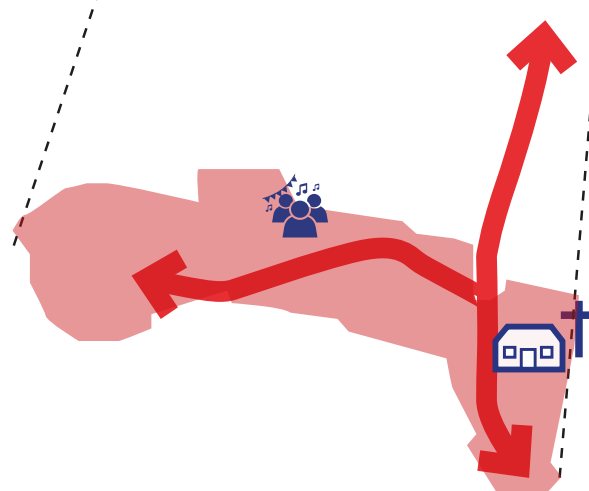
Tetsworth



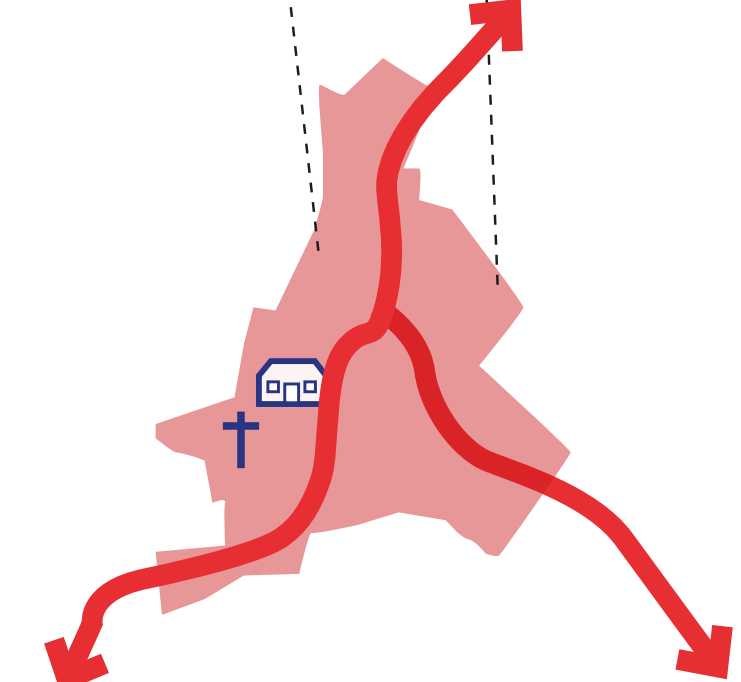
Great Milton



Great Haseley



Little Milton



† Church 🏠 Manor House 🏡 Village Hall

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Site Context & History

Thame

Thame is the key local Market Town. However, it is part of a network of market towns in South Oxfordshire and beyond.

The nature of the market is still utilised today with a timetable of markets occurring on a weekly basis. Many traders will travel between markets and sell in various locations.

Mondays	Abingdon
Tuesdays	Thame / Faringdon
Wednesdays	Chipping Norton
Thursdays	Henley-on-Thames / Witney / Banbury
Fridays	Wallingford
Saturdays	Watlington / Witney / Woodstock / Banbury



