

SUMMIX

Harrington



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

Harrington

Introduction

Our **vision** for a new market town bringing character, community and opportunity.

Our **response** and **sustainable solution** to South Oxfordshire strategic housing needs.

Harrington is a proposal for a new 21st century sustainable community with all the best attributes of a traditional small market town.

The vision for Harrington is to set new standards in coherent and cohesive masterplanning where new homes come forward together with infrastructure, employment, green space and services. It will be a national exemplar new settlement in terms of sustainability, quality, mobility and carbon reduction.

Following extensive community engagement in 2022, we developed a Prospectus that presents the shared community and Summix vision for the site and the planning priorities.

This Vision Document provides further detail on our placemaking principles, our phasing and approach to delivery and legacy.

Harrington is a strategic solution to a significant and complex challenge facing South Oxfordshire. It answers the question 'how can South Oxfordshire best plan for growth in the Plan period and ensure that this growth assists in the delivery of local and national policy objectives'.

Harrington is an opportunity to meet this challenge and we are ambitious that Harrington will more than deliver on the quality and deliverability aspirations of the emerging Joint Local Plan.

If you would like to know more about Harrington, please get in touch. Our contact information is on the back cover.



Harrington

The Headlines

Harrington is large enough to deliver greatly enhanced transport connections for new and existing residents, and is able from day one to deliver fast public transport into Oxford by the Oxford tube.

Harrington will be a pioneer for Oxfordshire's 'liveable neighbourhoods' vision, becoming a regional low-carbon transport hub within an Innovation Corridor.

The site currently comprises farmed land which is of a low ecological and limited biodiversity value. Importantly, it is not within the Green Belt or in an Area of Outstanding Natural Beauty (AONB).

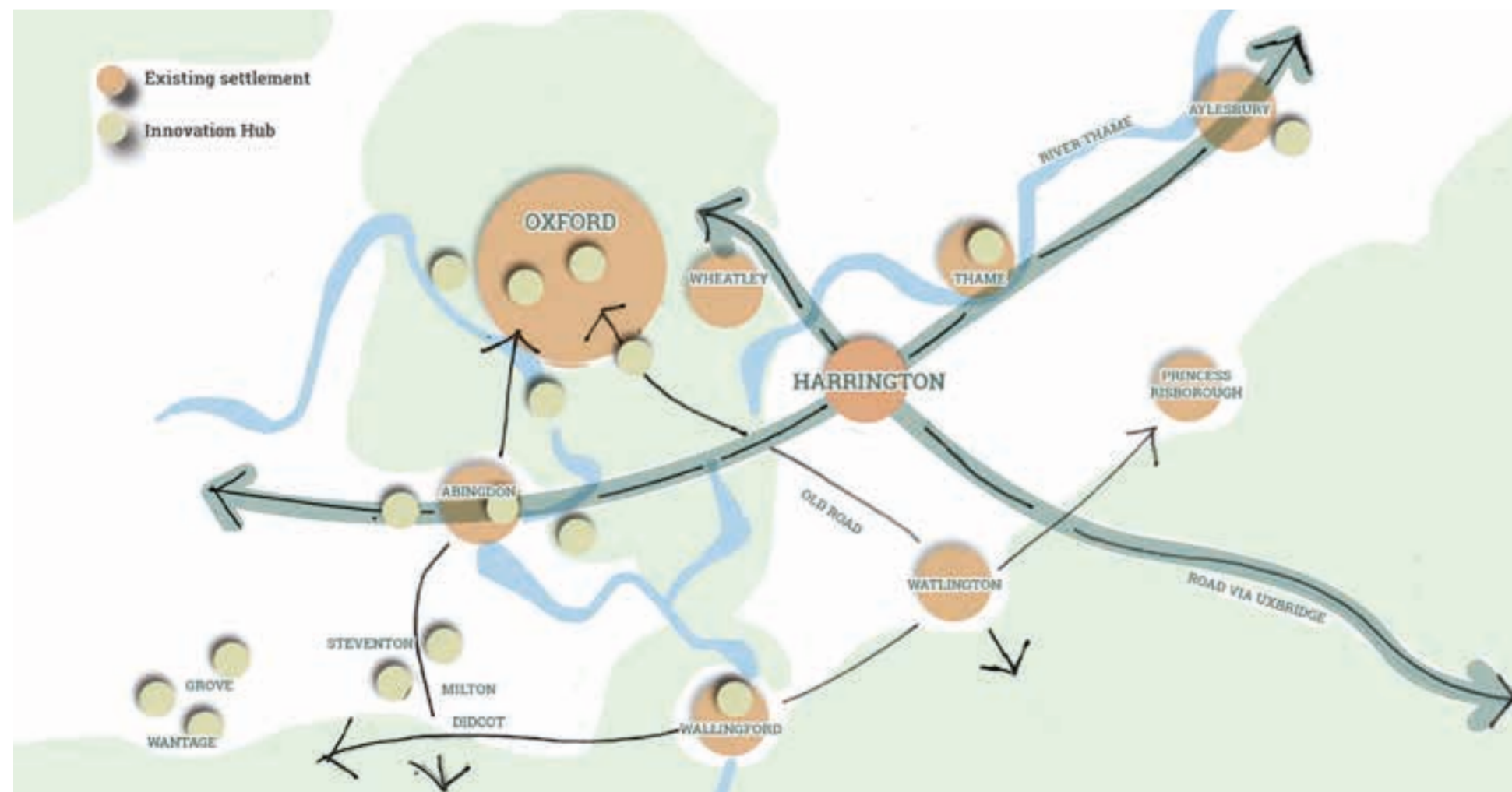
We have carried out a comprehensive range of site assessments and surveys to understand the location, to consider its constraints, and to inform the emerging proposals outlined in this document. This vision document sets out specific areas of technical work in later pages organised by 'theme'.

