

# Harrington Community Planning Weekend

## 11 to 15 November 2022

### Part I: Community Planning Process



# Why Harrington?

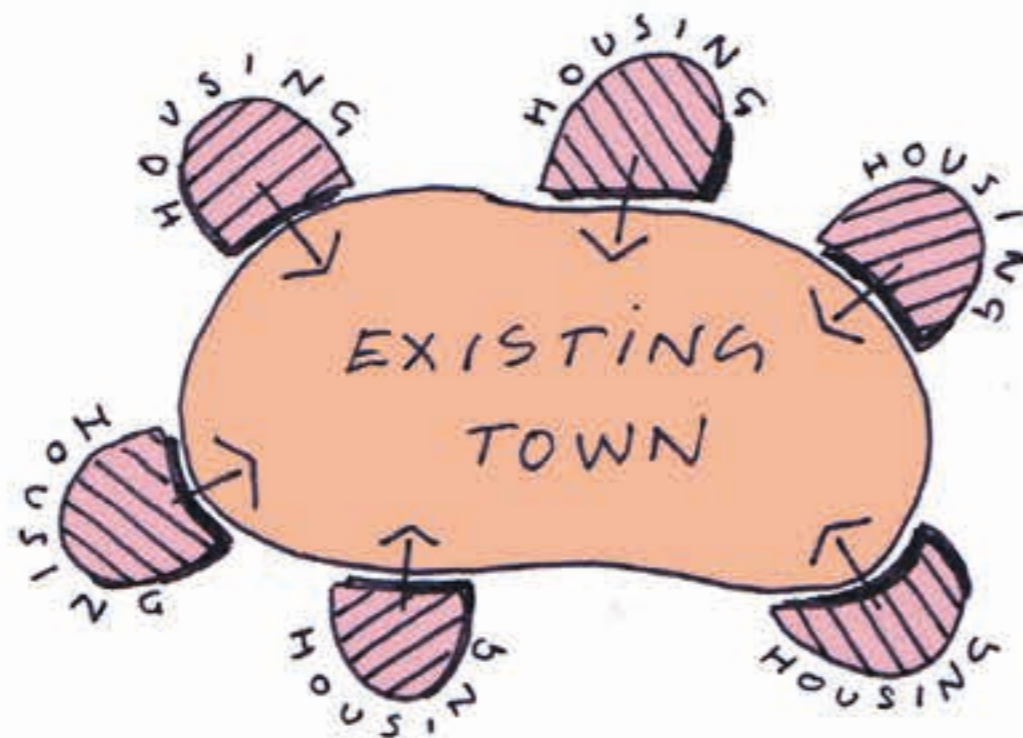


**“By 2045 we’ll need these homes - the choice is building on the 200 hectares that are proposed as housing estates round places like Thame, with no facilities, or to go this route.”**

Lord Matthew Taylor

## A

EXTENDING AN EXISTING TOWN....



= FEW BENEFITS

## B

CREATING A NEW SUSTAINABLE COMMUNITY...



= MANY BENEFITS

# The Team



**Lord Matthew Taylor**  
Senior Advisor

**Adrian Colwell**  
Senior Advisor



# Community Planning Approach

## “Collaborative Placemaking”



## We listen



## We debate



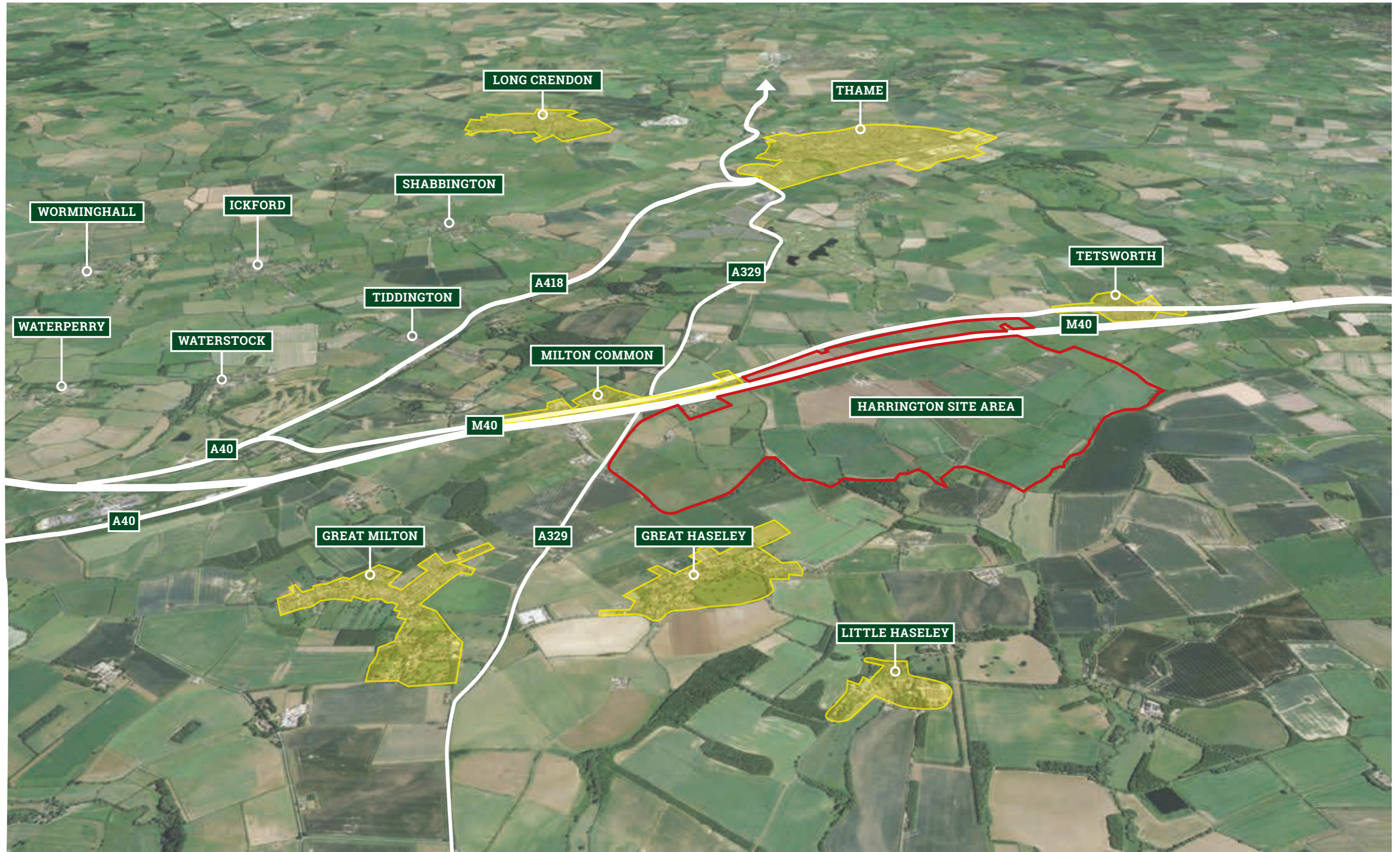
## We draw together



## We create new places and breathe life into old ones



# The Site



# Process Timeline



# Project Website

## [harringtonnewsettlement.co.uk](http://harringtonnewsettlement.co.uk)

[Home](#)[The need](#)[The location](#)[The ambition](#)[Give us your thoughts](#)[More](#)