Thame today



Thame Market - Photograph obtained at the British Library ©



Thame Market - Photograph obtained at the British Library ©

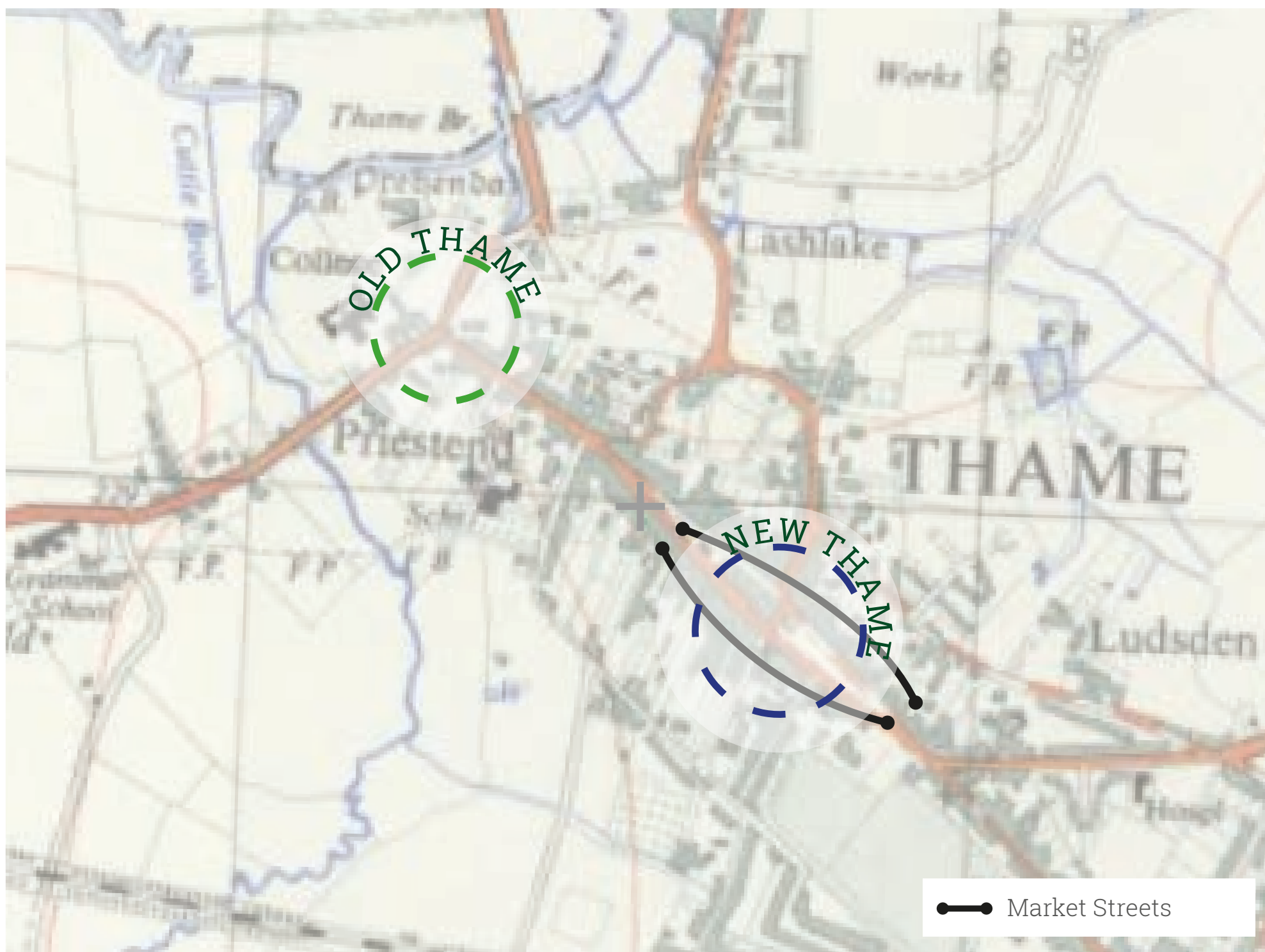


Diagram of Thame's Evolution

Thame expanded South East in the 13th century. New Thame was designed with commercial functions in mind. The town has been hugely successful in attracting business and retail activity. The 'boat-shaped' market place has civic and commercial buildings. The weekly market space – held every Tuesday since 1183 – is still thriving and attracts many people to the town. Today, it is located on the on the eastern car parking area.



Photo of Thame Market © David Hawgood ©



Thame, Old Market
Photograph obtained at the British Library ©



Thame High Street - Photograph obtained at the British Library ©



Thame Market - Photograph obtained at the British Library ©



Thame High Street - Photograph obtained at the British Library ©

Planning & Development

The challenges facing Oxfordshire are big – whether it's tackling the climate emergency, improving connectivity for rural communities or creating the jobs and working environments of the future. At the same time, as people are living longer and there has been a second 'baby boom', many young local families are unable to afford or even find a home – so they desperately need new homes built.

Rather than urban sprawl, which continues to expand our existing towns and villages, we believe a new settlement offers a chance to do something different and much more attractive – delivering the sustainable growth and homes South Oxfordshire needs, without the need for further development surrounding historic communities, in the green belt or the Chilterns Area of Outstanding Natural Beauty (AONB).

Instead of building more housing estates which lack character and ruin historic towns and villages, a new settlement offers a chance to create an attractive 21st century community with new homes and facilities that reflect the very best of Oxfordshire.

Supporting the Knowledge Economy

Oxfordshire benefits from a highly skilled population and multiple high value employment centres. Many of these areas and communities are located in a band to the south and east of Oxford, broadly Grove & Wantage, Harwell, Didcot, Culham, Harrington, Thame and Aylesbury, we call this the "Oxfordshire-Buckinghamshire Innovation Corridor".