In turn, these themes are aligned to the Joint Local Plan and the Sustainability Appraisal objectives that accompany it.

Potential for up to 5,000 high quality homes, alongside all the facilities for daily living delivered by creating a place at every stage – with 3,000 homes and associated facilities delivered by 2041

Located adjacent to M40 Junction 7 (Thame) in South Oxfordshire

429 hectares development



Harrington is strategic solution to a complex problem that South Oxfordshire is facing.

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 much more growth in the form of housing estates on the edge of Oxfordshire's historic market towns and villages or close to the AONB, which puts real pressure on the existing infrastructure and is detrimental to setting.

We believe that Harrington as 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. These proposals are rooted in our convictions for a better quality of place and the highest standards of sustainability.

They borrow from the Local Plan's vision for carbon neutral districts and for places for nature, for people, for healthy living and where history is visible and zero emission and low carbon choices are part of daily life.

Beyond policy and the principles of successful placemaking, we have worked with the community to understand local priorities and 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 and Green Belt;
- 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.

Bringing all this together, Harrington is a proposal for a confident and strategic response to housing and growth needs.

This is a genuinely different proposition to anything else we are aware of coming forward in South Oxfordshire today – and one we view as bringing significantly more benefit and opportunity than alternatives for growth based on piecemeal or incremental expansion of existing towns and villages.

Harrington is not an urban extension and it is not a dormitory town

Harrington gives Oxfordshire the chance to create something truly special, to deliver the very best for future generations.

A photograph of two young children sitting on a ground covered in fallen autumn leaves. The child on the left is wearing a light blue jacket and has a large pile of leaves on their head. The child on the right is wearing a blue jacket with a green sash and also has leaves on their head. They are both smiling and looking towards the camera. The background is a soft-focus forest with trees and more leaves.

Harrington

The Proposition

With expert support from Bioregional, Harrington is designed to achieve net zero carbon emissions (and potentially be carbon positive), delivering on Oxfordshire's net zero aspirations as set out in the recent City Science Action Plan. To help deliver this, we are in early discussions with Greencore for the delivery of high quality Climate Positive Homes at the site.

We are committed to the principles of *OnePlanet Living*® to design a place with a focus on climate and sustainability, health and well-being, and community services.