## Welcome to Harrington

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



## H A Vision 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 OX1 2BU

**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



### 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](http://harringtonnewsettlement.co.uk)

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).



## H A Vision for Harrington

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



#### Saturday 12 November 2022 Public Workshop Day 2

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 should it be managed?

**Young People's Workshop**  
Another opportunity for young people to talk about the site and to draw ideas for the future.  
12.45pm Lunch break - lunchtime refreshments will be provided

**1.00pm Lunchtime presentation - One Planet Living®** - delivering a flagship sustainable community

**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 the minibus provided.

**Young People's Workshop (continued)**  
2.45 Refreshment break  
**3.00 Feedback from Hands-on Planning Groups**

**3.30 Next Steps**  
3.45 Workshops conclude  
4.00 Exhibition closes

#### Tuesday 15 November 2022 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](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).



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



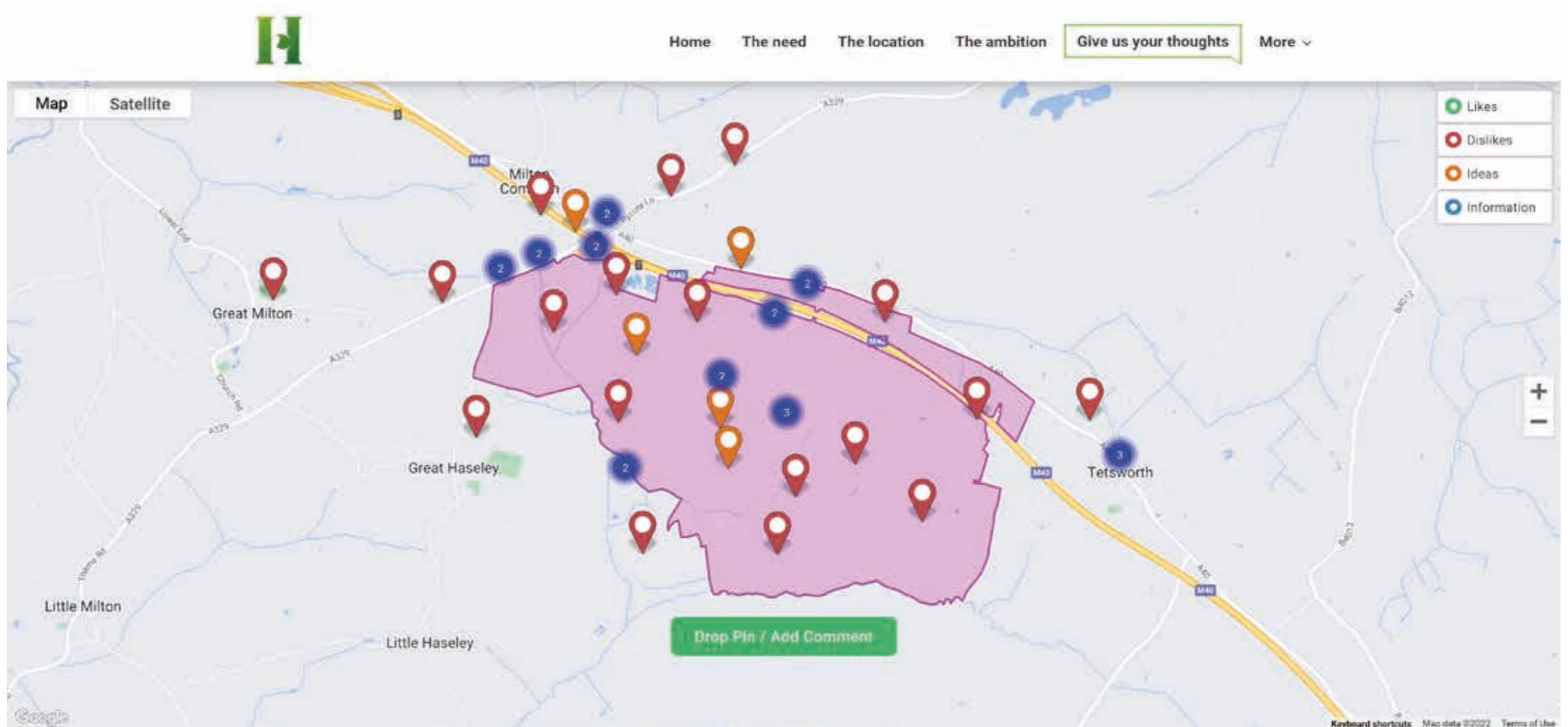
# Publicity TV and Radio



**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**

# 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

## 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)**

**“It’s better than putting more housing round villages that are already there...a new settlement makes much more sense.”**

**“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.”**

**“It must become a good place to get a job.”**

**“You’ve got to keep delineation between Harrington and the surrounding villages.”**

**“What about a Forest School at Harrington? They’re very popular”**

**“A Community Centre could help young people and the disabled get involved in gardening – what about some allotments.”**

