

SUMMIX

# Harrington



**A new 21<sup>st</sup> century sustainable community  
with all the best attributes of a traditional  
small market town.**



# Harrington: Creating a community

When we organized a process of public collaboration to help design Harrington, local people came to tell us about the big challenges facing Oxfordshire – tackling the climate emergency, providing for nature recovery, improving connectivity for rural communities, creating the jobs and working environment of the future.

At the same time, people told us there is huge pressure for homes. This is primarily caused by a combination of people living longer than ever before and a second ‘baby boom’ from the 1990s on. With many fewer homes built than needed to meet this rapid population change, we heard how many young local families are now unable to afford or even find a home and desperately need new homes built so they can live in the county they were born in.

So together we grew a vision of a sustainable way to tackle all these challenges. Rather than tack on endless unsustainable housing estates around historic towns and villages, ruining their setting and pressuring services, Harrington would do something different and much more attractive – a new, sustainable 21st century market town with all the facilities people need for day-to-day living.





**Delivering the sustainable growth and homes South Oxfordshire needs, without the need for further development ruining historic communities. Not in the green belt or the Chilterns Area of Outstanding Natural Beauty (AONB).**

**We discussed how Harrington provides the chance to create an attractive 21st century community with new homes and facilities that reflect the very best of Oxfordshire. Applying the principles of One Planet Living® to create a new place with a focus on sustainability, health and wellbeing and great community services, which would also deliver protection of the wider environment and significant biodiversity enhancements.**

**While so much development is reliant on people using the car to live and work, Harrington would offer residents a place where everything for day-to-day living 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.**

**This document sets out our shared vision, so Harrington gives Oxfordshire the chance to create something truly special, to deliver the very best for future generations.**





# Context and choices

We believe that there is a better option for meeting housing need in South Oxfordshire than releasing more Green Belt land, and also better than allowing more growth on the edge of our market towns and in our villages, which puts real pressure on the existing infrastructure. We believe that a new settlement, not in the Green Belt or AONB, enables development to be designed from scratch in a sustainable way that is rarely achievable in the sort of development South Oxfordshire has seen to date.

South Oxfordshire is going to continue to evolve to meet the demographic changes that all districts face across the country. Growth will continue as the housing and employment needs of district residents are met.

If Harrington is supported as a new settlement in South Oxfordshire, there is much less need to build elsewhere around existing towns and villages, and no need to build on the Green Belt.

We recognise any new development faces significant questions. We have worked with the community to address how Harrington can:

- be the most sustainable new settlement possible;
- be designed to best address climate change;
- help reduce the need to travel;
- ensure minimal impact on the Chilterns AONB;
- avoid significant impact on surrounding settlements;
- secure a strong economic component;
- secure all key services a new settlement needs; and
- be implemented as a long-term project.

As South Oxfordshire is a district with many beautiful rural areas, we believe that development should be well-designed, attractive and meet the challenges of climate change. These issues should not be optional extras but placed at the heart of new development. That is the approach we intend to follow. We also recognise that we must manage the local impacts of transport growth, reducing the need for car use and minimising any landscape impacts.

The Harrington development will occupy a location where we can minimise our impact on other towns and villages, but this means we must ensure a full range of services on site, the proposed transport connectivity is strong and that we can meet all infrastructure needs - power, water and transport - as the Harrington development is implemented.

Reducing commuting is a challenge. It gets scant consideration where extensions to towns are undertaken, yet they offer few, if any, neighbourhood services, so residents are forced to use the car for day-to-day needs. But at a new settlement like Harrington, there is the opportunity to ensure that all services are provided as part of the site, including job and business creation. By providing a range of jobs on site, enabling home working through great IT and ensuring there is a strong business component, the town's economy will be inclusive and help to reduce the need to commute from Harrington to work elsewhere.

Unlike urban 'add-ons', as a new settlement Harrington can be designed with all its essential services such as leisure, health (including GP surgeries) and schools, as well as other key infrastructure including cycle lanes and publicly accessible green spaces built-in from early in the development.





The creation of a new settlement means there is an opportunity to create exceptional sustainability that is rarely achieved with new housing estates. We intend to enhance the biodiversity of the site and minimise the environmental impact of new construction. Our plan is to adopt a strict approach to energy efficiency with solar panels and heat pumps in new homes. A range of housing will be provided, both in size and affordability, designed to high environmental standards to keep people's bills low.

We have used a process of public engagement to help to shape our proposals for Harrington and build local legitimacy. Our proposals promise to:

- meet the challenge of public scrutiny;
- build a community stake in the development; and
- secure gains for neighbouring settlements.

As the site is in the control of one developer, Summix, the community and the parish and district councils can have confidence that agreed building standards will be met and maintained and quality delivery can be assured.

As a long-term project, Harrington will not be built in one go, but delivered over time and in phases; with two village-style communities with lots of local services built by 2041, evolving into a market town by 2051 onwards.

Our plan for Harrington reflects the vision of the emerging Joint South Oxfordshire and Vale of the White Horse Local Plan.

## Harrington is being designed to be a community where:

- Nature is thriving and new development is sensitive to the existing landscape.
- Local distinctiveness and the history of the site underpin the scheme.
- People have housing choices they can afford; a garden community that is diverse and inclusive where people of all ages and backgrounds can live together.
- New residents can reach the facilities they need for everyday living on foot, bicycle or by low-carbon transport choices.
- Residents and visitors can live in a safe place, where they can pursue healthy lifestyles and access greenspace.
- People are safe from pollution, flooding, and the effects of climate change.
- There are rewarding jobs, education, skills and training, embracing clean technologies and linked to the internationally important Science Vale.
- High environmental targets for air, water and soil quality are met. We aim to achieve a net gain in biodiversity and protect and enhance the status of designated assets, including the local Sites of Special Scientific Interest (SSSI).
- Built and open spaces support the health and wellbeing of residents living in a 'healthy place', with sufficient social, physical and health infrastructure in place.
- The need to travel by car is reduced, and there is improved access to services, facilities, and publicly accessible open space by active and sustainable modes of travel.
- The way Harrington is built is planning to achieve net zero carbon emissions, incorporating renewable energy provision and the integration of transport, thus making it resilient to climate change.





# Collaboratively creating the vision for a sustainable community to meet the need for new homes and jobs

## The future of South Oxfordshire?

South Oxfordshire District Council and Vale of White Horse District Council have agreed to work together to draw up a Joint Local Plan to 2041. All Councils across the UK have to draw up such local plans to meet the need for new homes, infrastructure, jobs and other services over the coming decades.

Summix believe that successful places are only made by listening to local communities and stakeholders, to understand their needs and the kind of places they would like. By bringing local knowledge and creativity into the process early and co-designing with the community the vision for Harrington, any proposals the council decides to bring forward will be more attractive and better at meeting local needs.

## Vision for Harrington Community Planning Weekend

A series of community 'roadshow' events reached into local communities in October and November 2022 alongside an online consultation. Then we facilitated a Community Planning Weekend between 11-15 November 2022 to work with any interested residents to evolve and test the thinking behind Harrington. This work with the community was the first in a process of continuous engagement that the Harrington team will carry out as the proposals develop. It was open to all local residents.

During the Community Planning Weekend, attendees took part in two days of workshops and hands-on planning groups to consider the issues and opportunities around planning a new 21<sup>st</sup> Century sustainable community at Harrington and help co-design the Vision. There was also a staffed exhibition setting out the background to Harrington with comments sheets available.

*All quotes included on the following pages are from participants at the event unless otherwise stated.*



Roadshow in Oxford



Dialogue Workshop

"Transport links are so important."





Hands-on Planning Workshop

## Vision Report Back

Following the public workshop days, the design team analysed and summarised the outcomes and drew up the draft Vision for Harrington, which was reported back to the community on the evening of day five of the Community Planning Weekend. The Vision included a summary of key themes identified through the event, an illustrative framework plan and the next steps in the process. Participants were given a summary broadsheet to take away with them at the end of the presentation and the Vision presentation was uploaded to the Harrington project website.

We promised to draw up plans for Harrington reflecting the ideas and priorities that emerged through the community charette and wider engagement. This is that plan for Harrington.

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



Team Tours



Example Drawing from Hands-on Planning Workshop



Report Back

or Harri

**A new 21<sup>st</sup> century sustainable community with all the best attributes of a traditional small market town.**



# The vision you asked us to commit to:



## Carbon Neutrality

Each home built to net zero standards; a significant contribution to Oxfordshire's transition to carbon neutrality and meeting the aspiration to be a zero carbon county by 2050.



## Green Infrastructure

Where today there are private, intensively farmed fields, more than half of the site would become permanent community green space including heritage sites, public parks, food growing areas, woodland, wetland, and a large new common that everyone can enjoy.



## Homes

Up to 6,500 mixed tenure and intergenerational homes; to meet local needs in South Oxfordshire.



## Employment

New employment areas, facilitating the creation of thousands of new jobs, hand-in-hand with new homes and schools, GP surgeries, shops and other facilities, all well linked to the Innovation Corridor.



## Active and Sustainable Travel

Promoting active and sustainable travel (walking, cycling and enhanced public transport) to provide sustainable connectivity.



## Biodiversity Gain

Keeping the best landscape areas for new and enhanced habitats for flora and fauna, supporting significant biodiversity gain and nature recovery.







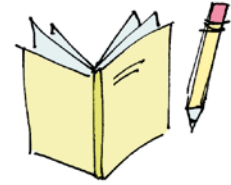
### High Street

A vibrant new high street and neighbourhood shops, all designed to enable local independent traders to thrive.