Our place-making team includes Lord Matthew Taylor who developed the UK's garden communities programme, and, prior to that, created the National Planning Practice Guidance and relevant elements of the NPPF.

Intended to come forward in phases which will ultimately lead to the creation of a new small market town, Harrington can deliver up to 3,000 homes plus local employment within the Plan period to 2041.

Harrington is conceived as evolving as a successful new 21st century garden community of ultimately 5,000 homes, with all the facilities to meet daily needs delivered alongside the delivery of those homes.

Harrington

Summix and Greencore: The Delivery of Climate Positive Homes













Summix have entered into a Memorandum of Understanding with Greencore, who as a strategic partner will deliver Climate Positive Homes at Harrington.

Greencore Homes is a multiple award-winning Climate Positive housebuilder. They have harnessed their vast experience and knowledge to champion the groundbreaking concept of a Climate Positive home.

Greencore's factory manufactures closed timber frame panels which are insulated with natural materials. The panels are integrated into a timber frame superstructure that locks up more carbon than it emits. Greencore are targeting the whole structure of each home to achieve better than Net Zero in terms of embodied carbon.

Designed and built to align with Passivhaus standards, Greencore's homes are highly energy efficient. The homes are powered by electricity, utilising renewable energy sources for every home and target these supplying 100% of the energy required in use. Greencore's approach to delivery aligns with the exemplar design and sustainability principles that Harrington will deliver on.

A typical Climate Positive Greencore Home includes:

 Target LETI 2030 whole life embodied carbon	 Built to Passivhaus thermal performance standards	 Better internal air quality	 Target space heating demand <15 kWh/m2	 Target energy use intensity <35 kWh/m2	 Target 100% of energy from renewables
 Commitment to Biodiversity	 Structure < Net Zero embodied carbon	 Biond panels lock up carbon	 EPC rating A	 Use of natural materials	 Climate Positive


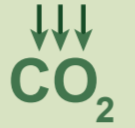




Greencore's developments are sensitive to ecology and the natural environment, throughout their lifecycle. This allows Greencore to create new communities and places where people can live low carbon, healthy and active lives.

The environmental sustainability and performance of new developments are measured using the One Planet Living approach as the benchmark. This is because Greencore recognise the natural synergy between its values and those of Bioregional's framework.

Greencore's housing schemes already have a track record for receiving One Planet Living status and it remains committed to continuing this approach in the future.



Local Case Study: Springfield Meadows

Location: Southmoor Oxfordshire		Awards: 10			
Number of homes: 25		Date of completion: 2022			
					
Understanding Net Zero	Minimise operational & embodied carbon	Regulatory Implications	Innovation and R&D	Collaboration	Holistic Sustainability Strategies

Springfield Meadows in Oxfordshire is the second project for Greencore that was in collaboration with Bioregional using the One Planet Living (OPL) framework. The development has been awarded the OPL Framework's Global Leadership status, their highest accolade. It is an excellent local example of the climate positive homes that will be delivered at Harrington

Designed and built to Passivhaus standards, Springfield Meadows is an exemplar development where sustainability, health, happiness and climate change resilience were at the forefront of the thinking from day one.

Springfield Meadows benefits from several innovative construction processes designed to minimise embodied carbon. Greencore's Biond closed timber frame panel uses only natural materials to insulate homes, including hemp, lime and natural wood fibre. The panels have a positive impact upon the environment. Each panel locks up, or sequesters over 30KG of CO2 per metre squared.

All the homes and materials within the superstructure at Springfield are designed to be reused and if necessary recycled. The homes can be adapted by their occupants to change with their demands throughout their lifecycle as they adhere to lifetime homes standards.

Each home is fitted with PV panels to generate renewable energy and being designed to Passivhaus standards minimises the operational energy requirements.

In addition, the innovative insulated foundation raft removes thermal bridging and uses GGBS, a waste product from the steel industry to minimise the use of concrete resulting in up to a 70% reduction in embodied carbon compared to traditional foundations.

Greencore is also mindful that the inclusion of PV panels contributes towards energy security and climate change resilience for occupiers.



