Harrington Community Planning Weekend II to I5 November 2022 Part I: Community Planning Process







Why Harrington?



"By 2045 we'll need these homes - the choice is building on the 200 hectares that are proposed as housing estates round places like Thame, with no facilities, or to go this route." Lord Matthew Taylor



EXTENDING AN EXISTING TOWN





= FEW BENEFITS

~ MANY BENEFITS



CREATING A NEW

The Team



Lord Matthew Taylor Senior Advisor Adrian Colwell Senior Advisor











Community Planning Approach





The Site





Process Timeline



Continued Community Engagement



Project Website harringtonnewsettlement.co.uk

HomeThe medThe locationThe ambitionGive us your thoughtsWelsome to
Barrington

A proposed new 21st century sustainable community with all the best attributes of a traditional small market town.

Harrington will have everything in place for residents to lead a healthy, low carbon lifestyle in an enterprising and supportive new community. Applying principles of One Planet Living®, our ambition includes a commitment to sustainability, health and wellbeing, great community services, enhancing biodiversity and protecting the wider environment.

We're committed to working side-by-side with the local community to co-create a Vision for Harrington, designed to meet the needs of South Oxfordshire for years to come.

Give us your thoughts >

Help shape the Vision for Harrington







Publicity Flyer

AVision for Harrington

A proposed new 21st century sustainable community with all the best attributes of a traditional market town.

Oct/Nov 2022

You are invited by JTP, on behalf of Summix, to help shape the Vision for Harrington, a sustainable 21st century community. In late October and the first half of November 2022 there are chances to visit roadshows, give your views through online surveys and participate in workshops at the Vision for Harrington Community Planning Weekend.

Find out more at the Roadshows

Oxford – Gloucester Green Market Thursday 27 October, 9.00am – 4.00pm Gloucester Green Outdoor Market, Gloucester Street, Oxford OX12BU

Milton Common – Oxford Belfry Hotel Monday 31 October, 11.00am – 7.00pm Oxford Belfry Hotel, London Road, Milton Common OX9 2JW

Thame – Thame Town Hall Friday 4 November, 9.00am – 5.00pm Upper Chamber, Thame Town Hall, High Street, Thame OX9 3DP

Help shape the Vision for Harrington at the Community **Planning Weekend**

Venue: Oxford Belfry Hotel, London Road, Milton Common OX9 2JW

Public workshops and exhibition Friday 11 November, 1.45pm - 5.30pm & Saturday 12 November, 11.15am – 4.00pm

Vision Report Back Tuesday 15 November, 6.45pm – 8.30pm

See back page for full programme

▲ summix Summix. For more information, please visit harringtonnewsettlement.co.uk or contact the Community Planning Team at community@jtp.co.uk on Freephone 0800 0126 730 or write to us at Freepost JTP (no stamp required)



Harrington site boundary

Have your say now!

In the run up to the Vision for Harrington Community Planning Weekend, scan the QR code to give us your initial views and ideas for Harrington and its relationship with the neighbouring areas via an interactive map or questionnaire.



harringtonnewsettlement.co.uk

AVision for Harrington K A proposed new 21st century sustainable community with

all the best attributes of a traditional market town.

Community Planning Weekend Programme

Venue: Oxford Belfry Hotel, London Road, Milton Common OX9 2JW

Friday 11 November 2022 Public Workshop Day 1

1.45pm Doors open & exhibition begins 2.00 Welcome and introduction 2.10 Dialogue Workshop – South **Oxfordshire Today?** What are the needs

South Oxfordshire today and what are the issues and opportunities of designing and delivering a new 21st Century sustainable community?

Young People's Workshop

A chance for young people to talk about the site and to draw ideas for the future. 3.20 Refreshment break

3.30 Hands-on Planning Groups

Work in small, facilitated groups to consider key constraints and opportunities for the site and its relationship with the wider area and start to co-design ideas for the new community. Groups may choose to visit the site area by the minibus provided, to see and discuss opportunities and connections.

4.40 Refreshment break 4.50 Feedback from Hands-on Planning

Groups 5.15 Workshops conclude 5.30 Exhibition closes



Report Back Presentation 6.45pm Doors open 7.00 Report Back of the Vision for Harrington 8.30 Close

The Harrington community planning process is being organised by JTP on behalf of Summix. For more information, please visit harringtonnewsettlement.co.uk or contact the Community Planning Team at community@jtp.co.uk on Freephone 0800 0126 730 or write to us at Freepost JTP (no stamp required)

Distributed over 11,000 flyers to the local area and advertised on social media

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Saturday 12 November 2022

Public Workshop Day 2

should it be managed?

sustainable community

the minibus provided.