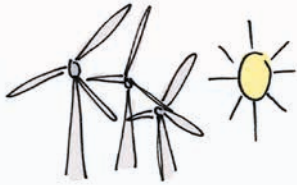
### Community Amenities

Shops, restaurants, cafes, pubs, local service businesses, hotel, leisure and nurseries; to create a sustainable community, not a housing estate.



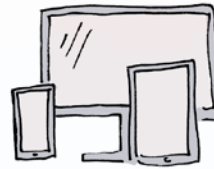
### Schools

Up to four primary schools and one secondary school, including sports pitches, to deliver great education in an easy and safe walking distance of every new home.



### Energy & Water

Renewable energy and sustainable wastewater treatment so that from the start, new homes and jobs are sustainable.



### Digital

Superfast digital infrastructure and accessibility from day one, to meet the needs of 21<sup>st</sup> century living and employment.



### Allotments

Allotments, community orchards and community farms; opportunities to engage with nature and grow great food.

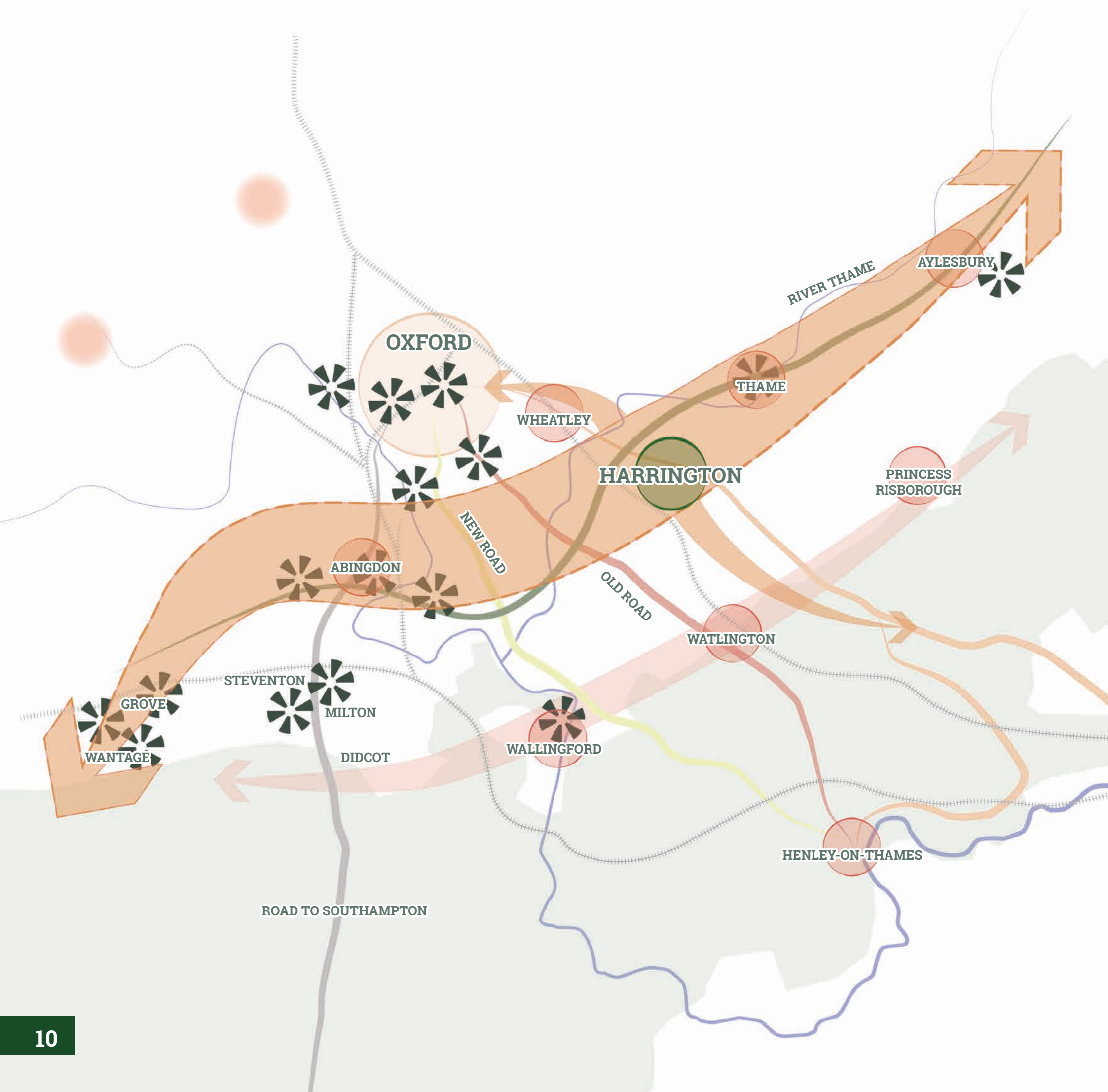




# You asked why here?

Harrington's position on historic routes and at the heart of the emerging Innovation Corridor to the south and east of Oxford makes it an ideal location for the creation of a new settlement, meeting the need in South Oxfordshire in the most sustainable way for the new homes, jobs and services that a new generation growing up here need, supporting sustainable economic growth in the area. It avoids both the Green Belt and the Chilterns AONB but is at the crossroads of key north-south and east-west public transport corridors which it could enhance.

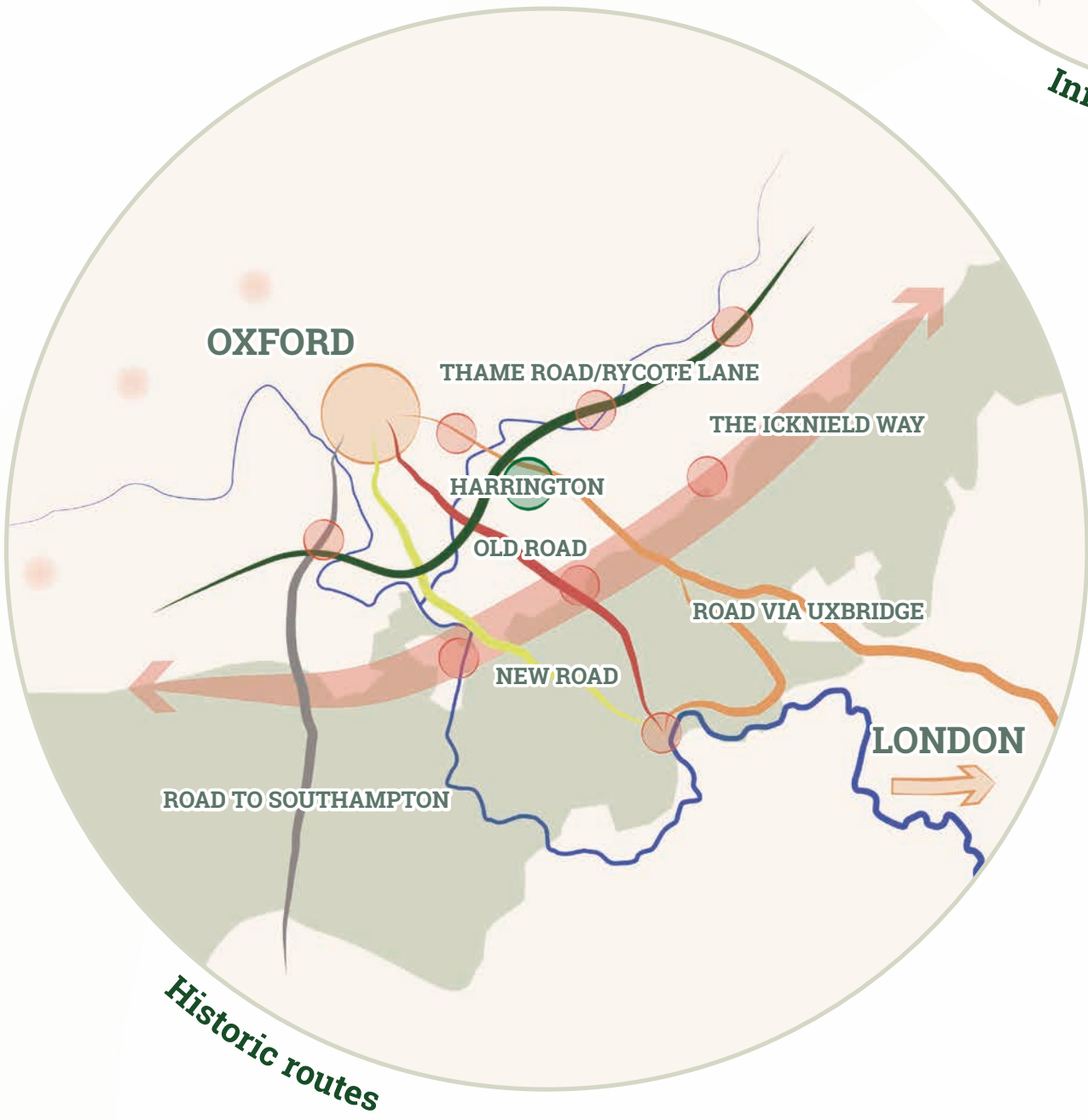
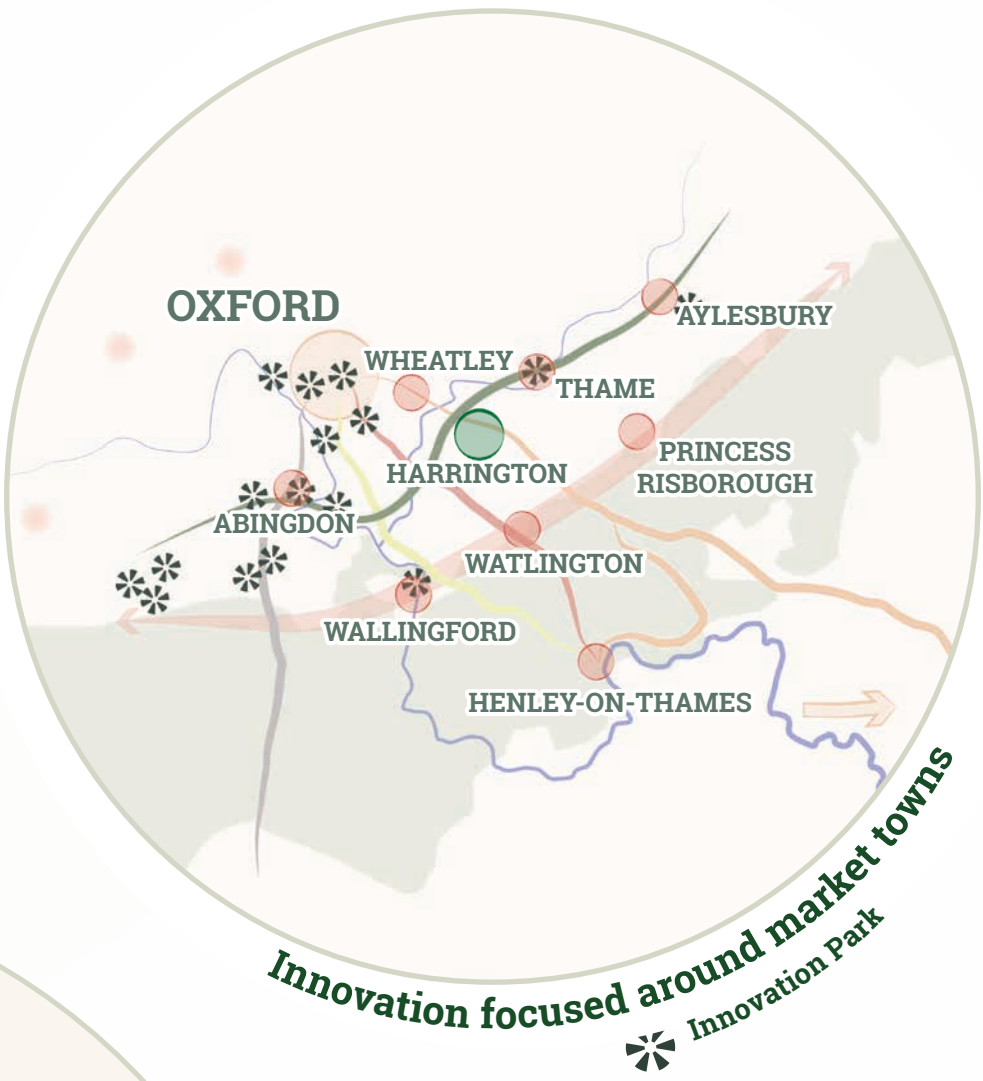
**Harrington is located in  
the heart of the emerging  
Oxfordshire-Buckinghamshire  
Innovation Corridor**