Harrington

Ingredients of Place

Harrington will meet local employment needs

- Harrington will create a distinct employment offer within South Oxfordshire, appealing to small and medium businesses wanting to be part of a dynamic new and entrepreneurial community. It will include a mix of commercial, leisure and community infrastructure for the new settlement as it grows with employment opportunities at different skills levels. We have planned for high levels of home-based working and a full range of jobs on site that will encourage high levels of living and working locally.
- Overall, the employment offering includes up to 6ha of commercial space with an emphasis on small scale office, light industrial and workshops spaces (including for Class E & B2 uses).
- These will be set within an attractively landscaped context with convenient walking and cycling links to adjacent neighbourhoods and local centres, providing a range of amenities for people working at Harrington.
- The operational phase of Harrington will generate circa 1,200 net additional jobs per annum in South Oxfordshire with approximately £140m net additional GVA per annum in the district. Residents of Harrington will generate a collective income of well over £100m per annum and additional retail spending of over £60m per annum and around £30m per annum on leisure goods & services, supporting retail & leisure jobs within Harrington and in surrounding towns

Harrington will be a sustainable new settlement

- Harrington is being designed to achieve positive Biodiversity Net Gain. We are working with Bioregional, embracing One Planet Living® and have a comprehensive energy strategy in place.
- We also aim to protect and enhance the status of designated assets, including the local Site of Special Scientific Interest outside of the Harrington site.
- We will keep the best landscape areas for new and enhanced habitats for flora and fauna, supporting significant biodiversity gain and nature recovery. Trees, hedgerows and wetland areas will be conserved, enhanced and integrated within the masterplan to maximise biodiversity gains on the site and create a beautiful place to live.

Harrington will support sustainable modern living

- Harrington will be a 21st-century garden settlement, with up to 3,000 houses completed by 2041, growing to 5,000 thereafter. This is a long-term project and a mix of housing sizes will be provided throughout the timeframes to meet local needs.
- We are in discussions with Greencore for the delivery of high-quality Climate Positive Homes.
- We have designed Harrington to minimise car use and support home working. The affordable housing percentage will meet South Oxfordshire's policy requirements in a very expensive area.

Harrington has been designed to meet the climate change challenge

- Harrington has been designed to meet the Oxfordshire response to Climate Change and meets the aspirations of the 'City Science Net Zero Carbon Plan' adopted by the County Council and South Oxfordshire earlier this year.
- Harrington is designed from the outset as an exemplar for the climate change, sustainability and healthy living ambitions of South Oxfordshire.

Ingredients of Place

The infrastructure needs of Harrington are planned for

- We have prepared a detailed Masterplan to secure high-quality placemaking with two linked 'village' communities to be built up to 2041 and a detailed phasing plan guiding its development as a long-term proposal beyond 2041.
- Harrington delivers walkable neighbourhoods with services planned for & built in phases alongside new homes with local employment, retail, a mix of schools and health provision implemented as the community grows. Harrington will also provide new services for neighbouring villages to access, reducing their need to travel.
- This approach avoids the challenges of so called 'Sustainable Urban Extensions', bolted on to towns with few services of their own, which only add to stress on local services, facilities and roads in existing communities. These urban extensions tend to be poorly connected to service, with residents often reliant on the private car.
- Supporting Harrington will avoid adding congestion to the A34 corridor, unlike other proposed/existing schemes will do. No major externally funded infrastructure is needed to support the site in the Local Plan period unlike other sites in South Oxfordshire. A bridge over the M40 is planned for early in the delivery programme to help establish multi-modal and sustainable travel modes across the site.

Harrington is well connected

- Harrington is well outside the Chilterns AONB and Oxford Green Belt.
- It is well-located with good existing connections North / South and East / West.
- Ideally positioned the same distance as Oxford from Didcot, Wallingford & Thame – and with faster bus / road access – Harrington's location creates a rare opportunity to enhance connectivity between key communities via sustainable transport.
- From Harrington there is a good connection to Oxford with the Oxford Tube providing an existing regular fast coach service immediately adjacent the site.
- The scale of Harrington also creates the opportunity to establish a new mobility hub – to be delivered early in the project – and our new Transport Strategy takes account of the major shift to home-based working, especially in South Oxfordshire, with a high level of internalised trips and new active travel and bus links connected to our transport hubs.
- Our transport provision will grow as the site grows – including with new bus and cycling connections.