**“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 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!”

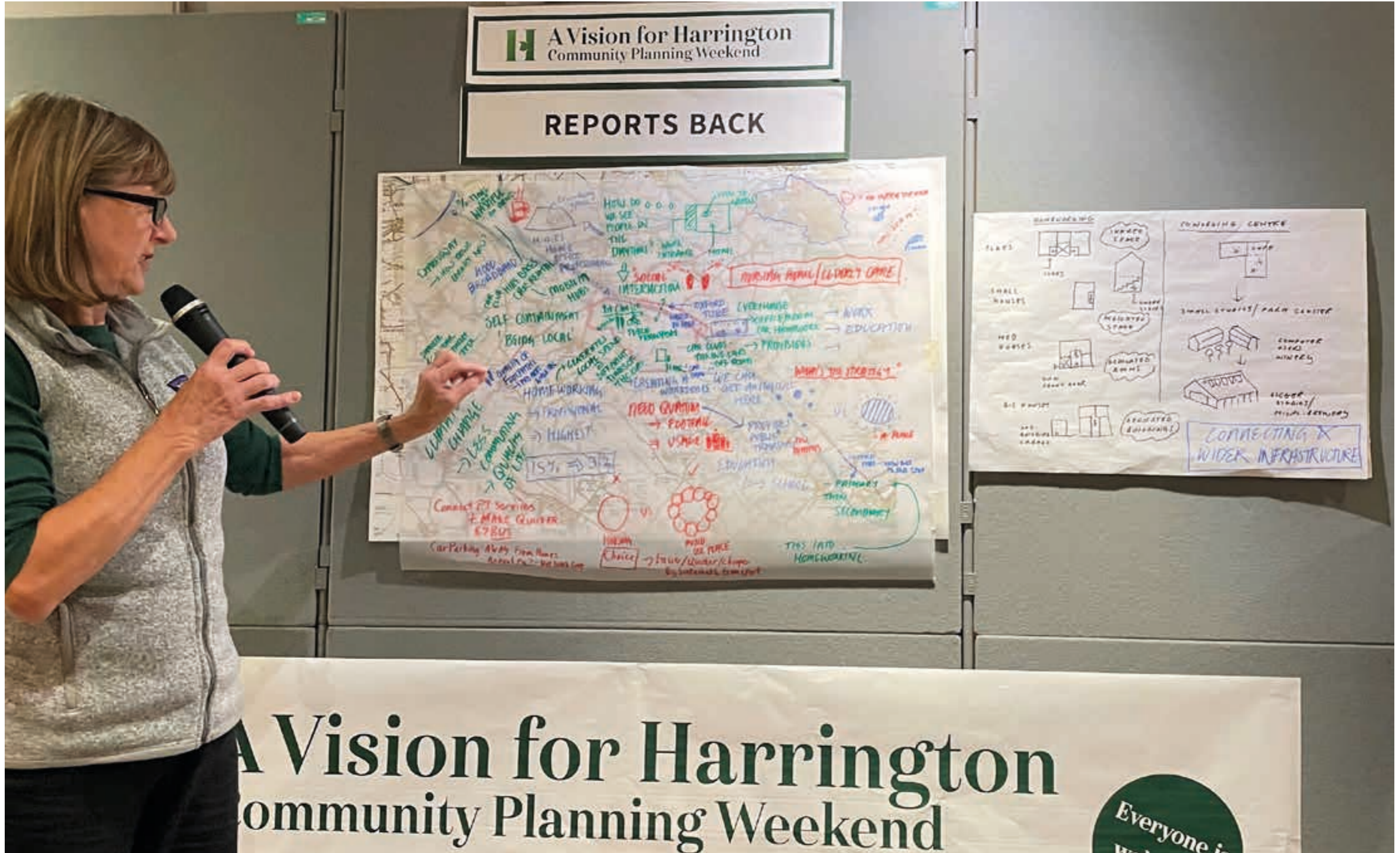
# Community Planning Weekend

## Hands-on Planning: Connecting and Wider Infrastructure



# Community Planning Weekend

## Connecting and Wider Infrastructure



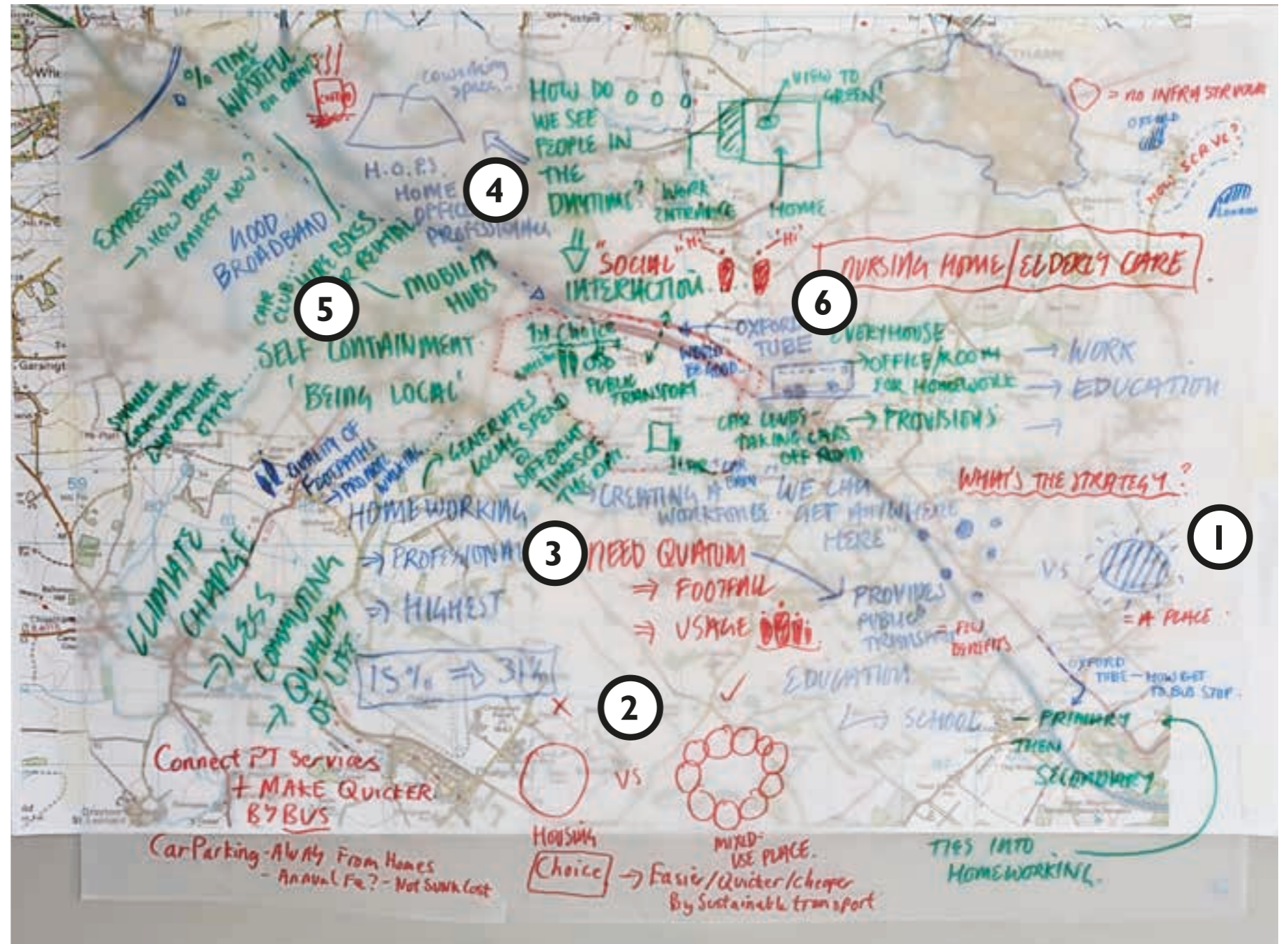