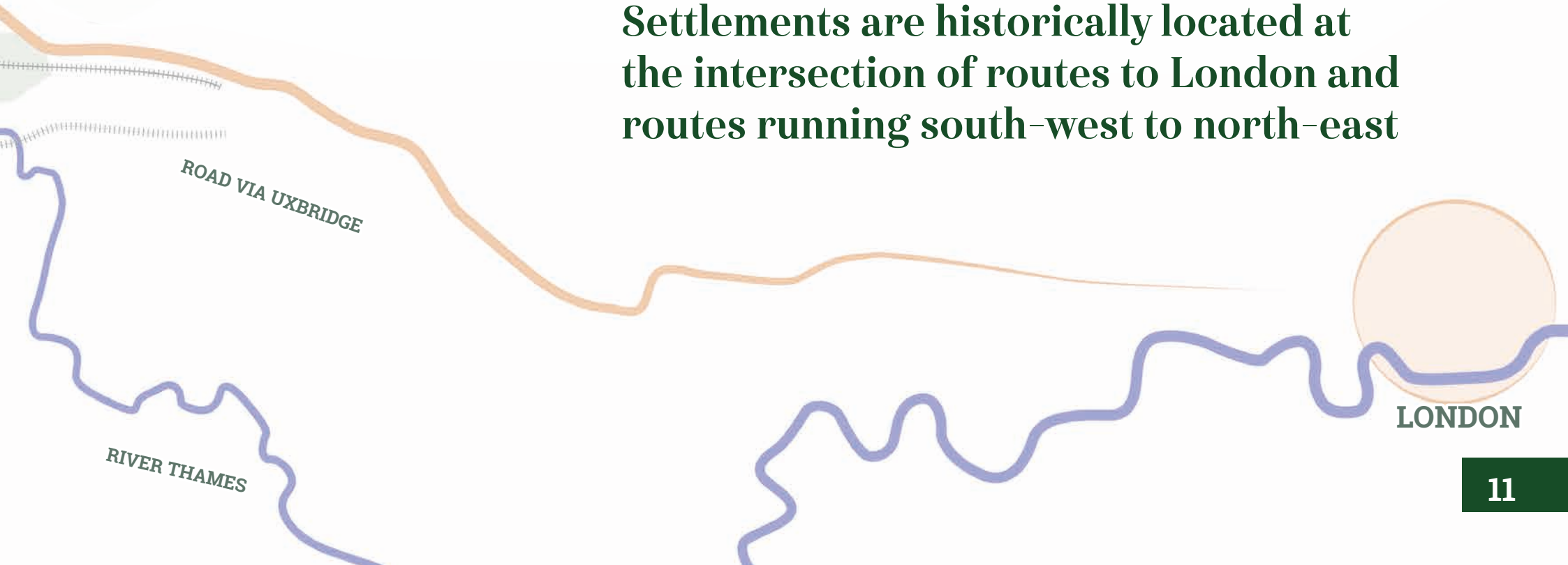
# You asked what is the Innovation Corridor?

In recent times many of the towns to the south and east of Oxford have developed as high value and specialist employment centres focused on science and innovation, creating a collection of settlements collectively termed the Oxfordshire-Buckinghamshire Innovation Corridor.



Harrington is located on the crossroads between the Oxford to London corridor and one of the historic routes connecting east-west through a series of towns and villages to the south of Oxford. Within the local area, settlements have historically grown up at the intersection of these key north-south and east-west routes.

Settlements are historically located at the intersection of routes to London and routes running south-west to north-east





# You said you want development not to be in the Green Belt or AONB

You told us that it was really important that the land proposed to deliver the new community of Harrington is neither in the Oxford Green Belt nor the Chilterns Area of Outstanding Natural Beauty (AONB). A new settlement here delivers the sustainable growth and homes South Oxfordshire needs, without contributing to urban sprawl around existing communities.

The site is characterful, with areas of rolling undulating ground to the west, flatter ground to the east, and watercourses running between the two. Existing trees and hedgerows define a distinct gridded field pattern in the east, with a more informal layout to the west.

You felt creating a great community is about respecting this landscape and historic features. They will inform the pattern of development and help to create areas of distinct character. Trees, hedgerows and wetland areas will be conserved and enhanced and integrated within the masterplan to maximise biodiversity gains on the site.

Keeping more than half the site for nature and community green spaces (replacing private intensively farmed fields) was really important to you. Not only is nature enhanced, but the new and existing communities here will gain one of the best and largest publicly accessible environments in Oxfordshire, with homes and facilities subtly incorporated into the landscape.

The western side of the site is characterised by areas of undulating ground edged with watercourses and divided into loose field patterns due to the topography.



The eastern side of the site is flatter, with a distinct gridded field pattern responding to the alignment of the Chiltern hills.