Harrington responds to its setting

- Harrington is set in an ideal location outside the Oxford Green Belt and the AONB and away from neighbouring settlements, avoiding coalescence.
- The landscape led approach to the development will ensure that it is sensitively placed within the natural environment and in keeping within the surrounding landscape character and settlement patterns. Through early planting and layering of landscape the impact of Harrington will be minimised, this builds upon the existing field and hedge patterns along with new strategic green infrastructure and open spaces.



Delivery Phasing

Harrington is a proposition for a new 21st century small market town – to be built in phases and at a pace that is appropriate, with facilities and infrastructure delivered to meet the evolving needs of the community alongside housing from the start.

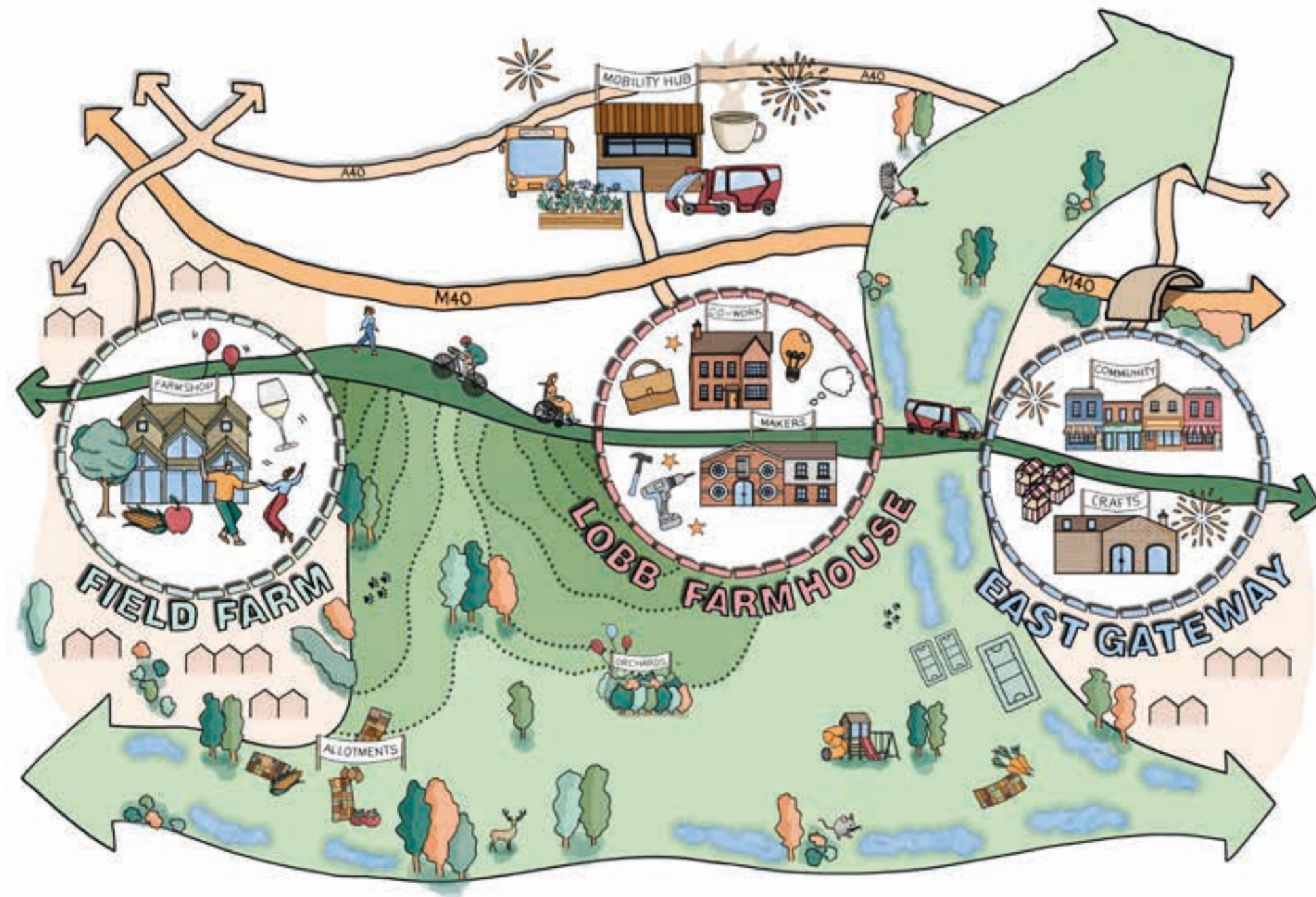
It offers the opportunity for up to 3,000 homes (in the Plan period) to 2041 in two new 'village' communities.