2.45 Refreshment break

3.45 Workshops conclude

4.00 Exhibition closes

Groups

3.30 Next Steps

the future

11.15am Doors open & exhibition begins 11.30 Welcome and introduction 11.40 Dialogue Workshop - Harrington Tomorrow What does an exemplar 21st century sustainable community look and feel like, who should it serve, what are the key principles needed to shape it and how

Young People's Workshop Another opportunity for young people to talk about the site and to draw ideas for

12.45pm Lunch break - lunchtime refreshments will be provided 1.00pm Lunchtime presentation - One Planet Living® - delivering a flagship

1.30 Hands-on Planning Groups Another opportunity to work in small, facilitated groups to consider key issues and start to plan ideas for the future. Groups may choose to visit the site area by

Young People's Workshop (continued)

3.00 Feedback from Hands-on Planning

Tuesday 15 November 2022





Publicity TV and Radio



Press release issued to local and trade media Interview with local BBC Radio Oxford



Project Website Interactive map



More than 100 combined responses via online survey, interactive map, hard copy of feedback form

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Project Website Interactive map

Issues

- Impact on local villages
- Fear of coalescence
- Impact on highways infrastructure
- Construction traffic
- Impact on environment
- Impact on views
- Impact on land drainage
- Impact on community services e.g. doctors, schools, etc.
- Loss of food production and countryside
- Don't build north of motorway impact on villages and community
- How to achieve net zero?



Project Website Interactive map

Suggested Actions

- Explain why its a good idea
- Need new bus services Oxford, Thame, Haddenham, etc.
- Put in community infrastructure inc. a secondary school, doctors, etc.
- Protect environment e.g. Spartum Fen SSSI
- Include flats to increase density and affordability
- More council houses
- Dedicated cycleway between Haddenham & Thame Parkway - Thame - Harrington



Roadshows



More than 130 conversations in Oxford and distributed more than 200 leaflets 70 people attended Milton Common Roadshow 59 people attended Thame Roadshow + conversations with businesses and residents around the town

itd

Roadshows

Issues

- Transport impact on existing road network (particularly A329) and routes towards Oxford
- Noise from M40
- Loss of countryside impact on views from nearby villages
- Sewerage will this have impact on surrounding villages
- Flood risk
- Loss of farm / food growing potential on site
- Construction traffic / phasing of development
- Impact on biodiversity / habitats
- Affordability of housing
- Harrington not becoming a dormitory / commuter town serving London
- Whether Harrington can be described as 'sustainable'
- Timing of engagement / consultation and alignment with Local Plan process
- Lack of amenities in local area, particularly health



Community Meetings

"I think it's a good idea...people in thirty years will be glad of it." (young person)

"You've got to keep delineation between Harrington and the surrounding villages."

"What about a Forest School at Harrington? They're very popular" "It's better than putting more housing round villages that are already there...a new settlement makes much more sense."

"It must become a good place to get a job."

"A Community Centre could help young people and the disabled get involved in gardening – what about some allotments." "No, it shouldn't happen. It's an area that shouldn't be spoiled."

"You've got to keep delineation between Harrington and the surrounding villages."

"Keep some of the green fields so people can use them to grow things and learn new skills."

"Wouldn't it be lovely if we could all live there as an extended family – we wouldn't have to travel to meet each other and could share childcare." "People aren't looking at the bigger picture. We do need more housing."

"Transport links are so important...and reliability"



Community Planning Weekend Team Tour











Community Planning Weekend Team Briefing











Community Planning Weekend Welcome and Introduction to the Community





Community Planning Weekend Friday Workshop











Community Planning Weekend Friday Workshop Issues

Local area

- Lack of 'real' affordable housing esp. for 20-40 age group
- Lack of work opportunities
- Many new housing developments of low-quality design with little community benefit
- Over-stretched community services
- Transport rural roads, gaps in bus service, congestion, school run, poor cycle infrastructure

Harrington new settlement proposal

- Some oppose, some neutral and others support principle of development
- Impact on nearby villages and wider area
- Impact on natural environment, inc. Spartan Fen Site of Special Scientific Interest (SSSI)
- Loss of agricultural land
- Impact on views
- Impact on community services
- Scepticism of development process
- Fear of poor housing design