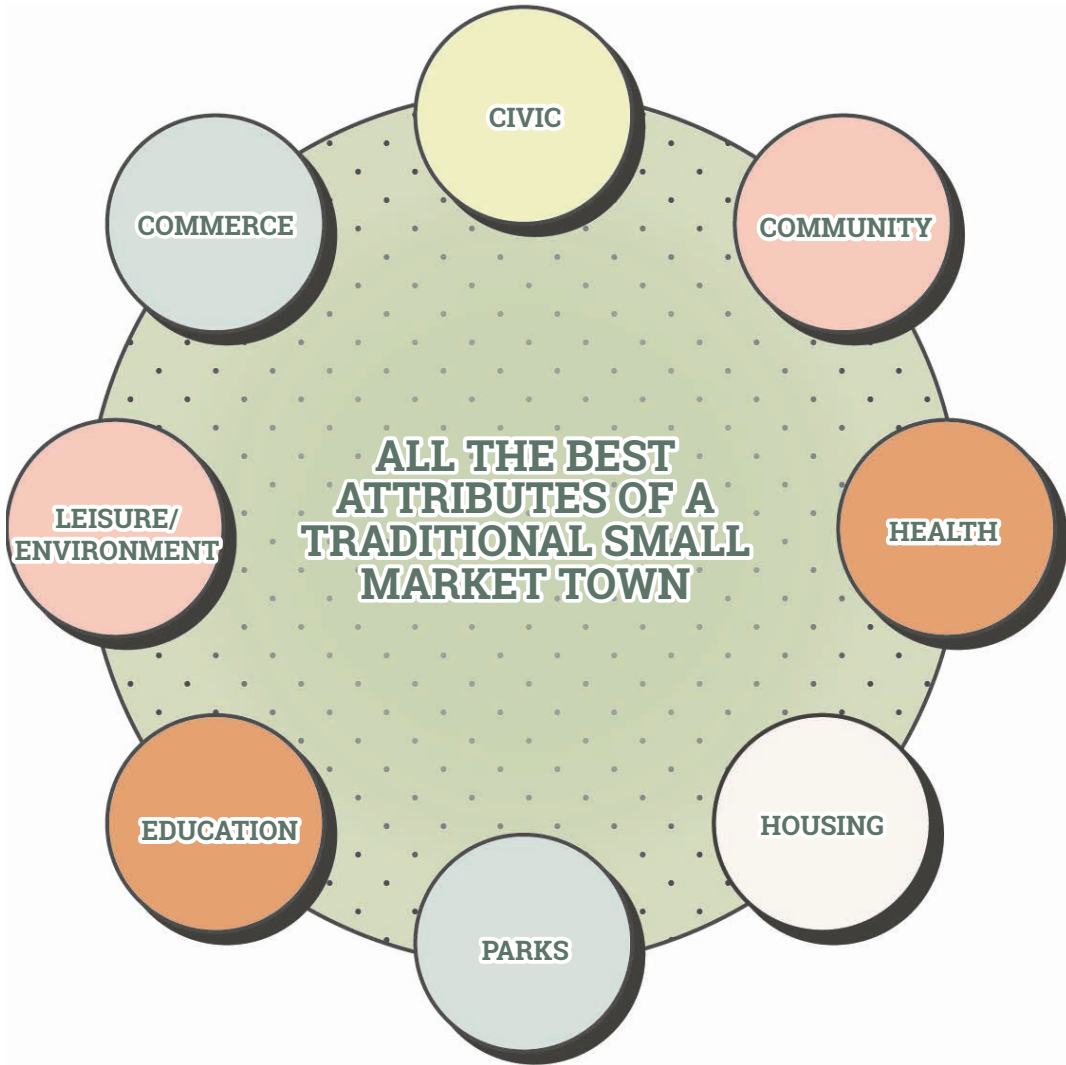


# You said you want a self-sustaining community

You felt a new settlement offers the opportunity to create an attractive, characterful 21st century new community with new homes, services and facilities that meet the needs of modern lifestyles and deliver a healthy and sustainable place to live.

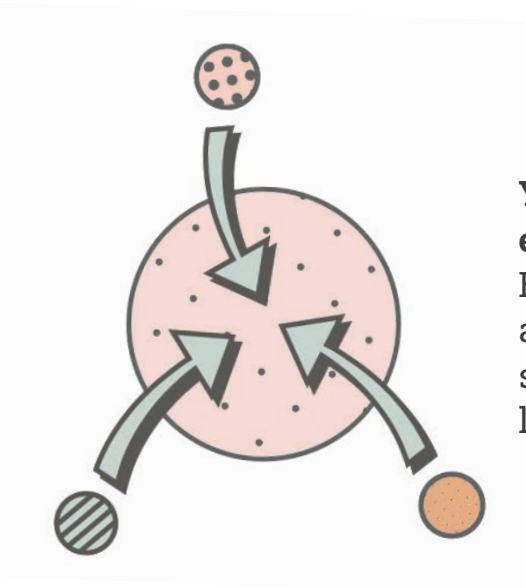
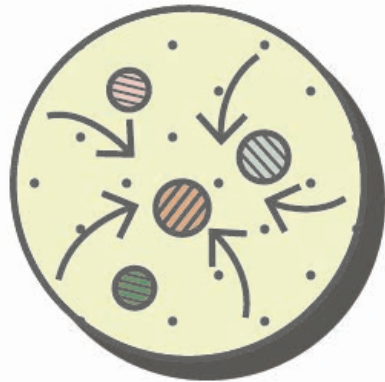
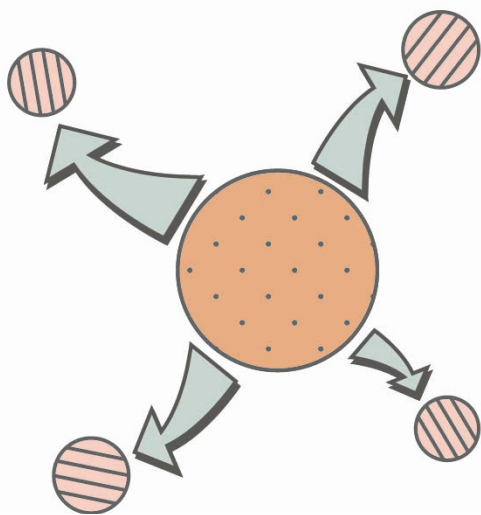
A place which delivers all the best attributes of a small historic market town (such as Thame) serving the residents of the new community as well as surrounding villages, with 21<sup>st</sup> century levels of sustainability.

## All the best attributes of a traditional small market town



# You said you want benefits from a new settlement

**You wanted improved connections to the surroundings**  
With upgraded footpaths and cycle routes, public transport and local highways, offering widespread benefits for the local area.



**You suggested serving all the existing villages**  
By providing new facilities, to alleviate the pressure on existing services and create a new destination locally.

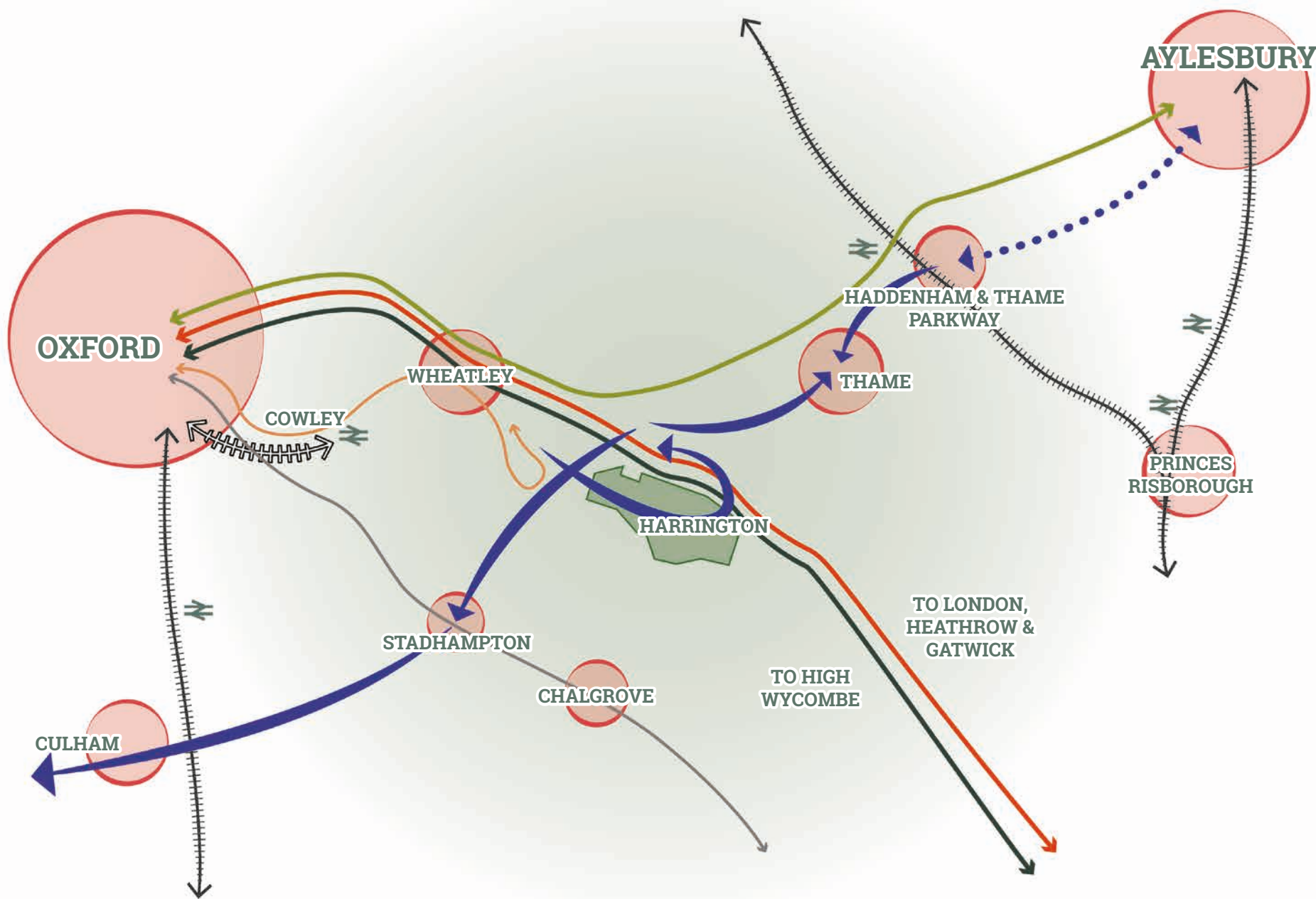
**You wanted to minimise car travel**  
By providing a mix of schools, leisure, retail and employment uses that maximises walking, cycling and public transport trips within the community and minimises the need for car-bound trips out of the settlement.



# You said you want a well-connected place

We discussed how Harrington is large enough to deliver greatly enhanced transport connections for new and existing residents and will be a pioneer for Oxfordshire's 'liveable neighbourhoods' vision, becoming a regional low-carbon transport hub within the Innovation Corridor.

Critically, the new community will encourage active travel for local journeys, with homes and facilities provided within walkable neighbourhoods, encouraging working, recreation and socialising close to home.