When complete, it is envisaged as a fully integrated development of up to 5,000 homes, alongside facilities and community infrastructure.

Our phasing plans are based on balancing a rate of delivery with the principles of locking in quality from the start.

We know that what we do at the beginning will set the tone for the development and define how it proceeds.

The masterplan allows for early development in locations known as West Village, Lobb Farm Gateway and the East Village. These would be specific locations in their own right – with place and function – but conceived within the framework of an over-arching masterplan.



Phase 1 (835 dwellings)

North

- Enterprise Hub 2.76 ha
- A40 Mobility Super Hub
- Underbridge Improvements

West

- 600 Homes
- Harrington Field Farm Village Centre
- Primary School
- Employment
- Mobility Hub

East

- 235 Homes
- M40 Overbridge
- Eastern Gateway

South

- PO Water Treatment Plant

Phases 1 & 2 / Plan Period (3,000 dwellings)

North

- 654 Homes
- Northern Gateway
- Primary School
- Harrington Green

East

- 1,095 Homes
- East Village Neighbourhood Centre
- Primary School
- Jointers Farm Re-use
- Manor Farm Re-use

West

- 569 Homes
- Western Gateway

South

- All-through Forest School

Delivery Phasing

This approach will yield high quality homes that come forward with the attendant infrastructure and services from the outset.

We see this as critical as the first phases of development will determine perception and reputation for Harrington, and shape the behaviours, movements and habits of the people who live here.

We believe that it is much easier – and better – to start with the right behaviours versus trying to adjust or reverse behaviours once a place is established.

This can be delivered due to Summix as master developer and place maker having control of the whole of the site and significant funding in place.

We have taken account of Harrington's overall infrastructure requirements and these are factored into our phasing plans.

We can deliver an overbridge early on the phased delivery of the proposals, which will enhance multi-modal access opportunities across the site to support delivery.

2030
(Up to year 5)



2041
(End of Local Plan Period)