Community Planning Weekend Friday Workshop Suggested Actions

Harrington

- Build trust and run an open and honest planning process
- Clear development limits for containment / scale "get the feel right"
- Design codes to ensure homes are of high quality, future proof "building beautifully"
- Create local Community Interest Company (CIC) to oversee the development and ensure it retains original concept
- Community led housing Community Land Trusts (CLTs), co-housing / co-ops; self-build
- Maximise opportunities for nature
 - Commit long term resources for management of local wildlife areas
 - Be connected, creative, ambitious
 - Native species and variety of habitats
 - Protect and preserve SSSI



Community Planning Weekend Friday Workshop Suggested Actions

- Reliable public transport & cycle infrastructure to nearby towns and villages
- Create a good mix of employment opportunities, inc. start-ups and CICs
- Encourage independent shops, supported by independent suppliers
- Health and elderly care, outdoor play spaces & near primary schools
- Community engagement in planning and long-term stewardship / asset management
- Visit successful new places and settlements "Seeing is believing!"



Community Planning Weekend Hands-on Planning: Connecting and Wider Infrastructure





Community Planning Weekend Connecting and Wider Infrastructure





Community Planning Weekend Connecting and Wider Infrastructure

Key

- I. Creating a new community offers infrastructure benefits
- 2. A new community needs more than housing
- 3. Increases in home working is changing how communities use their settlements
- 4. Homeworkers need opportunities to meet co-working clusters
- 5. How 'self-containment' provides opportunities for active travel
- 6. Stopping the Oxford Tube at the site





Community Planning Weekend Connecting and Wider Infrastructure

Key

7. Scaling home-working from flats to 'farm cluster' studios





Community Planning Weekend Wild, Wet + Biodiverse





Community Planning Weekend Wild, Wet + Biodiverse





Community Planning Weekend Wild, Wet + Biodiverse

Key

- I. A connected blue and green landscape
- 2. Rewilding of the landscape
- Different types of ponds and swales - shallow and dry and deep with water
- 4. Water filtered and cleaned before it enters watercourse
- 5. Areas for people and areas just for nature
- 6. Jubilee Way type route around the site
- 7. A wild and watery heart
- 8. A wild and watery bottom
- 9. All areas connected by green routes along hedgerows
- 10. Stewardship office at the farm



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Community Planning Weekend How Can We Start?





Community Planning Weekend How Can We Start?





Community Planning Weekend How Can We Start?

Key

- I. Early wins / opportunity to use existing farm buildings
- 2. Village centres provide facilities from the start for each age group
- 3. New and existing landmark features
- 4. Multifunctional community space and coworking
- 5. Create a vibrant neighbourhood with multiple facilities



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Community Planning Weekend Great Harrington





Community Planning Weekend Great Harrington





Community Planning Weekend Great Harrington

Key

- I. Green buffers
- 2. Each parcel to have a distinct character
- 3. Community stewardship
- 4. Views
- 5. Linking through routes
- 6. Making use of heritage assets



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Community Planning Weekend Saturday Workshop










Community Planning Weekend Saturday Workshop Issues

Local area

- Lack of affordable / social housing
- High price of housing for sale

Harrington new settlement proposal

- Impact on surrounding communities
- Impact of motorway
- Building a community
- Need for early delivery of facilities, schools, doctors etc



Community Planning Weekend Saturday Workshop Suggested Actions

Harrington

- Ensure Local Plan allocation sets detailed policy for a successful place
- Set up a very strong contract with master developer
- Reduce car use define the carrots and sticks, provide alternatives
- High standard of environmental requirements
- Deal with waste and refuse on site
- Aspirations for Harrington:
 - Intergenerational
 - Car free and quiet yet plenty going on
 - Different styles of architecture, homes with character
 - A 'green' place where people want to live



Community Planning Weekend Saturday Thame Tour





Community Planning Weekend Saturday Thame Tour



Housing on Tythrop Way





Frontages on Esingdon Drive





The Phoenix Trail

The historic approach

Community Planning Weekend Saturday Thame Tour



Saint Mary the Virgin Churchyard





Approach to Buttermarket



The alleys



Cornmarket



High Street

Community Planning Weekend One Planet Living[®] Presentation by Bioregional



"We have a climate emergency and an ecological emergency and we need to respond to them both!"