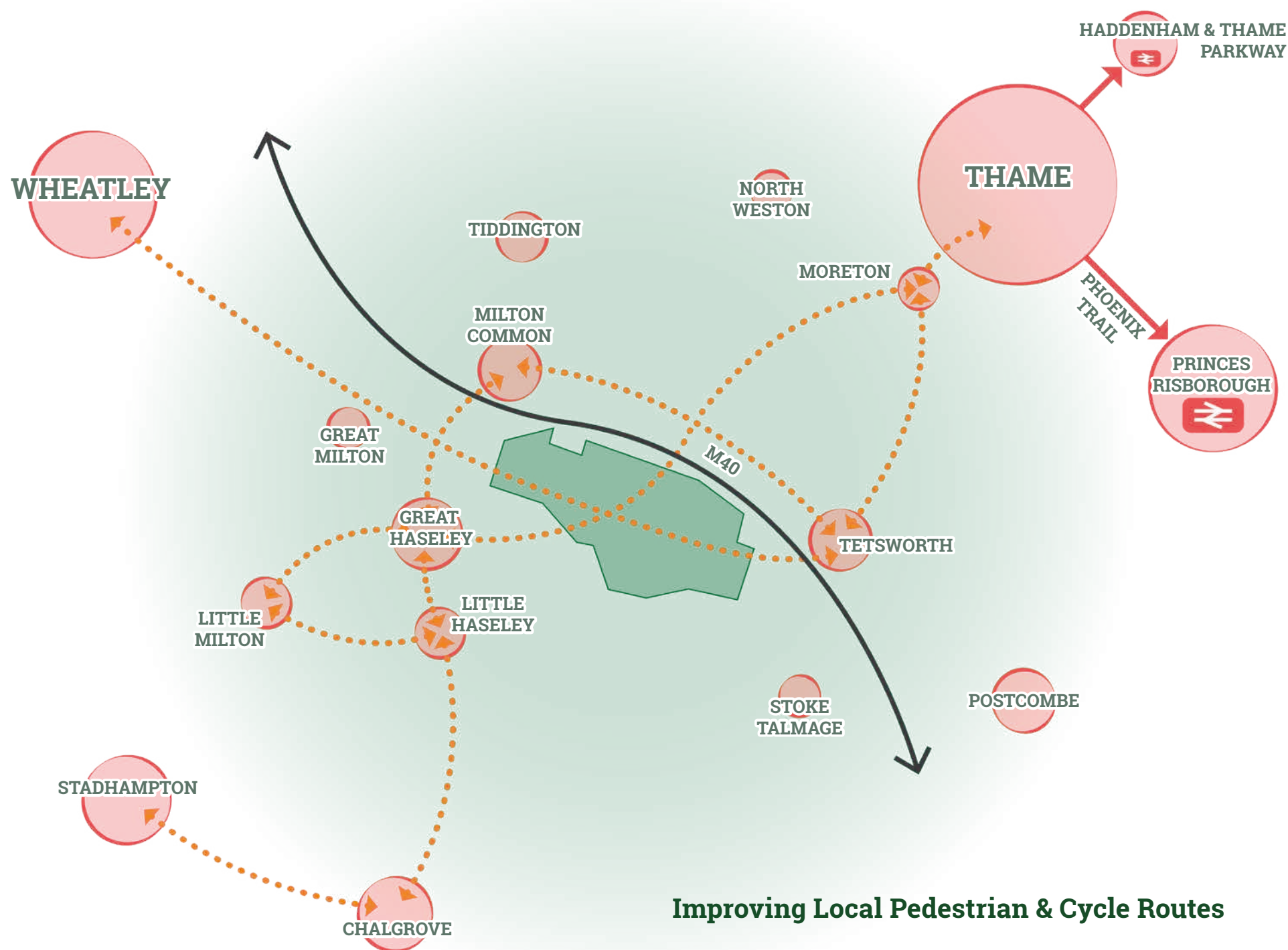


## Improving Public Transport

We discussed how Harrington is ideally located to support the delivery of greatly enhanced sustainable public transport along the Innovation Corridor and across southern Oxfordshire. The sustainable public transport proposals will provide reliable, integrated and accessible new services, linking up smaller communities with employment centres and with Oxford city centre.

- KEY**
- New public transport opportunities
  - ... Possible further extension
  - 120/280 bus route
  - Oxford Tube
  - 275 bus route
  - 46 bus route
  - 11 bus route
  - ===== Railway
  - - - - - Proposed railway
  - ⊢ Railway station



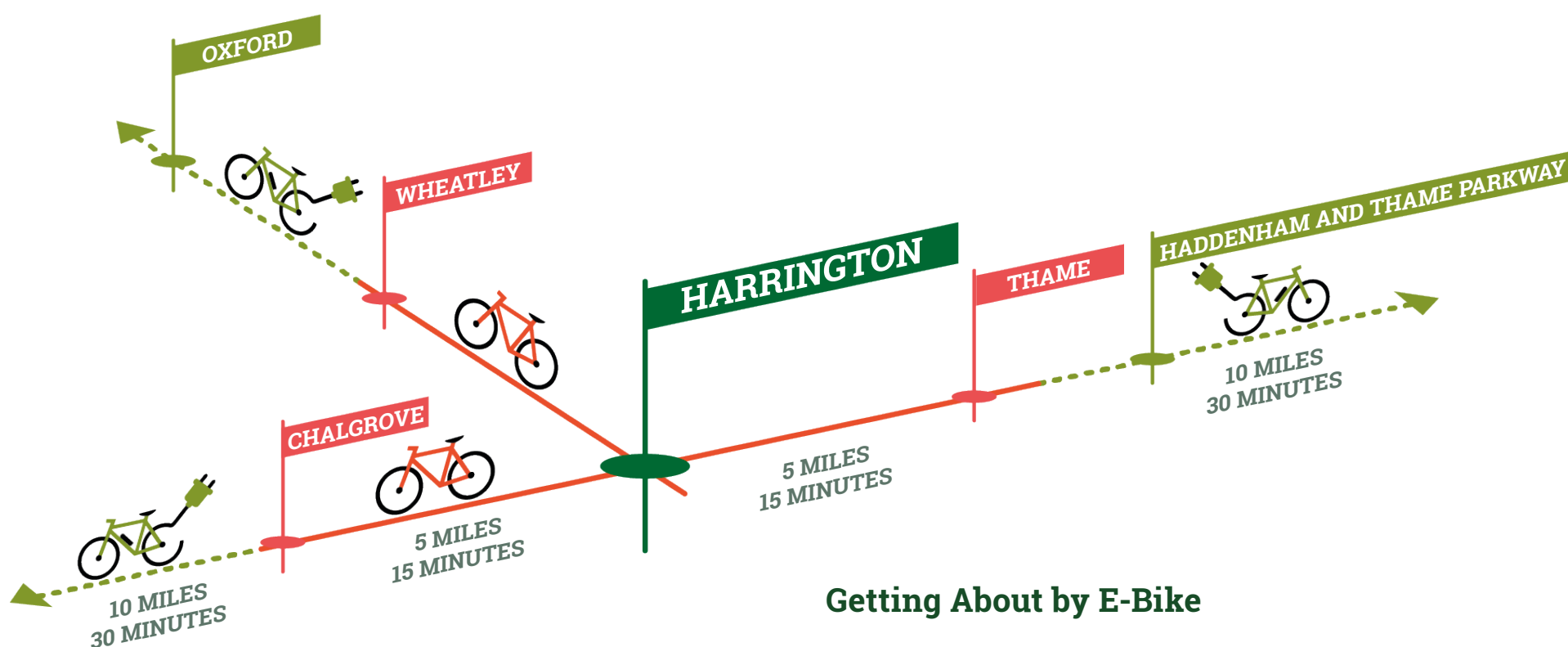


**KEY**

● ● ● ➔ Indicative network of safe walking and cycling routes created by enhancing existing routes and adding new ones.

## Improving Local Pedestrian & Cycle Routes

You welcomed the opportunity to create a network of safe walking and cycling routes linking to local destinations, including Thame and the Phoenix Trail, by enhancing existing routes and adding new ones. Enhanced connections to nearby villages will also enable residents to easily access the new services and facilities in Harrington in a sustainable and healthy way.



## Getting About by E-Bike

We discussed how, as the use of e-bikes becomes more popular, current journey times will be reduced and the distance people will contemplate cycling will increase. This offers the potential for active travel journeys as far as Oxford, further reducing reliance on the use of cars.