# Community Planning Weekend

## Connecting and Wider Infrastructure

### Key

1. 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



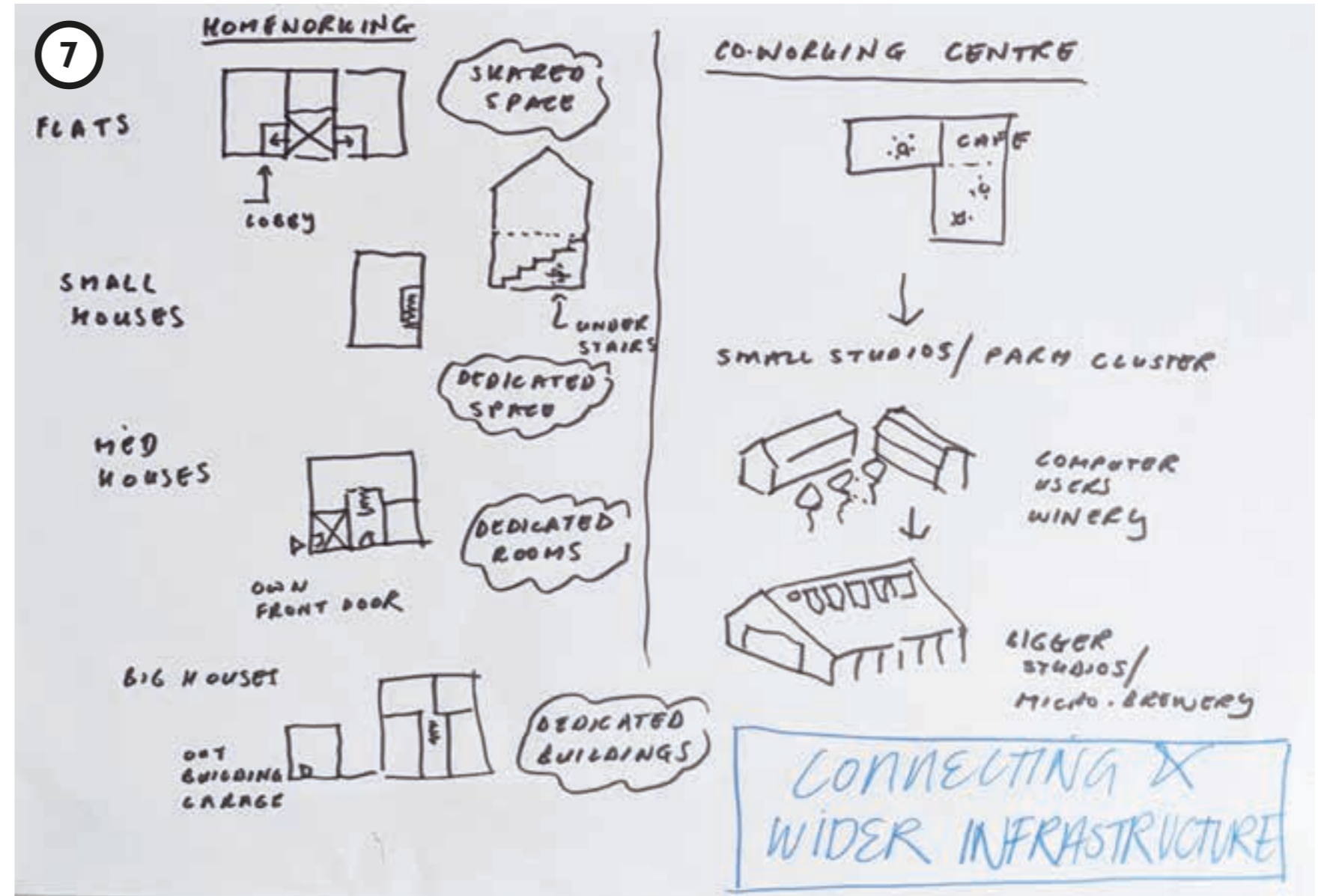
*continued next page*

# 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

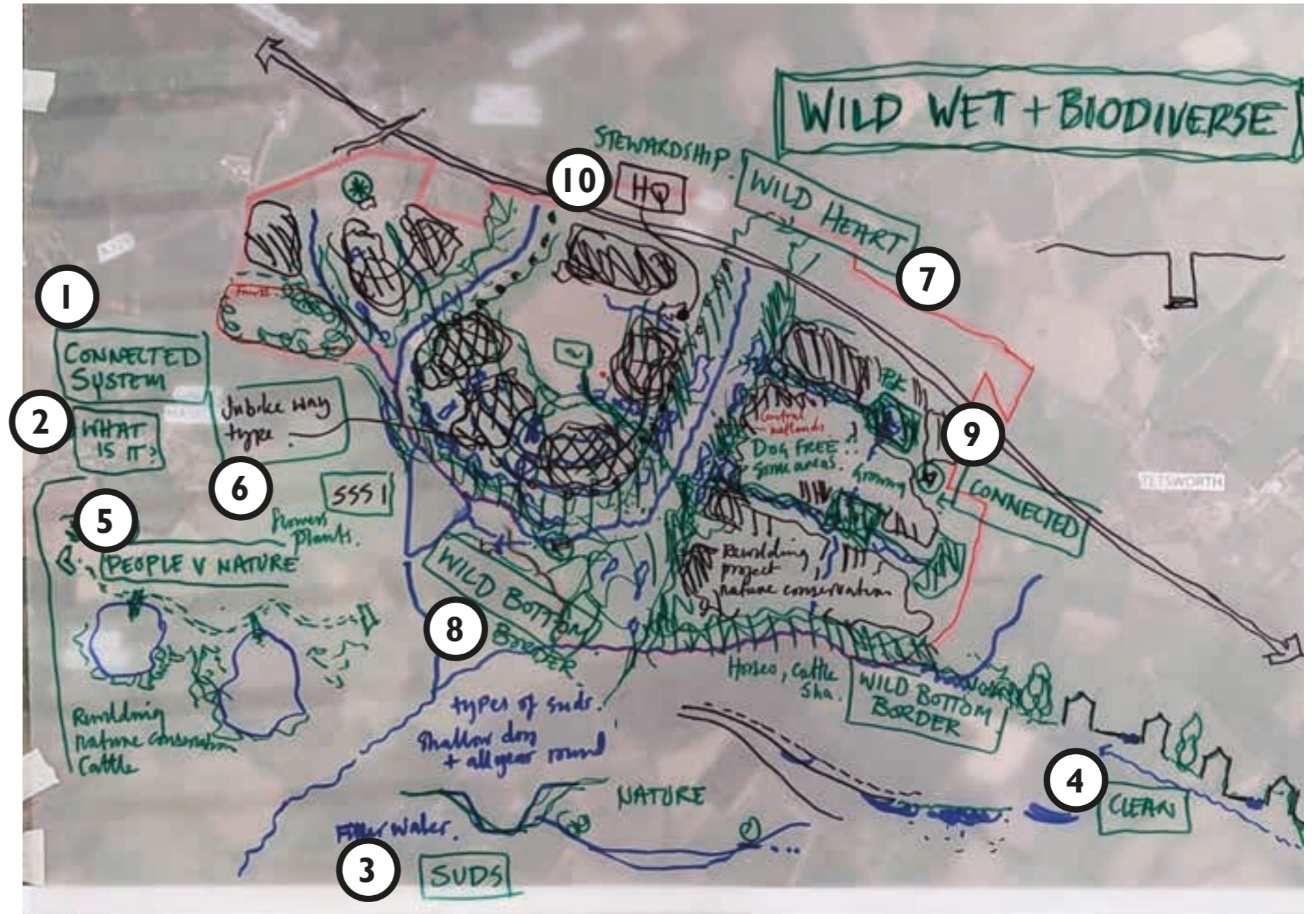


# Community Planning Weekend

## Wild, Wet + Biodiverse

### Key

1. A connected blue and green landscape
2. Rewilding of the landscape