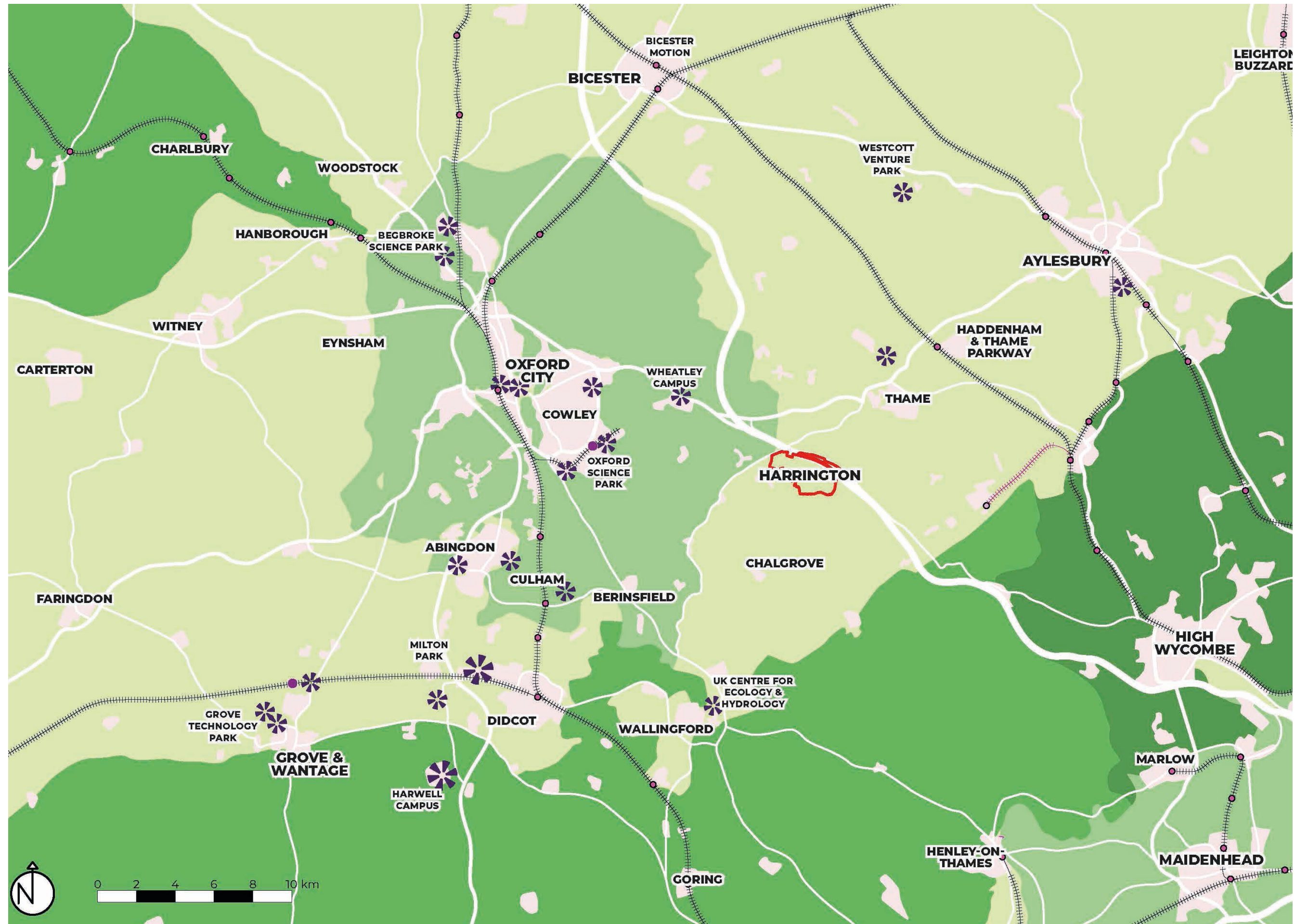
Situated in the heart of this corridor while on an accessible route into Oxford, Harrington is situated and scaled to deliver improved sustainable public transport connectivity to link up with smaller communities and employment centres along this Innovation Corridor across southern Oxfordshire.

Harrington will act as a catalyst for enhanced connectivity across the Oxfordshire-Buckinghamshire "Innovation Corridor" from Grove & Wantage in the west to Aylesbury in the east, linking up with science and innovation destinations including Harwell Campus, Culham Science Park, Westcott Venture Park and the new employment planned at Harrington itself.