# We discussed with you how we could make the most of the site

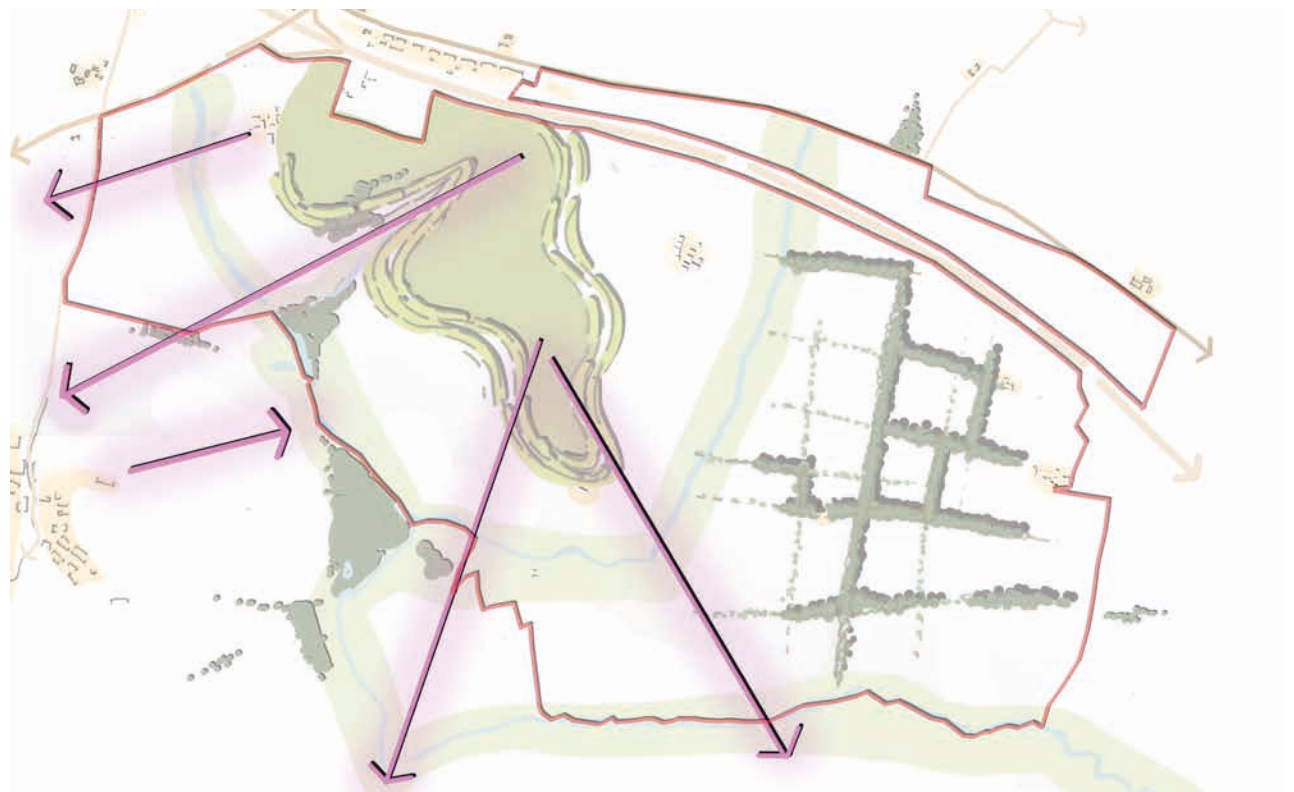
## Existing Green Networks

We considered how the existing watercourses running within green corridors and the existing trees and hedgerows create a landscape framework for the new settlement. We talked about how these features will be retained and enhanced as much as possible to increase biodiversity and allow all residents to be close to nature.



## Views

We discussed how landscape spaces will be carefully positioned to allow residents to enjoy far-reaching views from key points in the site while also preventing new buildings from becoming overly dominant in the landscape when viewed from neighbouring villages and further afield.



## Green Buffers

We talked about how we will provide significant areas of green space around the edges of the settlement which could offer valuable space for amenity and low energy carbon production, while also helping to prevent coalescence with neighbouring villages and providing visual screening of development in longer distance views.

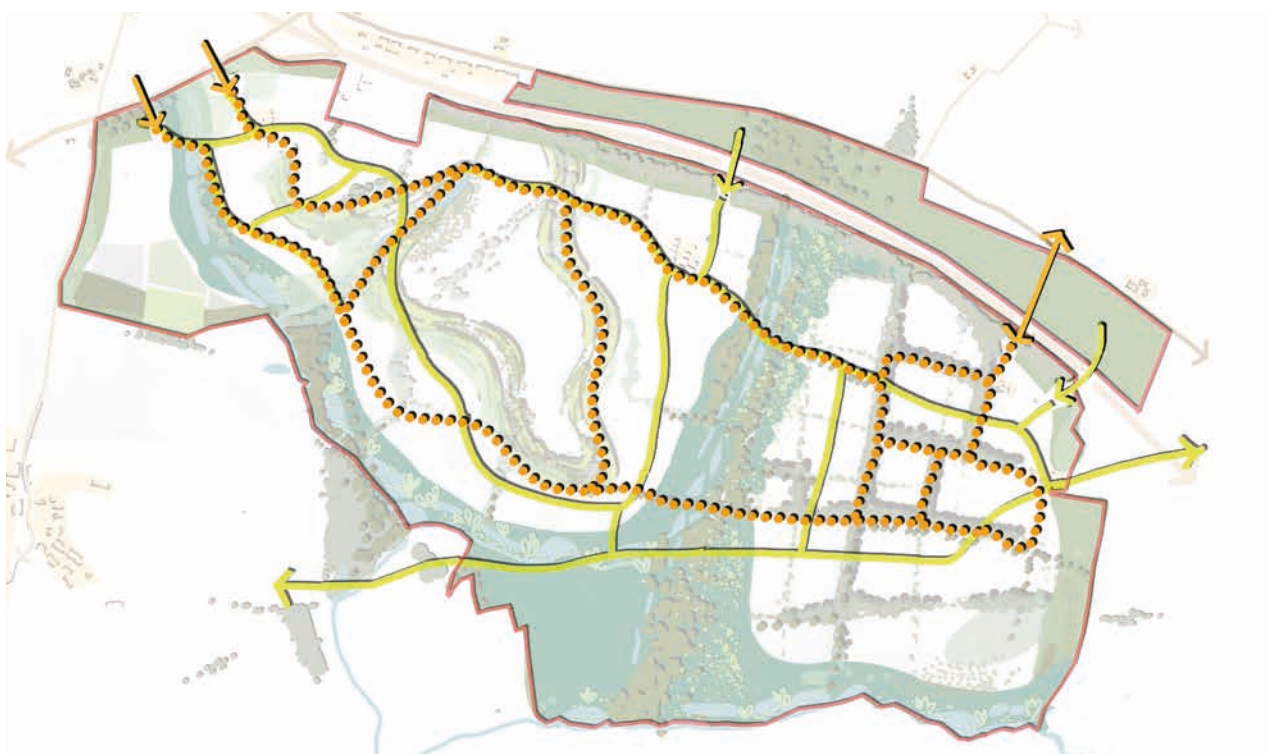






## Wet & Wild

We talked about creating extensive wetland areas around the existing brooks to attenuate rainwater run-off and form attractive, wildlife friendly amenity space which will contribute to achieving on-site biodiversity net gain.



## Active Travel

We discussed how a network of active travel routes will provide safe and attractive walking and cycling connections throughout the new neighbourhoods, as well as links into the surrounding villages, ensuring that all the essentials are within easy reach without the need to use a car. Mobility hubs, bringing together sustainable transport options, will be located at key points where the active travel network, sustainable transport network and community hubs meet.



## Heritage & Hearts

We discussed how retaining existing farmsteads will provide a link to the history of the site and act as characterful focal points at the centre of three distinct neighbourhoods within the new settlement, which will grow organically over time.



# Key themes

The following key themes summarise the concluding views of the participants through the community planning process. All quotes are from local participants in the process.

## 1. Principle of a new settlement at Harrington

Some members of the community, even some living nearest 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 many of 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, even those opposed to Harrington, 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 like Thame, 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 sustainable new community like Harrington or yet more housing estates around existing communities will ultimately be made through the Joint Local Plan process, which everyone locally can have a say in, and elected councillors will decide.

“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.”

## 2. No 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 will 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.”

## 3. Create a strong 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 on-site, 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 key elements of a sustainable community.

“It’s important to have a centre, some kind of heart to the place.”

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



# Key themes

## 4. Get it right from the start ...and evolve it

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, was originally a planned community and 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."

## 5. Walkable neighbourhoods – easy access to facilities

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 will sit within neighbourhoods designed around active and sustainable travel, for residents to be able to access on foot, bicycle and public transport the things they require daily, such as shops, schools, services and leisure amenities, providing a more sustainable, healthy and convivial living environment.

"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."

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

## 6. Employment and training as well as homes and facilities

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, excellent IT and co-working space in local centres for when it is needed. Only when necessary would people have to travel further afield.

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

**A Vision for Harrington**  
Community Planning Weekend Report Back Broadsheet, 15/11/22

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

**The Vision**  
A distinct new settlement designed to respond to its landscape setting and prevent coalescence with nearby villages; an integrated movement network prioritising active travel within Harrington and enhanced public transport and cycle connectivity to surrounding towns and villages; a diversity of workspaces and homes for people of all incomes set within 20 minute neighbourhoods focussed on community hubs with local services; at least half the land set aside for green infrastructure with space for recreation, food growing and enhanced biodiversity and water management; and a focus on building an enterprising and supportive community. These are just some of the ideas to emerge at the Vision for Harrington Community Planning Weekend held on Friday 11 and Saturday 12 November 2022 at the Belfry Hotel, Milton Common.

**Community Engagement**  
In late October and early November 2022 the local community was invited by JTP, on behalf of Summix, to help shape the Vision for Harrington, a proposed sustainable 21st century community. There were chances to visit roadshows, give views online and participate in workshops at the Vision for Harrington Community Planning Weekend.

**Vision Report Back**  
Following the roadshows and workshops, the JTP-led team analysed and summarised the outcomes and drew up a Vision for Harrington. The Vision was reported back to the local community on Tuesday 15 November at Oxford Belfry Hotel. This broadsheet summarising the Vision was handed out to the audience after the presentation.

**Next Steps**  
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.

**Vision Report Back Online Webinar**  
7pm, Tuesday 22 November 2022  
There will be a second chance to view the Vision presentation on Tuesday 22 November at 7pm at an online webinar. Please email [community@jtp.co.uk](mailto:community@jtp.co.uk) to register for the webinar or visit the project website for joining details.

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



# Key themes

## 7. A green landscape and environment accessible to all

The size and nature of the site mean 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.

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

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

## 8. 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. Otherwise, older teenagers and younger adults said they were local but felt unlikely to ever afford to own their own home. 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 to require 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.”