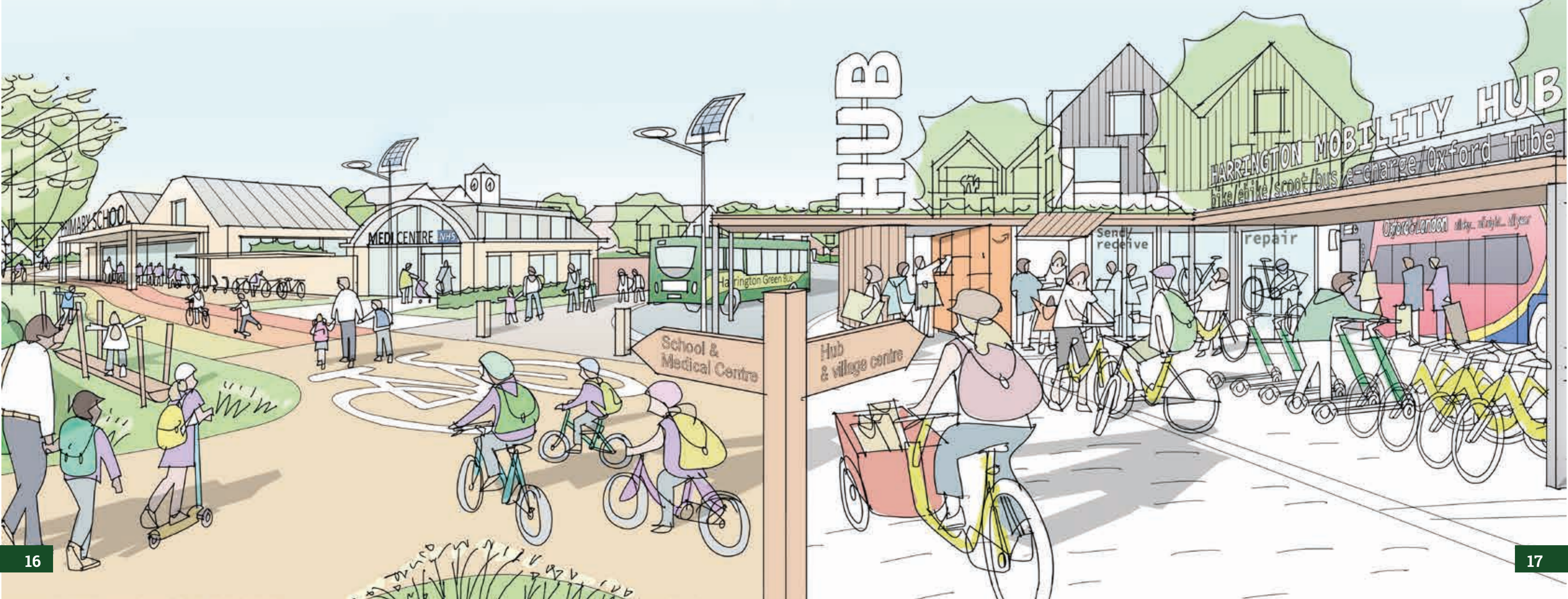
2051 +
(End State)



By the end of the first five years of building (assumed to be around 2030), up to 835 dwellings are assumed to have been built, approximately the size of a larger village or two smaller villages.

Up to 2041 (i.e. of the Local Plan period), up to 3,121 dwellings are assumed to have been built, with Harrington continuing to grow into a town.

In 2051, Harrington is assumed to be completed providing up to 5,128 dwellings and forming an established 21st Century Sustainable Community.



Delivery

Legacy

The development location is within single ownership and Summix is well resourced to bring Harrington forward, subject to the necessary planning permissions and consents.

We have carried out comprehensive financial modelling and assessments to give us the confidence in promoting these proposals.

Summix is not debt-funded and its financial model is based on raising capital through its series of specific investment funds. As noted earlier, no major externally funded infrastructure is needed to support the site in the Local Plan period up to 2041, unlike other sites in South Oxfordshire.

A Joint Local Plan allocation with explicit, place-related policy requirements will act as the framework for the development of Harrington in the years that follow. For all of these reasons, stakeholders can have confidence that Harrington is deliverable in line with the principles of

place and aspirations for quality set out in this document. Beyond building Harrington, we know that 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.

We have clear ideas – drawn from experience – on putting the right stewardship framework in place and how to work with partners to create the best management model for Harrington.

On governance, we would expect to have further discussions on the options for Harrington and in respect of its relationship with the existing local parishes and what is right for its potential future as a small market town.

It is essential that Harrington has a sense of place and community, but that it is also connected to and working with the structures of existing villages and communities, whether in Milton Common, Great Haseley and Tetsworth, in Thame or further afield.



Delivery Legacy

In Construction Phases ...



300 gross FTE jobs during the 30-year construction period



300 direct, indirect & induced net FTE jobs across the South East and 140 in SODC



£20.2 million GVA impact to the South East economy per annum totalling £606 million over 30 years



£14.5 million GVA impact to South Oxfordshire economy per annum, totalling £435 million over 30 years

In Operational Phases ...



2,540 gross direct FTE jobs supported on site via business use (excluding home working)



2,570 direct, indirect & induced net additional FTE jobs supported in the South East once fully occupied & operational, including 1,190 in SODC



£188.2 million net additional GVA impact to the South East economy each year of operation, including £139.5 million in SODC



4,500 additional economically active residents of working age. Based on current employment rates, up to c. 4,400 employed residents.