3. 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



# Community Planning Weekend

## How Can We Start?



# Community Planning Weekend

## How Can We Start?

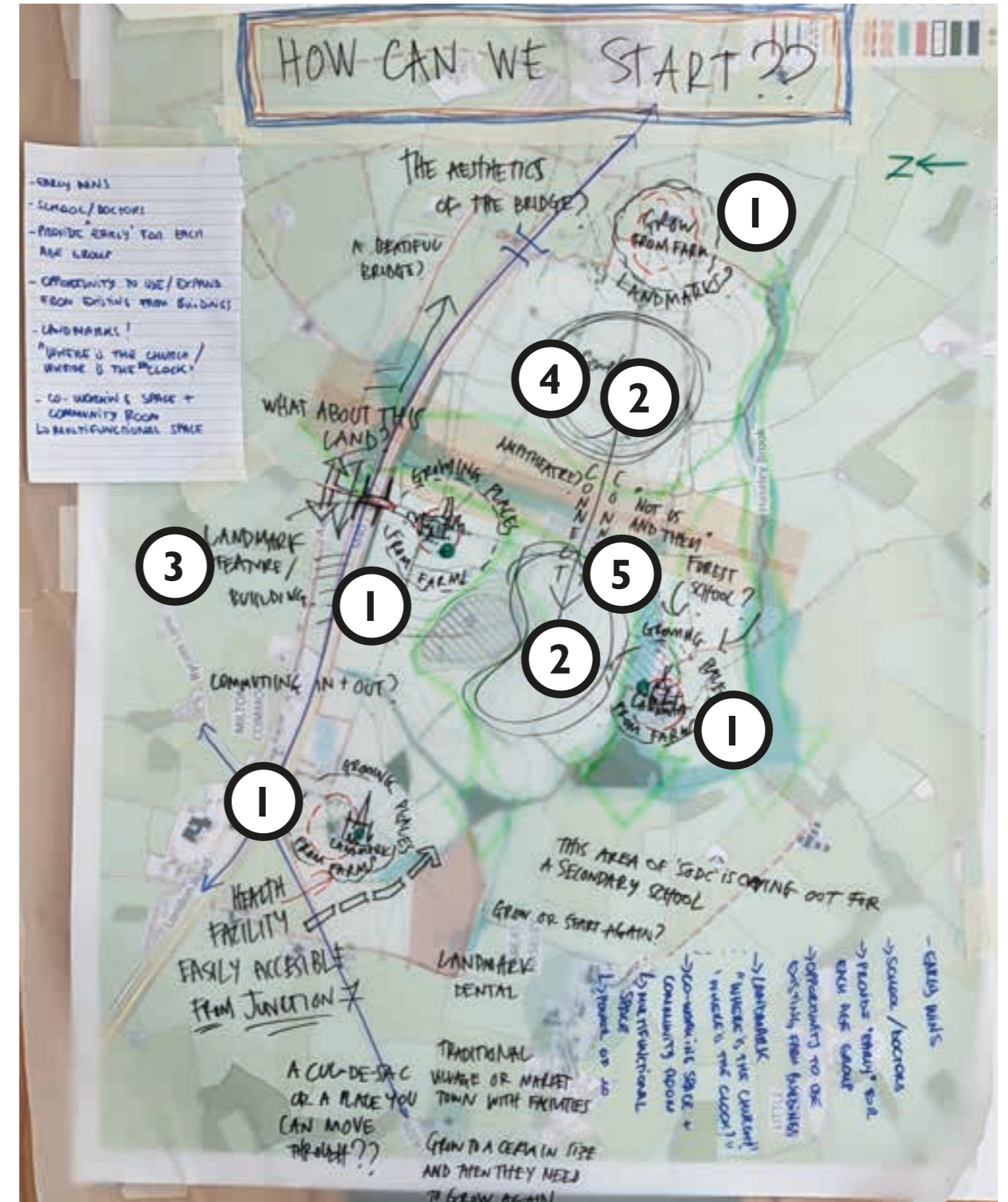


# Community Planning Weekend

## How Can We Start?

### Key

1. 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 co-working
5. Create a vibrant neighbourhood with multiple facilities