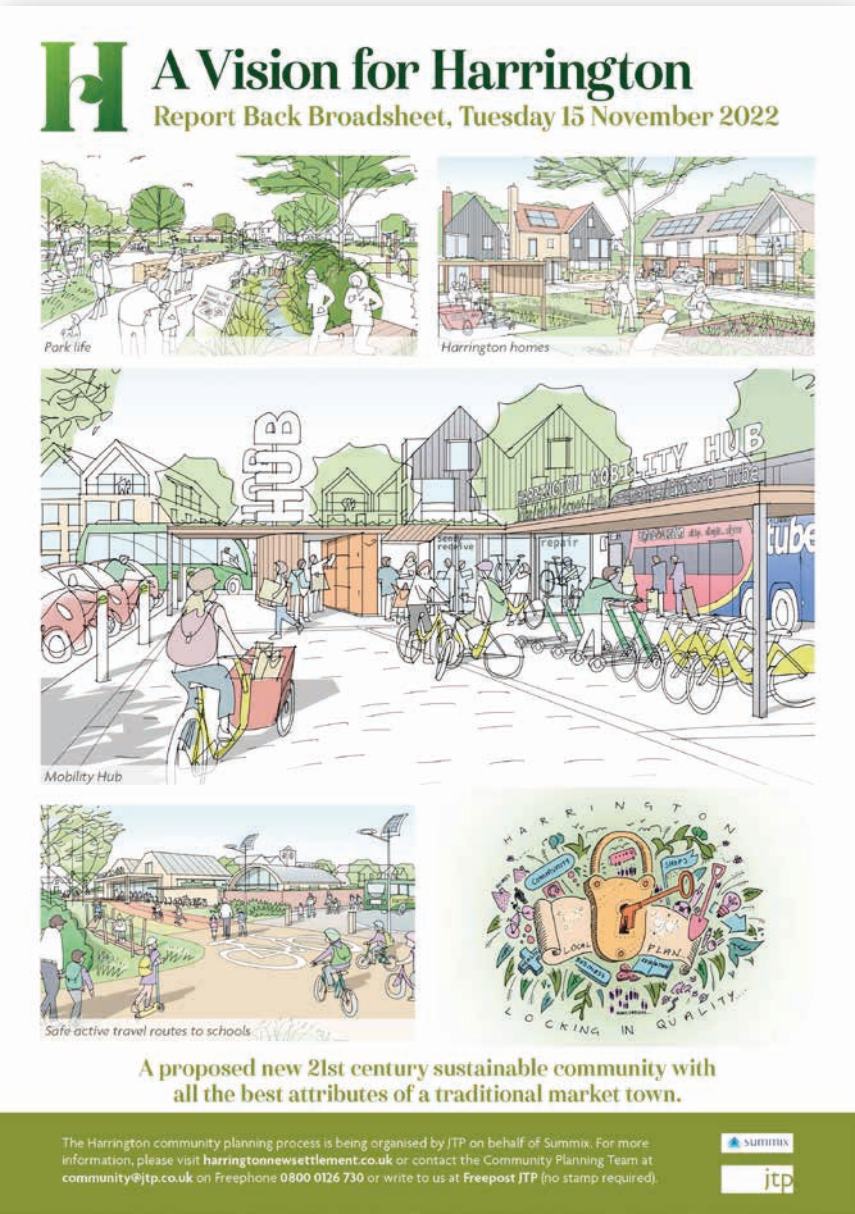
“I hope we can afford a house at Harrington.”

## 9. New facilities to relieve pressure on local services

Participants described the pressure that adding new housing estates around Thame has already put on its social infrastructure. They said schools and GP surgeries are full and public services are stretched. In particular, the lack of local health facilities was an existing issue. This raised real concerns about yet more housing estates being proposed around Thame. In contrast, the ability to include new educational, health and social care provision at Harrington would provide amenities to the new residents (rather than putting even more pressure on Thame) and also serve nearby villages, many of which have lost services over the years.

“You must put the infrastructure in first, developers usually get it the wrong way round.”

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





# Key themes

## 10. Getting about without the car

Participants expressed concern over the potential 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 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. A central 'mobility hub' could act as a focus for these various sustainable transport options, helping to reduce the need to own and use a car.

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

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



## 11. 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. We agree.

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

"Trust needs to be earned early."

## 12. 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 has shaped the submissions to be 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, identifying 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."



# Illustrative masterplan









Expanding upon the Vision for Harrington co-created at the Community Planning Weekend, the design team has developed the following founding principles for Harrington which reflect the aspirations of the community participants.

# You asked, and we promise to deliver a sustainable, thriving community

Harrington will be a new settlement large enough to provide for all daily needs, with a strong sense of community where individuals and families can thrive.

While much recent development relies on people using the car to access their homes and places of work, Harrington will offer residents a place where everything for day-to-day living is within easy, safe and attractive walking and cycling distance.

This will provide a more sustainable, healthy, and convivial living and working environment.

Homes will sit within walkable neighbourhoods where residents can easily access shops, schools, services and leisure amenities without having to use a car. All these facilities will evolve alongside the new homes, ensuring a sustainable, vibrant community is in place from day one.



Allotments and community growing areas give residents easy access to the benefits of healthy, locally grown food.



# You asked, and we promise to deliver healthy low-carbon lifestyles

Harrington will have everything in place for residents to lead a healthy, low-carbon lifestyle in an enterprising and supportive new community

Over the coming decades the growth of Harrington will demonstrate how a sustainable community can make a significant contribution to Oxfordshire's transition to carbon neutrality - a state where there is a balance between carbon absorbed from the atmosphere and the carbon emissions back to it.

Harrington will act as a national exemplar of what can be done to address the climate and ecological emergencies.

The principles of the One Planet Living® framework will inform all aspects of the design, aiming to deliver a healthy and equitable community which fully considers the new community's impacts at both a local, regional, national and global level.





# You asked, and we promise to deliver rich and varied habitats, keeping half the site green

Harrington will also be a place where more than 50% of the site will remain as green landscape or water and wetland, with as many trees and hedgerows retained as possible. Reflecting the heritage of the site, we will create characterful community amenity space, helping to protect and enhance habitats for nature.

All residents will have easy access to green landscape for recreation and play, with opportunities for food growing in allotments, community orchards and community farms.

Swathes of green landscape will create substantial separation to nearby villages, helping to retain their distinct heritage and identity and providing valuable recreation and amenity space.

Surface water run-off will be creatively managed to control flood risk within the site and provide attractive wetland habitats for the benefit of wildlife and residents.



New and enhanced wetland areas around existing brooks create characterful amenity space while helping to protect existing habitats and increase biodiversity.





# You asked, and we promise to deliver a mix of homes to suit all local needs

Harrington will deliver a broad mix of much-needed new homes for all incomes and generations, ensuring the creation of a balanced community meeting the housing needs of South Oxfordshire.

This will include thousands of affordable homes, featuring a wide range of house sizes and tenures, including shared-ownership and affordable rent as well as homes that prioritise local people, including self-build opportunities.

A 'Harrington Home' will feature low embodied carbon in its construction and be net zero carbon in operation, delivering highly sustainable homes which are warm and comfortable with low running costs for residents.



Existing buildings form the heart of new 'walkable neighbourhoods' where residents can easily access facilities and services without having to use a car.

Homes of various types, tenures and sizes clustered into distinct neighbourhoods creating a balanced multi-generational community.



# You asked, and we promise to deliver local jobs and work environments of the future

Harrington will deliver a vibrant local economy in its own right, well connected to other employment centres in South Oxfordshire and beyond, but designed to encourage people to work close to home.

Harrington will provide a range of training and employment opportunities within the new community as well as being connected to other local centres as part of the Oxfordshire-Buckinghamshire 'Innovation Corridor' by public transport.

As well as providing dedicated premises for a new generation of growing businesses, home working will be well-catered for by the provision of dedicated workspace in every home and work hub facilities in local centres.

Harrington's location and high concentration of professional homeworkers, combined with supportive co-working facilities, will make this place one of the most creative, innovative, and sustainable communities in the UK.



Dedicated workspace and co-working hubs in local centres allow people to work close to home and minimise daily travel.

Space for small businesses and craft enterprises.



# You asked, and we promise to deliver a vibrant mix of facilities

There will be a broad mix of facilities and services including a vibrant marketplace at the heart of the community.

Harrington is about more than just new homes. The community will deliver a new secondary school, four new primary schools, a new high street and neighbourhood shops and cafés, as well as GP surgeries, leisure and community facilities and much more.

Residents of Harrington will be able to work, shop and play without the need to travel outside of the community.

At its heart, Harrington Market Place will be a focus for community life and activity, as well as attracting in people from further afield as part of a network of local market towns.

Increased demand for local shops and the range of facilities on offer will draw in more businesses, creating a virtuous circle and ensuring they will be economically sustainable.



A vibrant marketplace at the heart of the community, with a range of shops, cafes and facilities, creating a central meeting place.





# You asked, and we promise to deliver sustainable transport options for all

There will be convenient, zero emission and low-carbon transport options for the benefit of both existing and future residents.

Harrington will include everything residents need on a day-to-day basis within walking and cycling distance. Easy, safe, and attractive routes will link different neighbourhoods and the surrounding villages, forming safe routes to school and encouraging 'active travel' for local journeys.

A central 'mobility hub' will act as a focus for sustainable transport options and include public transport information, bike hire and a car club, helping to reduce the need to own and use a car.

Within the wider Innovation Corridor Harrington will act as a strategic transport hub, helping to deliver greatly enhanced and more reliable public transport connectivity between Vale of White Horse, South Oxfordshire and Buckinghamshire, with the further benefit of connections into other existing public transport routes.



New schools and health and social care provision delivered incrementally to support the development of strong and successful neighbourhoods.