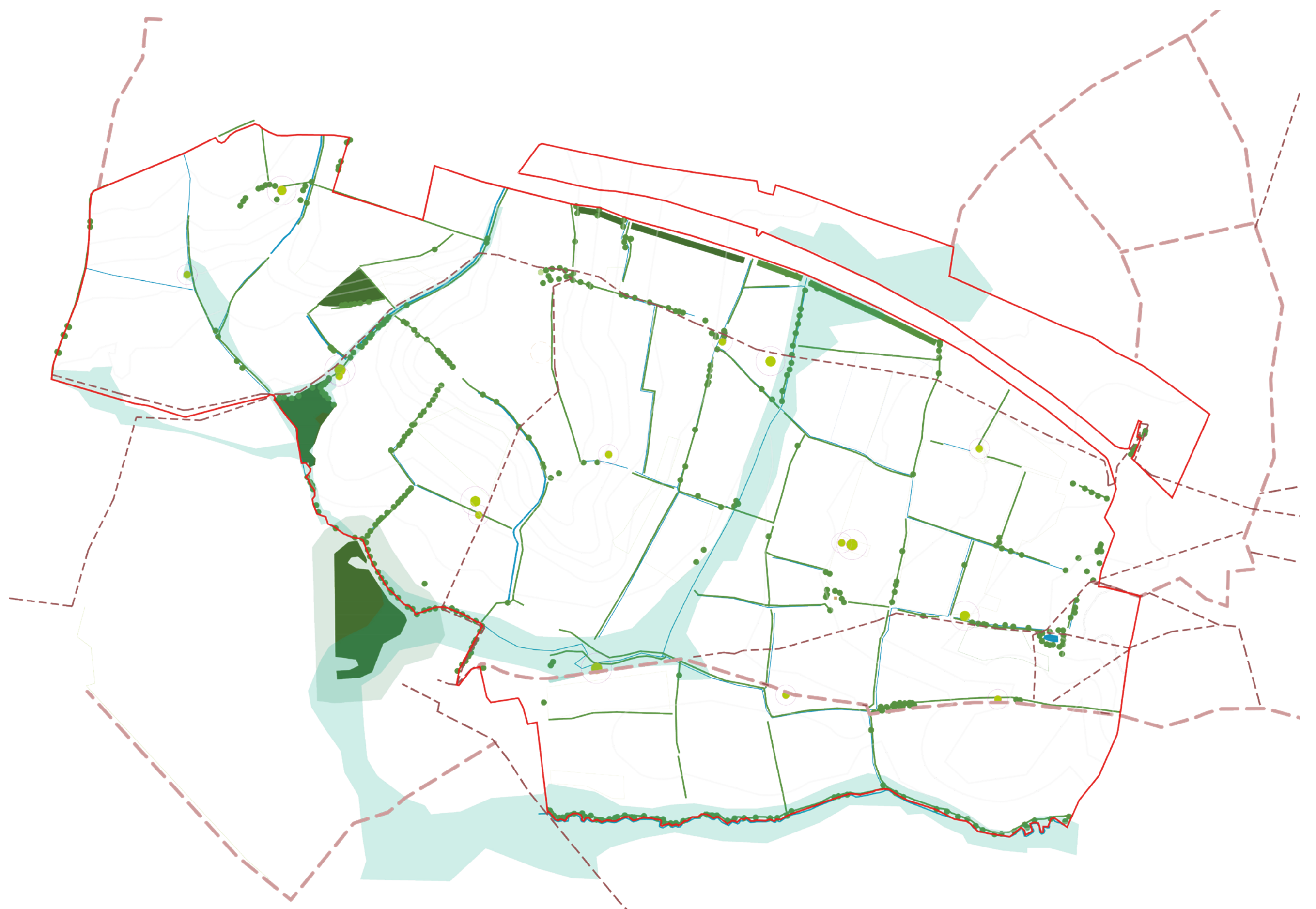
Community Services and Green Infrastructure
A new settlement here delivers the sustainable growth and homes South Oxfordshire needs, without contributing to urban sprawl around existing communities. The need to create a place that delivers services in easy reach and encourages a healthy lifestyle with local greenspace and walkable neighbourhoods has never been more important.

With more than half of the Harrington site committed to green infrastructure such as parks, recreation space and community food growing, the location provides easy access to nature and helps to support healthy and resilient lifestyles. There is space to deliver the right mix of private and public green space as well as high-quality homes, workspaces and all the facilities of a thriving market town to meet every need, minimising any need to travel by car.

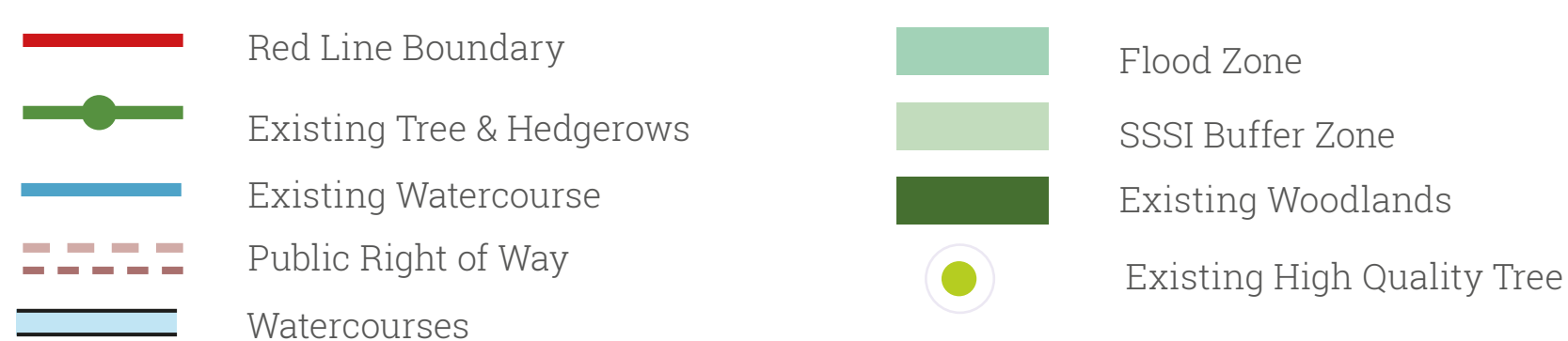
The ambition retains the historic character of trees, hedgerows and landscape, including existing buildings and structures found within the site, to create a huge range of community green space integrated with a great 21st century addition to the historic settlements of Oxfordshire.