Enhanced Local Spending Power - Employed residents could receive a collective income of circa £127.0 million per annum, spent on goods & services in the local economy. The residents have the potential to generate one off expenditure of circa £23.8 million upon first occupation



The Proposed Development could generate total retail expenditure of circa £61.1 million on convenience goods & services



The Proposed Development could generate further expenditure of £29.7 million per annum on leisure goods & services



Education facilities – comprising, early years, primary and secondary provision. Harrington will provide 3 primary schools & 1 secondary school



Healthcare facilities – comprising GP facilities and dentists. Harrington will provide a primary care facility for 7 GPs & 5 dentists to meet locally generated needs



Open space – comprising parks & gardens, amenity green space, designated equipped playing space & allotments. Harrington will provide more than 250ha of open space



Recreation and Sport facilities – Harrington will provide a range of facilities to meet locally generated needs including village halls, a sports hall, courts & pitch provision



Harrington

Meeting the Requirements of the Joint Local Plan

Harrington is aligned to the Plan requirements and our approach is informed by the published Local Plan vision and Sustainability Appraisal objectives.

We are drawing on the best of our expertise and our professional team to combine with the specific attributes of the development location, and the identified aspirations within the local Plan and relevant policy framework.

We want Harrington to contribute to the successful creation of a robust new Joint Local Plan through to 2041 – as well as to be deliverable in the Plan period.

We aim to provide up to 5,000 houses, with 3,000 delivered up to 2041 in two initial new sustainable 'village' communities.

Deliverability is informing everything we do. We know that it's important to have confidence in allocated sites and to be sure that they will come forward.

Specifically, Harrington is:

- Designed to meet the published Joint Local Plan vision and Sustainability Appraisal objectives;
- Designed to meet Oxfordshire County Council's Local Transport and Connectivity Plan;
- Designed to meet Oxfordshire County Council's Guidance on mobility hubs;
- Designed to meet Oxfordshire County Council's parking standards;
- Designed to meet the Oxfordshire response to Climate Change and to help achieve the aspirations of the 'City Science Net Zero Carbon Plan', adopted by South Oxfordshire District Council and Oxfordshire County Council earlier this year, and;
- Designed in line with the UK's garden communities programme, National Planning Practice Guidance and relevant elements of the NPPF.

We are making representations to the Joint Plan process and seeking support for Harrington as a solution to South Oxfordshire's growth needs in a location away from the AONB, the Oxford Green Belt and not encroaching on the setting of neighbouring historic settlements. Our phasing and deliverability timetable offers potential flexibility. Subject to further discussions and detail, we can adjust phasing to accelerate or vary the pace of development.

Harrington is well located, with the potential to form an important hub enhancing the wider transport network as part of a comprehensive transport strategy.

No major externally funded infrastructure is needed to support the site in the Local Plan period up to 2041, unlike other sites in South Oxfordshire.

Harrington

A Proposition with a Clear Base

Our approach

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

Through engagement with the community, we have pledged to 'lock in' quality and our commitments. The vision is to work with the Council at every stage to agree and include a strong and sustainable design code, underpinned by specific local plan policy, to deliver 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.

Our approach is underpinned by a comprehensive package of technical evidence and assessments from our expert team which has and will continue to inform the Harrington proposals. This includes extensive assessments, surveys and strategies across landscape, ecology, transport, sustainability and energy, built heritage, archaeology, noise and lighting.

Our team

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

Since our inception in 2006, we 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 here at Harrington, where the commitment to a new and sustainable settlement dates back to 2014.

Expertise within the project and professional team

SUMMIX

Lord Matthew Taylor
Senior Advisor

Adrian Colwell
Senior Advisor

AECOM

EDGE
URBAN DESIGN

Bioregional

jtp

Turley

RPS

Waterman

PLACE 54
ARCHITECTS

LDN
COLLECTIVE

BSG | ecology

SGA
Smart Growth Analytics

in
inacoustic

HCUK
GROUP

GRENCORE
HOMES

KERNON

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