Community Planning Weekend Hands-on Planning: Connecting Communities





Community Planning Weekend Connecting Communities





Community Planning Weekend Connecting Communities

Key

- I. Early interventions to improve wider connections
- 2. Identify preferred routes to surrounding facilities
- 3. Repair the missing links
- 4. Provide electric bikes/ scooters
- 5. Secure bike storage
- 6. Improve wider bus links



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Community Planning Weekend Hedge-ington!





Community Planning Weekend Hedge-ington!





Community Planning Weekend Hedge-ington! The conversation illustrated

- NEW HEDGES FIRST?



Water is the most important to me



I HATE FENCES!

I hate fences!



My hedge



ENCLOSSUP GREEN BOUR MY BACK GARDEN

My green arbour



Hedgerow team



Walk loop/circle close to my home!

Community hedgerow club



neighbourhood





Community Planning Weekend Hedge-ington!

Key

- I. Keep the hedgerows and trees
- 2. Hedge-diversity- foraging routes -What can I see? What can I pick?
- 3. 20 minutes to everything shops, school, work, parks etc
- 4. Screening the motorway with trees and fencing
- 5. Creating a great green arrival
- 6. Small village centres with cafes and schools
- 7. Water meadows
- 8. Harrington "Clumps"
- 9. Circular green routes
- 10.Local volunteering scheme



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Community Planning Weekend Lessons From Thame





Community Planning Weekend Lessons From Thame





Community Planning Weekend Lessons From Thame

Key

- I. One Town / two character areas; Old and New Thame
- 2. Old Thame- organic growth
- 3. New Thame- A planned market town
- 4. The role of landmarks
- 5. Continuous frontages, rooflines varies
- 6. The square, lanes, alleys and yards
- 7. Busy and quiet spaces
- 8. Green perpendicular streets and larger green spaces off of the high street





Community Planning Weekend One Planet Living[®]





Community Planning Weekend One Planet Living[®]



T A Vision for Harrington





Community Planning Weekend The 10 One Planet Living[®] Principles

I. Health and happiness

Constraint: Pollution - air, light and noise Opportunity: walkable neighbourhoods

2. Equity and local economy

Constraint: Affordability Opportunity: Local employment opportunities and independent businesses, home & co-working

3. Culture and community

Constraint: Loss of identity Opportunity: Create a new, unique identity

4. Land and nature

Constraint: Perceived loss of green space Opportunity: Biodiversity gain and access to currently private land

5. Sustainable water

Constraint: Increased run-off/flooding potential Opportunity: Improve water quality and using for community activities



Community Planning Weekend The 10 One Planet Living[®] Principles

6. Local and sustainable food Constraint: Loss of agricultural land Opportunity: Mosaic of food production areas/land

7. Travel and transport

Constraint: Car dominance and traffic **Opportunity: 'Tribrid' working**

8. Materials and products

Constraint: Long distance materials Opportunity: Use of local materials

9. Zero waste

Constraint: Pressure on waste infrastructure Opportunity: Circular waste economy

10. Zero carbon energy

Constraint: Not achieving net zero carbon / not following through on aspirations **Opportunity:** Designing for the future

Community Planning Weekend Locking in Quality



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Community Planning Weekend Locking in Quality





Community Planning Weekend Next Steps

Local Plan Policy relating to Harrington

- On-site

- Off-site - informs Section 106

Four stages of the Local Plan

- Reg 18 (2)
- Reg 19 Draft Plan
- Submission Plan
- Examination
- Infrastructure Delivery Plan (IDP)
- -Viability Assessment
- National Requirements (national agencies)
- Phasing Plan (quick wins?)
- Community Controls land trust etc., CIC, governance
- Summix Contracts
- Design Codes



- Local Plan Policy rel. Harrington - On-site - Off-site -> informs 5.106 · - Reg 18 (2) "Automotors" · - Reg 19 Draft Plan (connect) · - Submission Plan and and ⊙ → Examination + adout providences/anti-informed providences/ pro -IDP; Infrastructure Delinery Plan - Viability Assessment communication - National Requirements (national agencies) " " - Community Controls tand trust etc... - Summix Contracts Governance -Third Party Implementation

Community Planning Weekend Team Debrief





Principle of a new settlement at Harrington

Some members of the community, even some living near the site, see the benefits that could come from Harrington and are supportive of the concept. They wish to see the opportunity explored sustainably and holistically and they envisaged how Harrington could fulfil the urgent need for more housing within a well-planned and serviced community, whilst providing benefits for nearby villages too. Others, especially those living close to the site, oppose the proposed new settlement at Harrington, concerned about the potential impacts on the area and their quality of life.