# Community Planning Weekend

## Great Harrington



# Community Planning Weekend

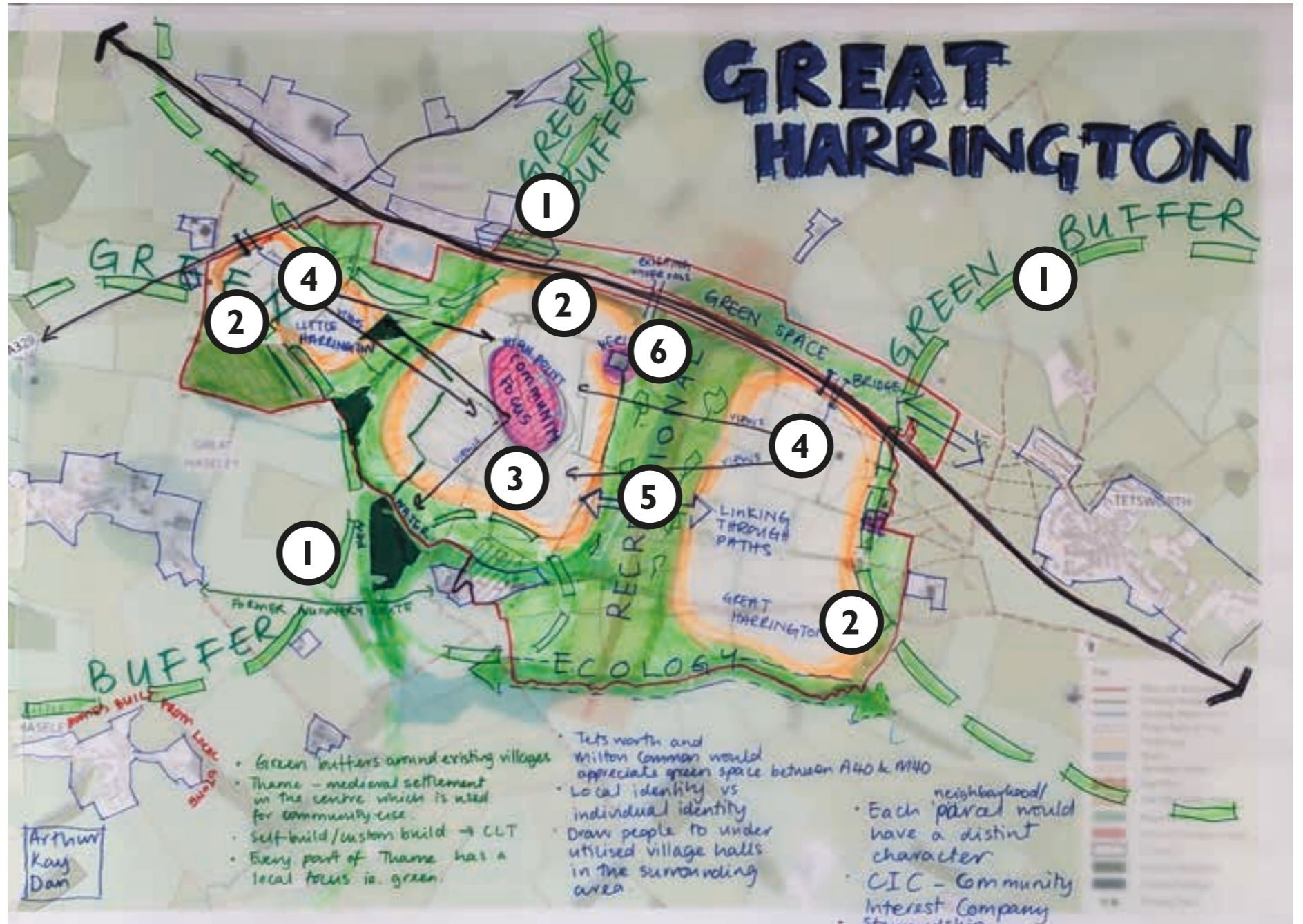
## Great Harrington



# Community Planning Weekend Great Harrington

## Key

1. 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



# 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



The Phoenix Trail



Frontages on Esingdon Drive



The historic approach



# Community Planning Weekend

## Saturday Thame Tour



Saint Mary  
the Virgin  
Churchyard



High  
Street



Approach to Buttermarket



The alleys



Cornmarket