# You asked, and we promise to deliver incremental growth of neighbourhoods

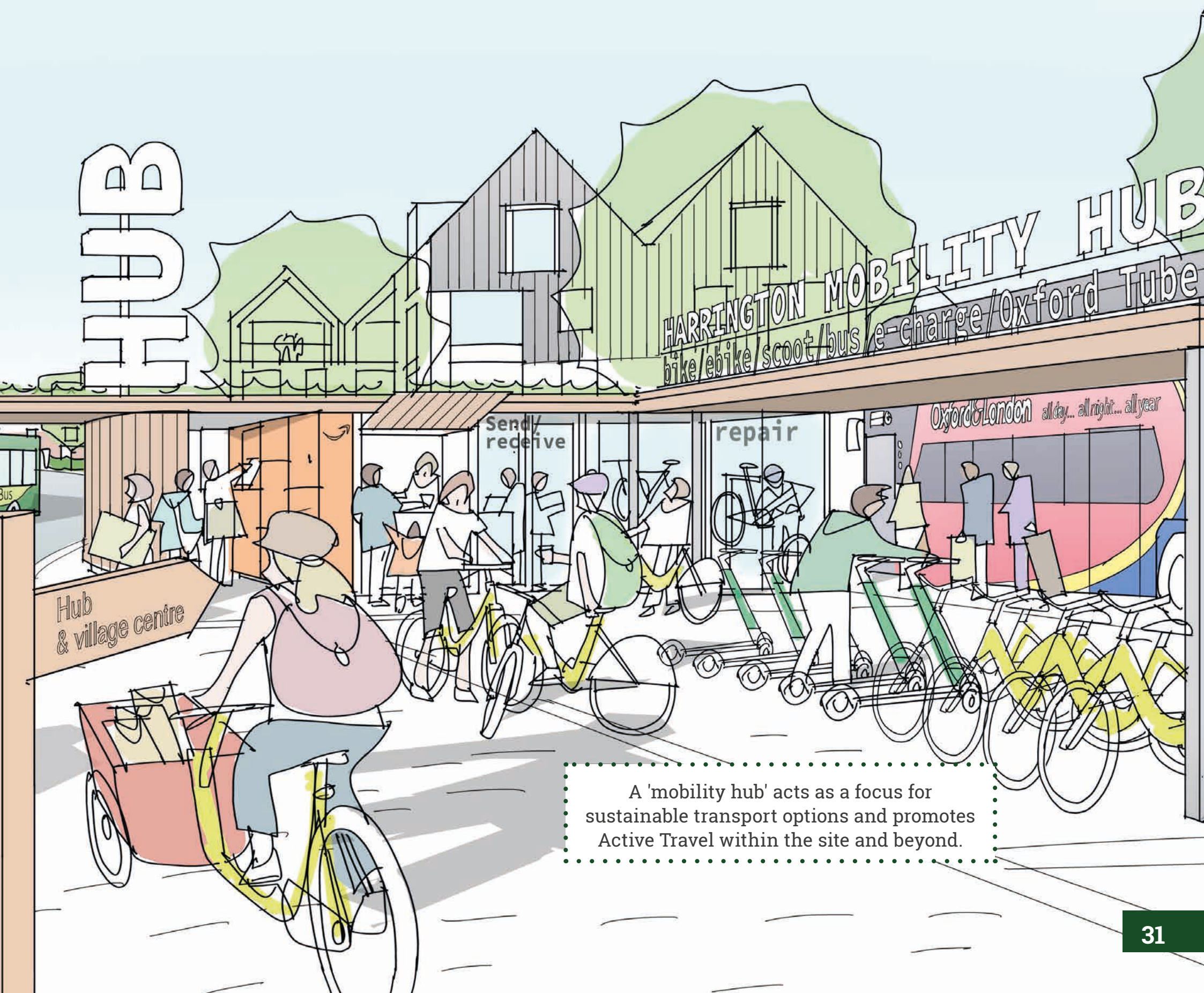
Harrington will be a well planned community with key facilities and services delivered from the outset.

The new community will be designed so that new homes and services can be delivered in an incremental way to support the development of strong and successful neighbourhoods.

To ensure early residents have access to the services they need to support the new community, and to

reduce pressure on existing local services, Harrington will, from the start, deliver a mix of uses alongside homes. New educational, health and social care provision, will also benefit the residents of neighbouring villages, many of which have lost services over the years.

Harrington will in time grow into a new place with all the best attributes of a traditional market town.



A 'mobility hub' acts as a focus for sustainable transport options and promotes Active Travel within the site and beyond.



# You asked, and we promise to lock in quality



## How will we ensure that the aspirations set out in the vision will be delivered in practice?

Everyone knows there are recent and local examples of developments of poor quality where early promises had not been realised. You rightly said that above all the delivery of Harrington must ensure that the aspirations set out in the Vision are fully delivered in practice.

This is where we will work with the council to 'lock' these commitments in – each and every one. We will support through the Council's planning and development management process detailed policies and commitments to "lock in quality".

In particular, it will be important for the Council to set clear and strong, enforceable policies in the local plan to shape the new settlement proposal and to guarantee that any developer is held to the Vision from the start; this should not be left to later planning applications. We will support this.

The vision should include a strong design code, with commitments on transport, building type, measures to tackle climate change, new schools and health facilities, together with leisure and community services to ensure Harrington is a vibrant, attractive settlement from the start.

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



# Stewardship

The creation of a truly successful place needs an enduring commitment to the delivery of the vision and a long-term strategy for robust management of public spaces and buildings. An ethos centred around stewardship will foster the delivery of the community and its management over many years to come; creating thousands of new jobs, providing some of the most sustainable and beautiful places to live and ensuring that the community truly benefit from what is being delivered.

The community should be part of the long-term stewardship of the landscape, in association with existing conservation organisations.

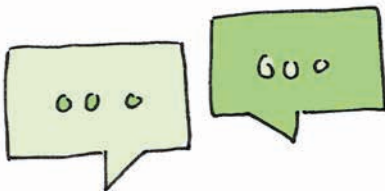
# Continuing Community Engagement

Local people and stakeholders have been a fundamental part of developing the Vision for Harrington, bringing their local knowledge and creativity to the process. Working in this way enables us to understand the needs and aspirations of local communities and local businesses, and to co-create with local people a community that will be inclusive, innovative and delivers on a collective Vision of a great place to live and work. The Vision from the Community Planning Weekend has shaped the submissions to be made by Summix into the Joint Local Plan process. The community will continue to be involved as the proposals are developed in more detail.

# In bringing forward proposals for Harrington, we commit to:



Engaging and working collaboratively with all parts of the local community. Presenting the proposals clearly and honestly



Adopting an inclusive approach to engagement, using a variety of channels to engage with the community.



Being clear about what aspects of the proposals can or cannot be changed as part of the engagement programme and why.



Ensuring the proposals deliver genuine social value for new and existing communities.



# Why Summix?

## About us

Since 2006 we have been creating places to live, work & play in the UK and Ireland and are proud to have delivered thousands of new homes, employment and community uses in true mixed-use developments.

As one of the UK and Ireland's leading master developers, we recognise that the most underrated skill in placemaking is listening, so we work collaboratively with all stakeholders to reliably and responsibly deliver sustainable, new, mixed-use communities.

Now more than ever there is a growing and changing demand for new places to live and work. Future communities need to be designed and developed differently to adapt to these changing requirements. We are pioneering by working collaboratively with communities, and sustainably delivering places to live, work and play where they are most needed.

## What we do

We work with landowners, local authorities and local residents to create attractive, sustainable, 21st century communities following Garden Community principles.

Through charrettes and other community engagement activities, we listen and learn to understand how new communities can be delivered harmoniously with local residents, businesses and the environment. Our proposed new 21st century communities are designed to deliver new infrastructure, schools, nurseries, homes and so much more, with special care and consideration for our changing requirements from the built environment.

Drawing on the latest research, such as our Future of Work report ([www.summix.com/the-future-of-work-report](http://www.summix.com/the-future-of-work-report)), we understand how people's needs to live and work have changed. These insights enable us to design and deliver new communities for our modern society, with everything within easy, safe and attractive walking & cycling distances: schools, GP facilities, play areas, places to work and shops to visit.

## Our approach

People and the planet are at the heart of our decisions, and inspire us to responsibly deliver new communities.

Our three pillar approach to delivering new, mixed-use communities is designed to ensure:

- Our projects are economically & environmentally sustainable, providing safety and security to future owners and occupiers
- The places we design & deliver are enjoyed by people in a safe, secure and purposeful way
- As a business we operate ethically, inclusively and accountably

We recognise that to achieve these pillars we need to listen to our neighbours, stakeholders and consultants.

## Sustainability

We believe that the solutions to solve the UK & Ireland's housing crisis do not need to be at the expense of the global climate crisis.

We are committed to:

- Be a leader in corporate social responsibility, sustainability & stewardship for our projects and our people
- Achieve corporate Net Zero Carbon by 2030
- Promote transparency, inclusion, equality and diversity within our workplace, supply chain and investments
- Deliver independent annual carbon footprint certification and reporting aligned with Science Based Targets initiative (SBTi)
- Apply recognised environmental assessment standards to every new project (such as One Planet Living, Home Quality Mark, BREEAM or WELL Building Standard)
- Integrate a culture of fair trade, responsible sourcing, community benefits and social impact in all our operations

These commitments hold us accountable to deliver environmentally, socially & economically sustainable communities and ensure we have a positive impact on people, the planet and the places where we work.



# Our commitment to you...



We promise to deliver a sustainable, thriving community

We promise to deliver healthy low-carbon lifestyles



We promise to deliver rich and varied habitats, keeping half the site green



We promise to deliver a mix of homes to suit local needs



We promise to deliver local jobs and work environments of the future



We promise to deliver a vibrant mix of facilities



We promise to deliver sustainable transport options for all



We promise to deliver incremental growth of neighbourhoods



And we promise to lock in quality.





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**www.harringtonnewsettlement.co.uk**