Many participants recognised that there is a fundamental choice to be made when delivering the homes needed over the next decades. One option is to continue building more and more housing estates on fields around existing local settlements, including local villages with limited or no infrastructure and the edges of historic market towns, or designing a new, fully serviced, sustainable community at Harrington with the same number of homes brought together with new facilities, like those of a small market town. The decision on whether to proceed with a Harrington or housing estates around existing communities will ultimately be made through the joint Local Plan process.

"People who live here feel threatened and powerless about what's happening."

"I'm a realist. So long as it's designed right, it will be a benefit."

"We live in an estate, it's a bit impersonal and having nature closer would be better; we'd much prefer to live in somewhere you're proposing."

Coalescence with nearby villages

A key concern of participants was the potential for Harrington to coalesce with neighbouring villages. The new settlement will include at least 50% greenspace and the new community should use this to include substantial green buffers to nearby villages, including a green corridor between Milton Common and Tetsworth on the land north of the motorway along the A40.

"There must be separation between the villages."

"Create a green corridor along the road (A40), with no housing. That will reassure local people."



Pressure on local services

Participants described the pressure that adding new housing estates around Thame have already put on its social infrastructure. They said schools and doctors are full and public services are stretched. In particular, the lack of local health facilities was an existing concern, and the ability to include new educational, health and social care provision at Harrington would provide amenities to not only the new residents (rather than putting even more pressure on existing facilities) and also serve nearby villages, many of which have lost services over the years.

"There are no doctors, nurses or medical facilities in the three parishes."

"You must put the infrastructure in first. Developers usually get it the wrong way round."

A planned and evolving place

To ensure early residents have access to the services to support a new community, Harrington should commence from the start with delivering a mix of uses alongside homes, including social, economic and environmental benefits (eg parks, local shops and food offers, schools and business premises). The new community should be designed to sit within a landscape framework of open space and water, to enable the community to grow into a place with all the attributes of a market town. Thame - with its historic marketplace - provides an enduring example of how a new market town can be planned from the beginning, and evolve over time.

"Develop it as a local village that is part of a much larger whole."

"It's all about creating the feel, the atmosphere of a market town."



Designing a sustainable community

The concept of the new settlement is that it will be of sufficient size to enable residents to live, work, study and play there and provide for all daily needs - this is termed "internalisation". Homes should sit within "20 minute neighbourhoods" where residents can access on foot or by bicycle the things they require daily, such as shops, schools, services and leisure amenities, providing a more sustainable, healthy and convivial living environment.

"You asked me for words to describe the new place: I'd say "communal", "sustainable" and "independent".

"I reckon it's quite a good idea. But you've got to have facilities."

"If the right things are not put in, they'll all come to Thame."



A mix of homes to meet all local needs

The need for more new housing to be built, especially affordable, was reiterated by people attending the three roadshow engagement events. Older teenagers and younger adults said they were local but felt unlikely to ever afford to own their own home here, and there is a particular shortage of accommodation for key workers in the area, as well as for staff in the hospitality industry. Participants also suggested the provision of housing for older generations, including supported living, and opportunities for market rent and self-build (for those locally in the younger generation unable to afford to buy and yet ineligible for social housing). In short, doing something at the scale of Harrington was seen as the opportunity and a necessary obligation to have a mix of housing for all incomes, to provide much needed homes for South Oxfordshire and ensure the creation of a balanced community meeting local needs.

"I feel sorry for the youngsters. It's impossible for them to get on the housing ladder."

"I hope we can afford a house at Harrington." (young person)

Employment and training

Harrington should provide a range of training and employment opportunities to create a vibrant local economy well connected to other local centres in South Oxfordshire and beyond as part of an "innovation corridor". As well as larger traditional workspaces, home working could be supported through the design of homes to accommodate workspace and the provision of co-working space in local centres. A successful community could be described as "tribrid" where people can effectively work at home, within the settlement, perhaps in a co-working space, and, only when necessary, further afield.

"There will be people working and living there, living where they're working."