# 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!”***

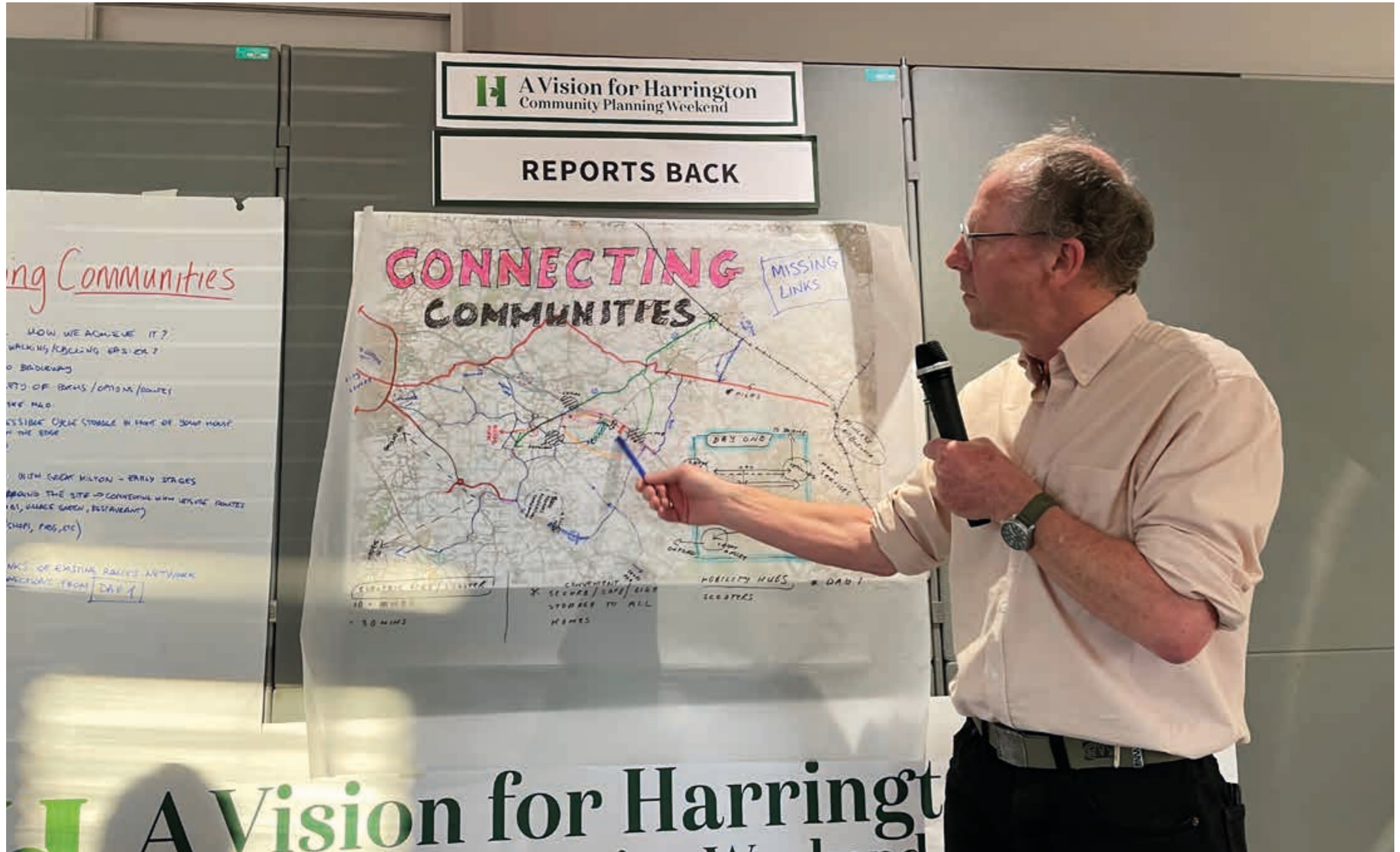
# Community Planning Weekend

## Hands-on Planning: Connecting Communities



# Community Planning Weekend

## Connecting Communities



# Community Planning Weekend

## Connecting Communities

### Key

1. 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



# Community Planning Weekend Hedge-ington!



# Community Planning Weekend Hedge-ington!



# Community Planning Weekend

## Hedge-ington! The conversation illustrated



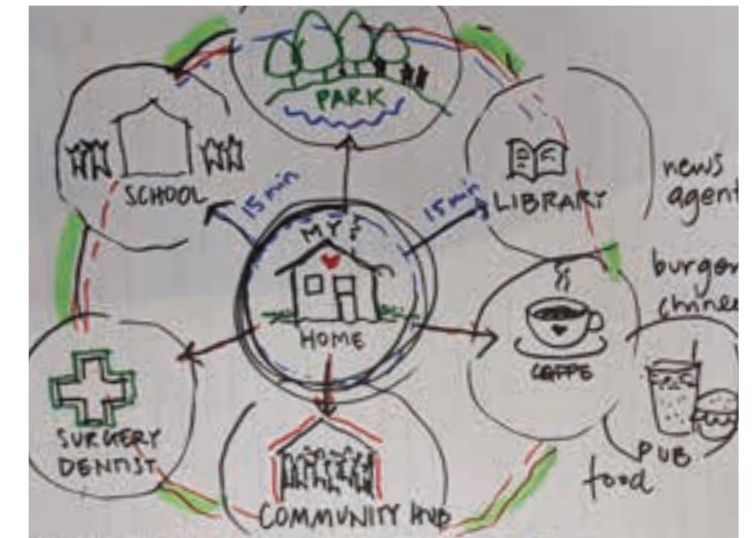