Green Belt and AONBs



Existing Hedgerows and Woodland



Getting About

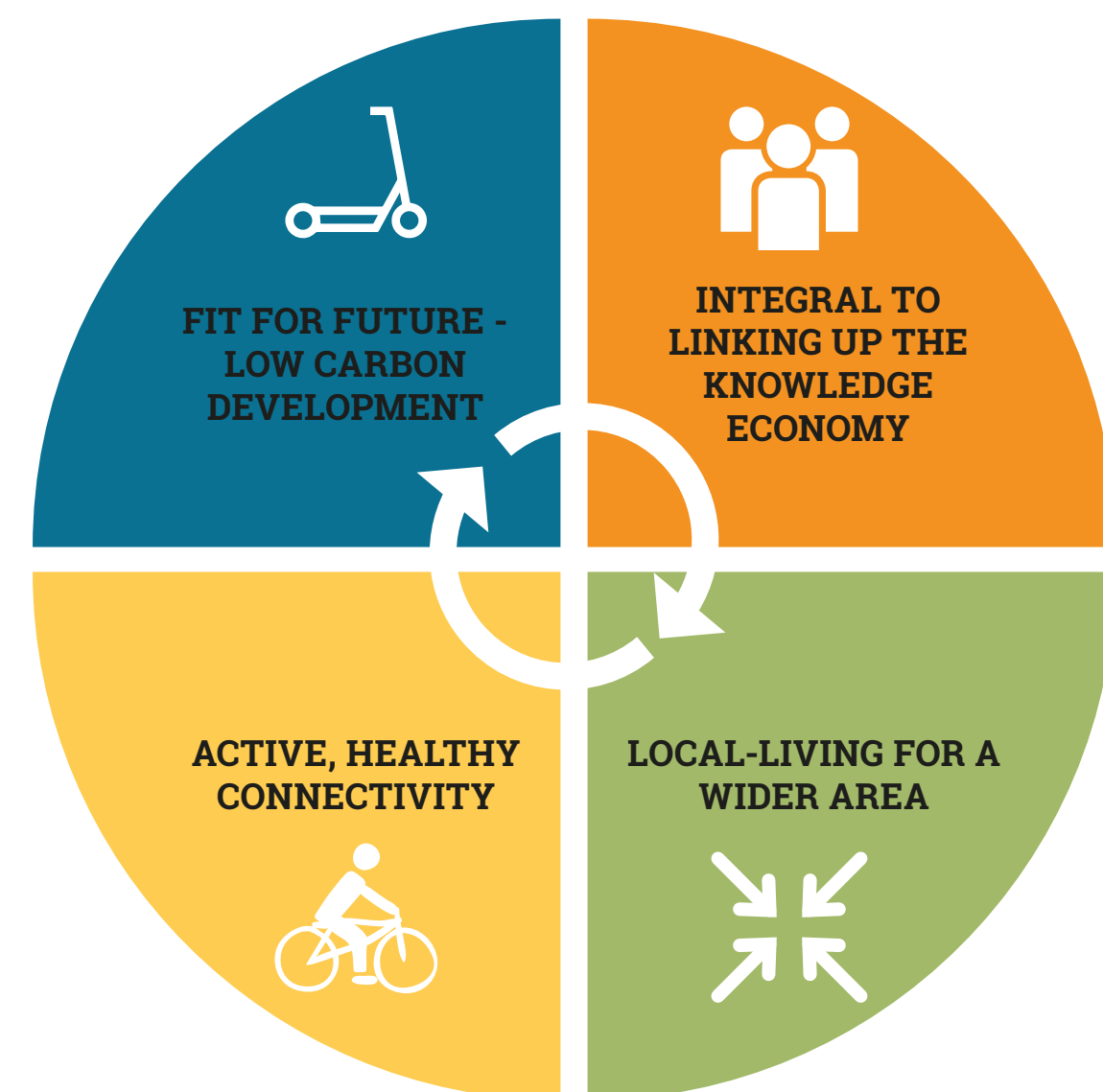
Harrington gives Oxfordshire the chance to create something truly special and forward-looking to deliver the very best for future generations. While so much development is reliant on people using the car to live and work.

Harrington would offer residents a place where everything is within easy, safe and attractive walking and cycling distance – schools, GP facilities, play areas, places to work, shops to visit and so much more.

There are opportunities to enhance public transport through providing reliable, integrated and accessible services. Harrington could enable connectivity between settlements including Tetsworth, Thame, Little Milton, Great Haseley, Wheatley and Oxford by enabling a key interchange of types of transport link and delivering greatly enhanced public transport in an east-west direction.

Innovations in technology will be used to improve the efficiency and sustainability of motorised modes.