Getting about

Participants expressed concern over the impact of Harrington on the local road network, particularly the A329, and the potential impact of construction traffic. There are limited bus services to local villages and towns (although the new bus service to Great and Little Milton has been welcomed) and local cycling provision is poor. To be a sustainable settlement Harrington must provide for the needs of residents as much as possible internally (like a traditional market town such as Thame) thereby reducing the need to travel far to access employment and services. Connections to nearby villages and towns will also be important, not least to enable residents of nearby villages to access services in Harrington. Participants explored opportunities to introduce new cycle routes and bus connections, including to Thame and the Phoenix Trail. It was suggested that the increasing use of e-bikes will reduce journey times and expand the distances people will contemplate cycling. Within Harrington car clubs could be set up and active travel, ie walking, and cycling, can be prioritised with a network of safe routes and facilities, all to reduce the need to own and use cars.

"Surely most people will drive? If they do, the M40 will become an M25."

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Creating community

It will be important to work hard to build a strong community from the arrival of the first residents. Participants suggested the creation of a community hub, perhaps repurposing existing heritage/farm buildings onsite, where new residents can engage with their neighbours through social interaction at a school, shop, play space, sports field or cafe. Setting up community-led housing and community interest companies to manage and run facilities and services could catalyse the process of community cohesion. Pedestrian and cycling links should be made between different neighbourhoods within the Harrington community and to neighbouring villages. The proximity of places to visit within 20 minute neighbourhoods and ease of getting around will be a key element of a sustainable community.

"It's important to have a centre, some kind of heart to the place."

"A community has roots - a new community has to put down its own roots."

"You need to be able to get to where you want to go to, such as the pub down the road."

Landscape and environment

The size and nature of the site means that over 50% of the site will remain as green or blue landscape, accessible to the community, which was seen as a huge benefit. There was strong feedback that Harrington should identify different character areas, protecting and enhancing habitats and managing water to control flood risk and create attractive landscapes. Some spaces will be used by dog walkers and for recreational activity, others may be less accessible to protect nature, including the SSSI. The network of spaces will be key to how people perceive and experience Harrington. The community could be part of the long-term stewardship of the landscape, in association with existing conservation organisations.

"Connect watercourses more widely and use for nature conservation and flood control."

"Plant a clump of trees on high spots to provide a landmark."



One Planet Living[®]

Participants at the Community Planning Weekend debated how Harrington could address the climate and ecological emergencies and be designed around the principles of sustainable One Planet Living[®]. Strategies included opportunities for food production, sustainable urban drainage, rainwater harvesting, use of local materials, solar panels, heat pumps and a circular waste economy. These and many other elements that should be incorporated to create a sustainable community – the fact this could be enabled by creating a 21st century community at this scale rather than adding housing estates to existing communities was seen as a key benefit.

"We have a climate emergency and an ecological emergency and we need to respond to those."

"Most places are not going to be carbon neutral in the immediate future, but this place could be....solar panels on every roof, loads more trees."

Locking in quality

Many who saw the potential benefits of Harrington were sceptical that the aspirations set out in the Vision would be delivered in practice. Participants pointed to recent and local examples of developments of poor quality and where early promises had not been realised. Trust and delivery are key to the creation of a successful place at Harrington. Through the planning and development management process the promises made must be guaranteed through appropriate detailed policies and commitments to "lock in quality". In particular – the Council should set out strong policies in the Local Plan regarding any new settlement proposal to guarantee that any developer is held to the Vision, this should not be left to later planning applications.

"Trust needs to be earned early."

"We have to secure policy to reflect what we've been talking about, which is how to lock in quality and certainty."

Continuing community engagement

The information exchange at the roadshows and the collaborative co-design and discussions at the Community Planning Weekend was overwhelmingly welcomed by those who engaged with it, including sceptics, as bringing local knowledge and creativity into developing the concept for Harrington. The resulting Vision for Harrington sets out and integrates the elements for a new sustainable community and its relationship with neighbouring towns and villages that were argued for, often passionately, by the participants. The Vision from the Community Planning Weekend will inform the work that is now taken forward and the submissions made by Summix into the Joint Local Plan process. But it is only the start of working with the community. All attending emphasised the importance of continuing to engage with the community and participants, in particular, identified the need to engage with young people - it is after all for their generation that Harrington will be built.

"I see now, you're starting out at the beginning and will endeavour to do the best you can."

Team Working