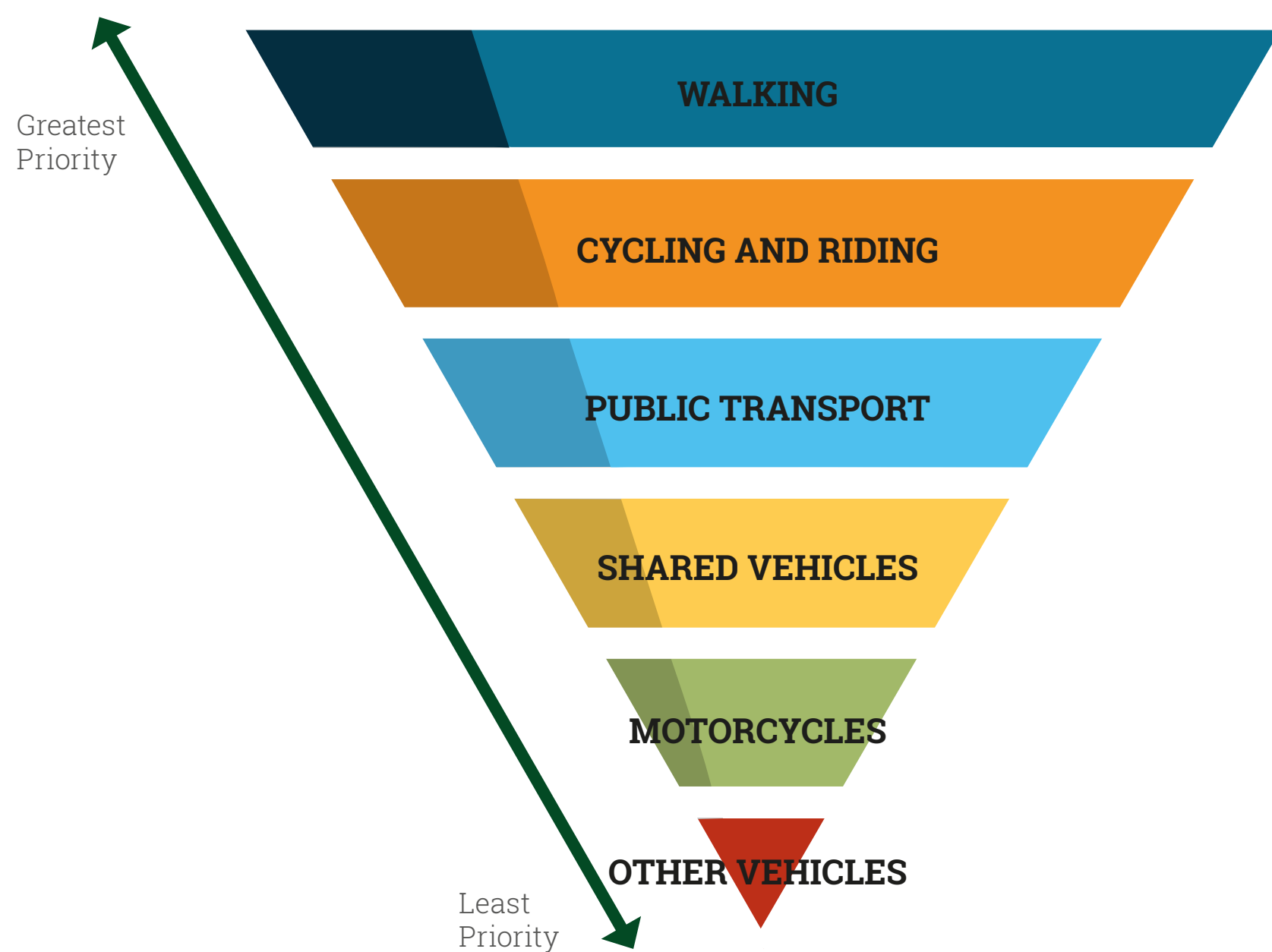
Harrington will enable people to live, work, play and shop within a short distance supported by 20 minute neighbourhood principles.



Provision of high value employment in Harrington and linking to existing employment in the knowledge economy will support higher containment and reduce vehicular impacts.

Harrington can provide sustainable connectivity across a wide geographical area through new sustainable transport connections to facilities, both on and off site.

Movement Hierarchy for Harrington



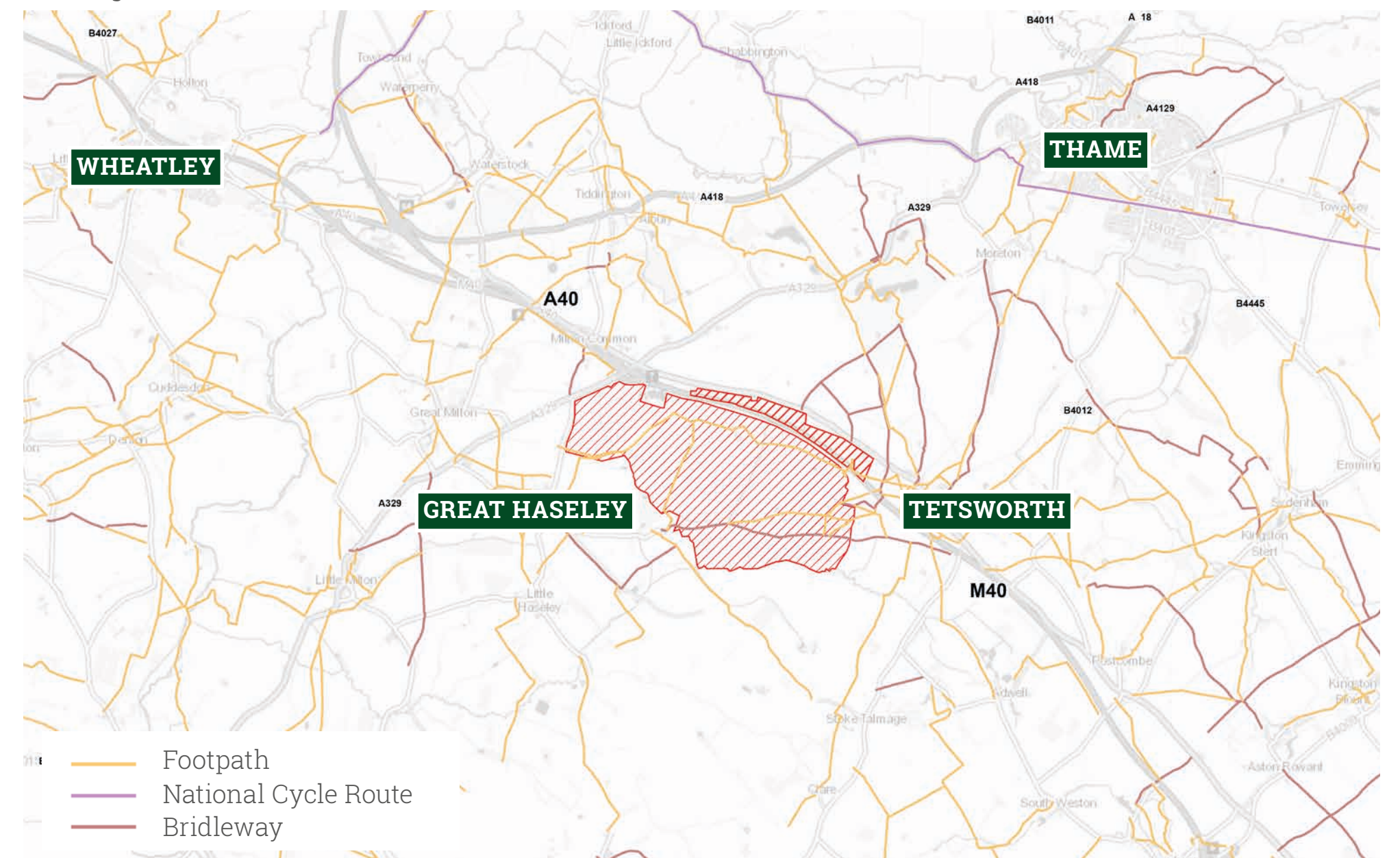
20 Minute Neighbourhood



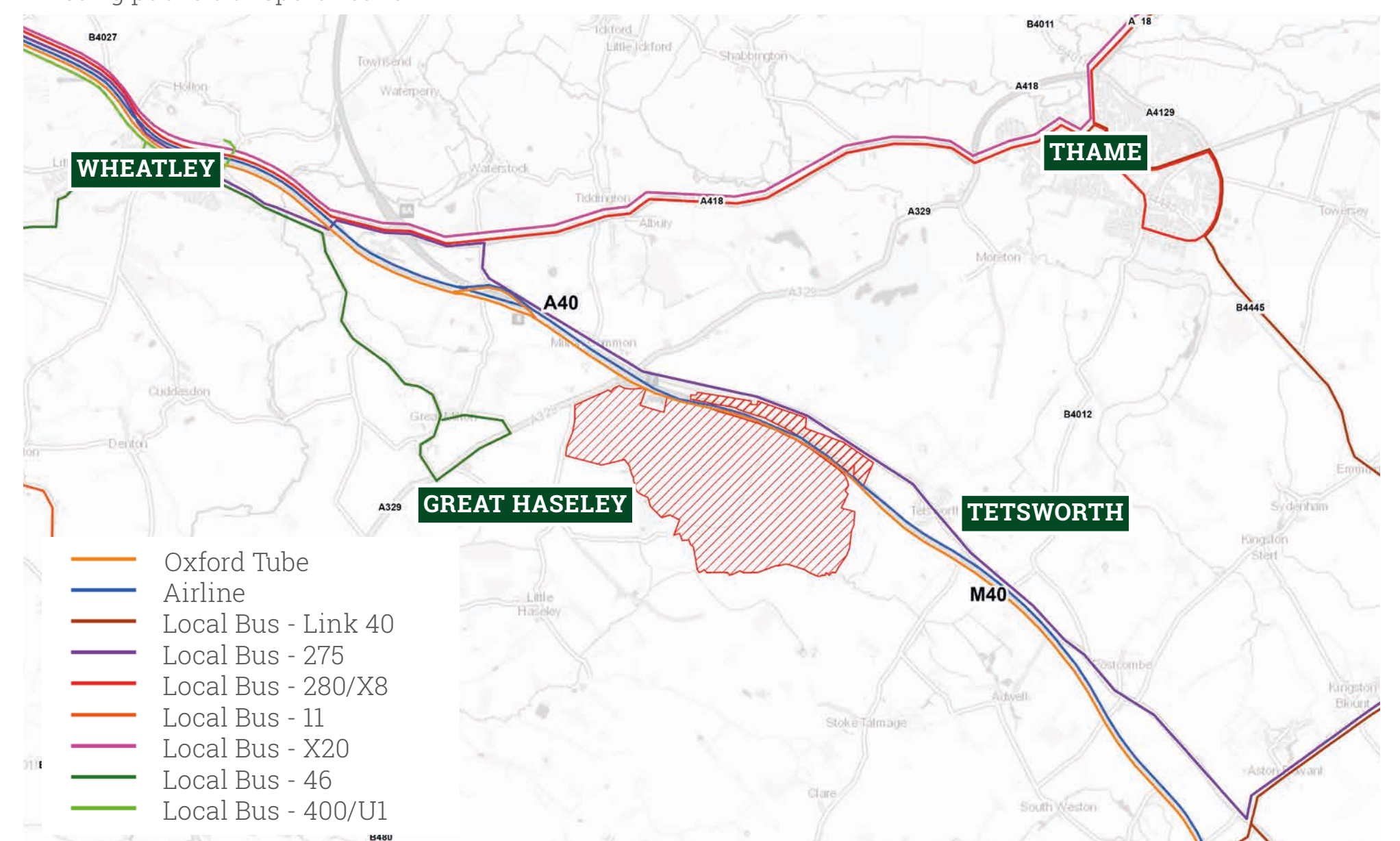
Existing road network



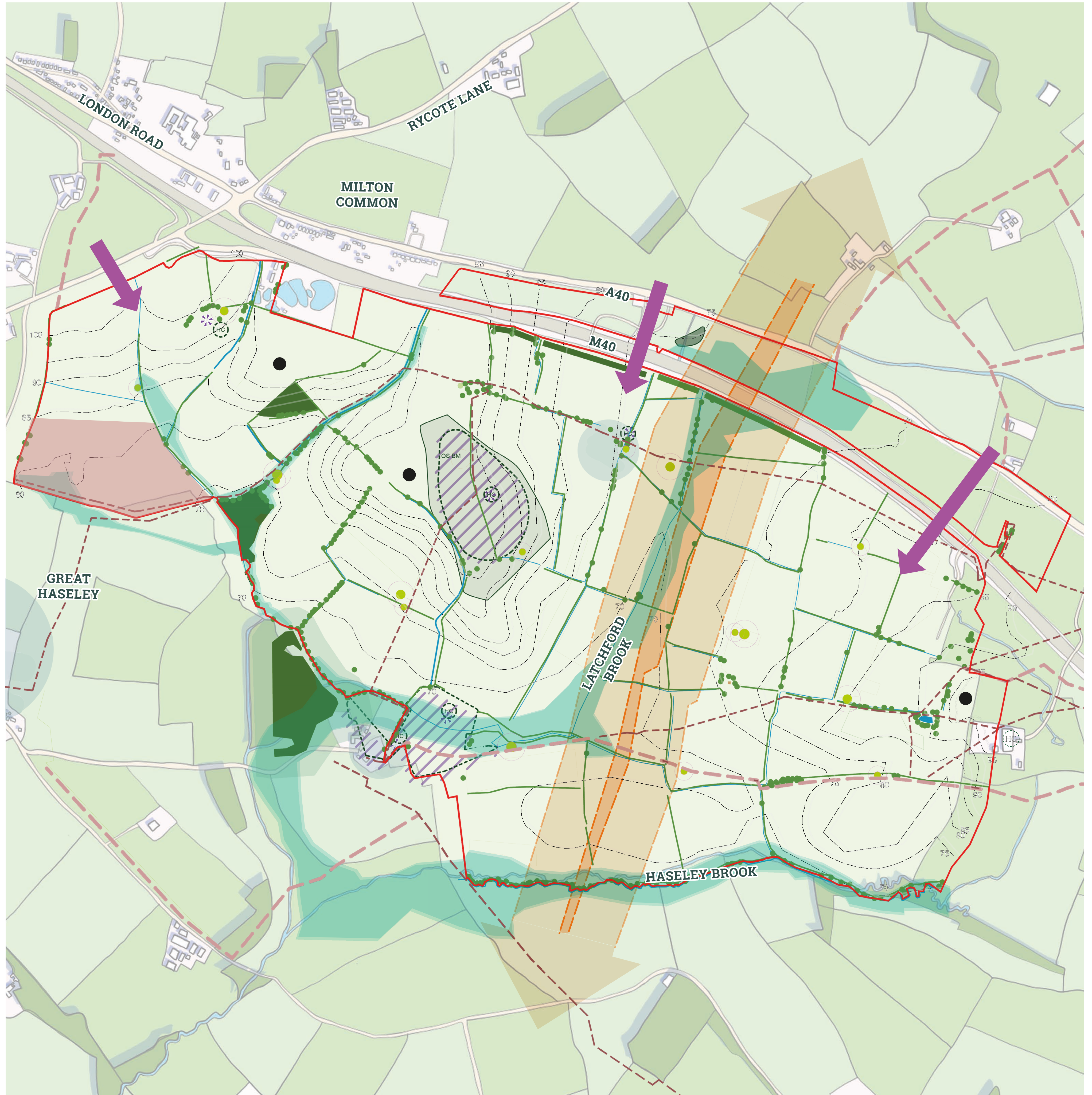
Existing active travel network



Existing public transport network



Constraints & Opportunities



	Red Line Boundary		Area affected by Fault Line
	Existing Tree & Hedgerows		Contours
	Existing Watercourse		Existing Woodlands
	Public Right of Way		Listed Building
	Motorway		Existing High Quality Tree
	Watercourses and Ponds		Area of Sensitive Heritage Impact
	Secondary Roads		Heritage Consideration
	Gas Main Lines		High Points
	Gas Central Buffer Zone		Possible Access Points
	Gas Main Buffer Zone		
	Flood Zone		
	SSSI Buffer Zone		

This plan shows some of the key constraints and opportunities within the site. These include landscape as well as manmade features and potential access points. All of these elements help to inform and shape the design of the future community.