**Water is the most important to me**



**I hate fences!**



**My hedge**



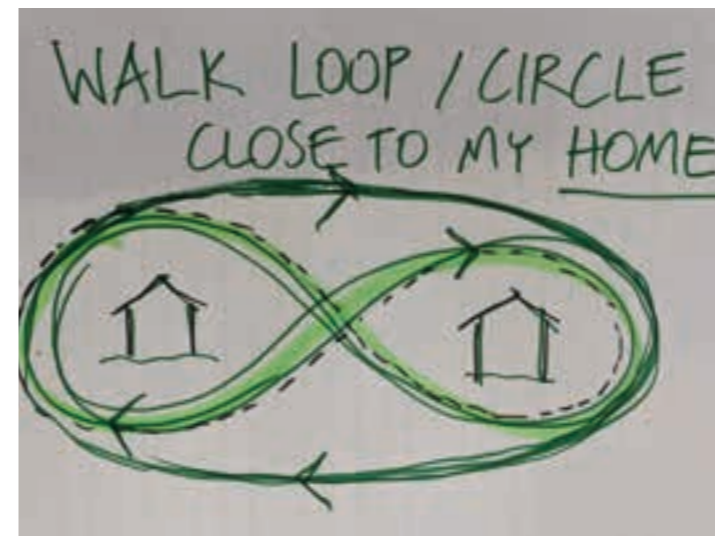
**Walkable neighbourhood**



**My green arbour**



**Hedgerow team**



**Walk loop/circle close to my home!**



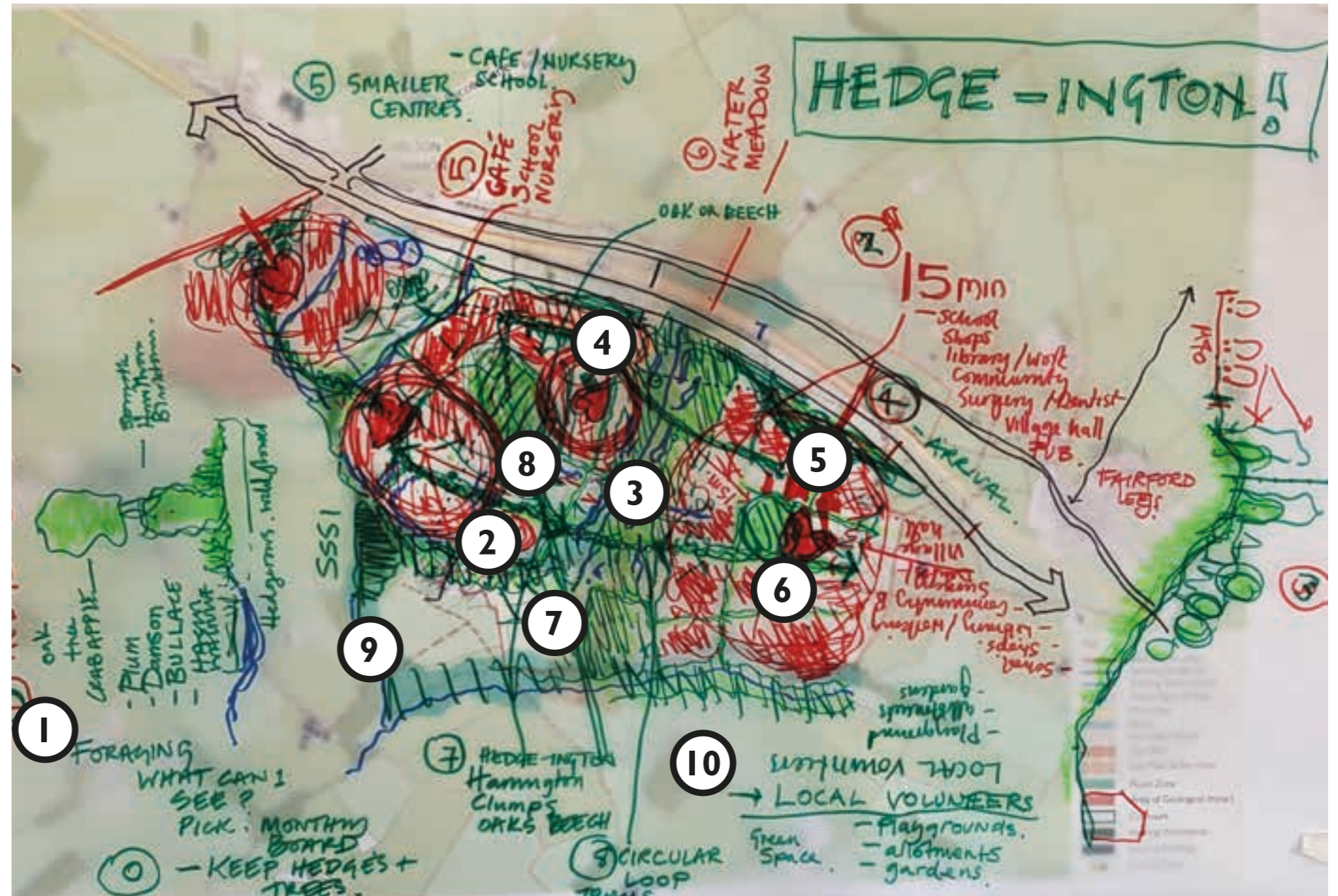
**Community hedgerow club**



# Community Planning Weekend Hedge-ington!

## Key

1. 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



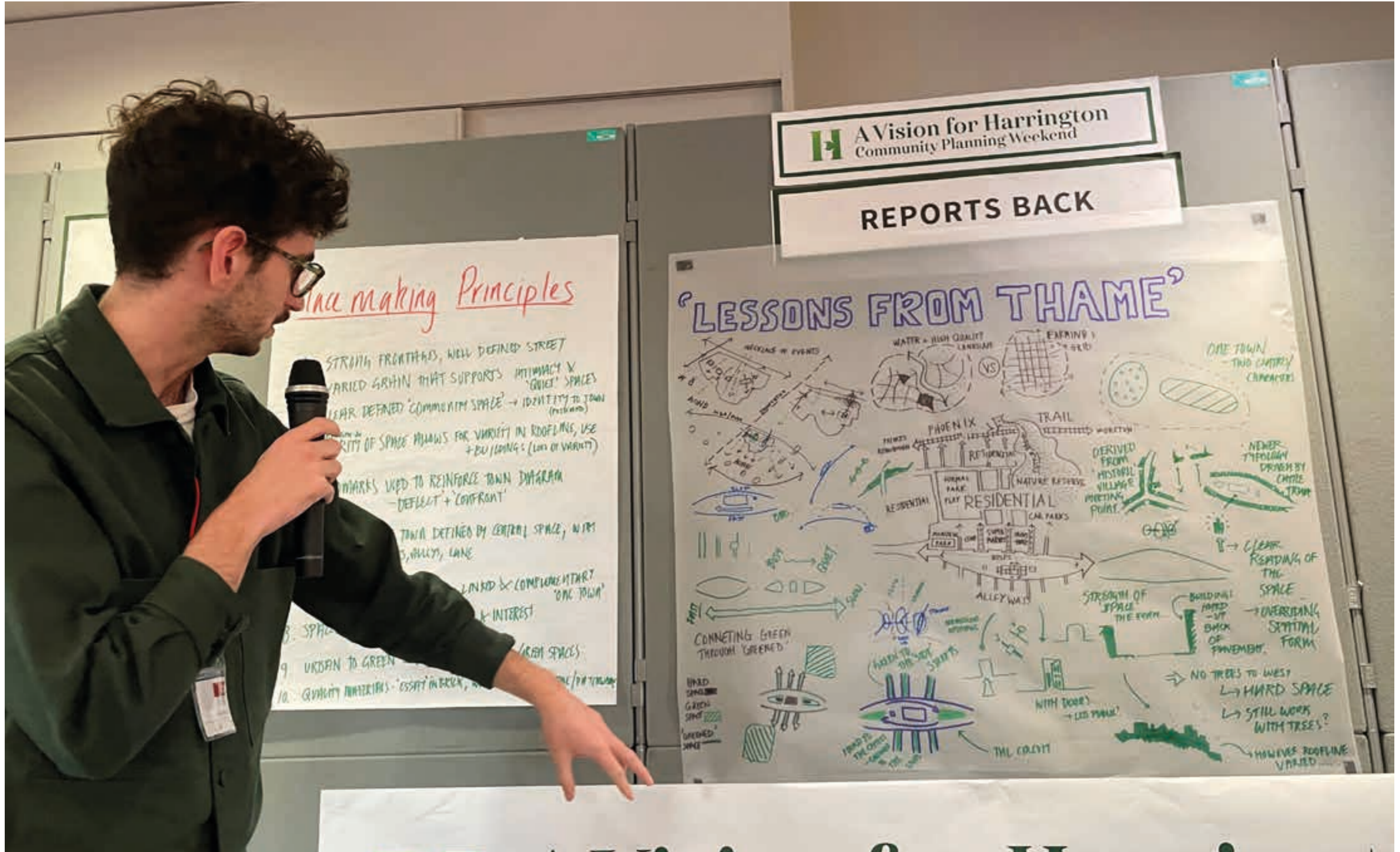
# Community Planning Weekend

## Lessons From Thame



# Community Planning Weekend

## Lessons From Thame

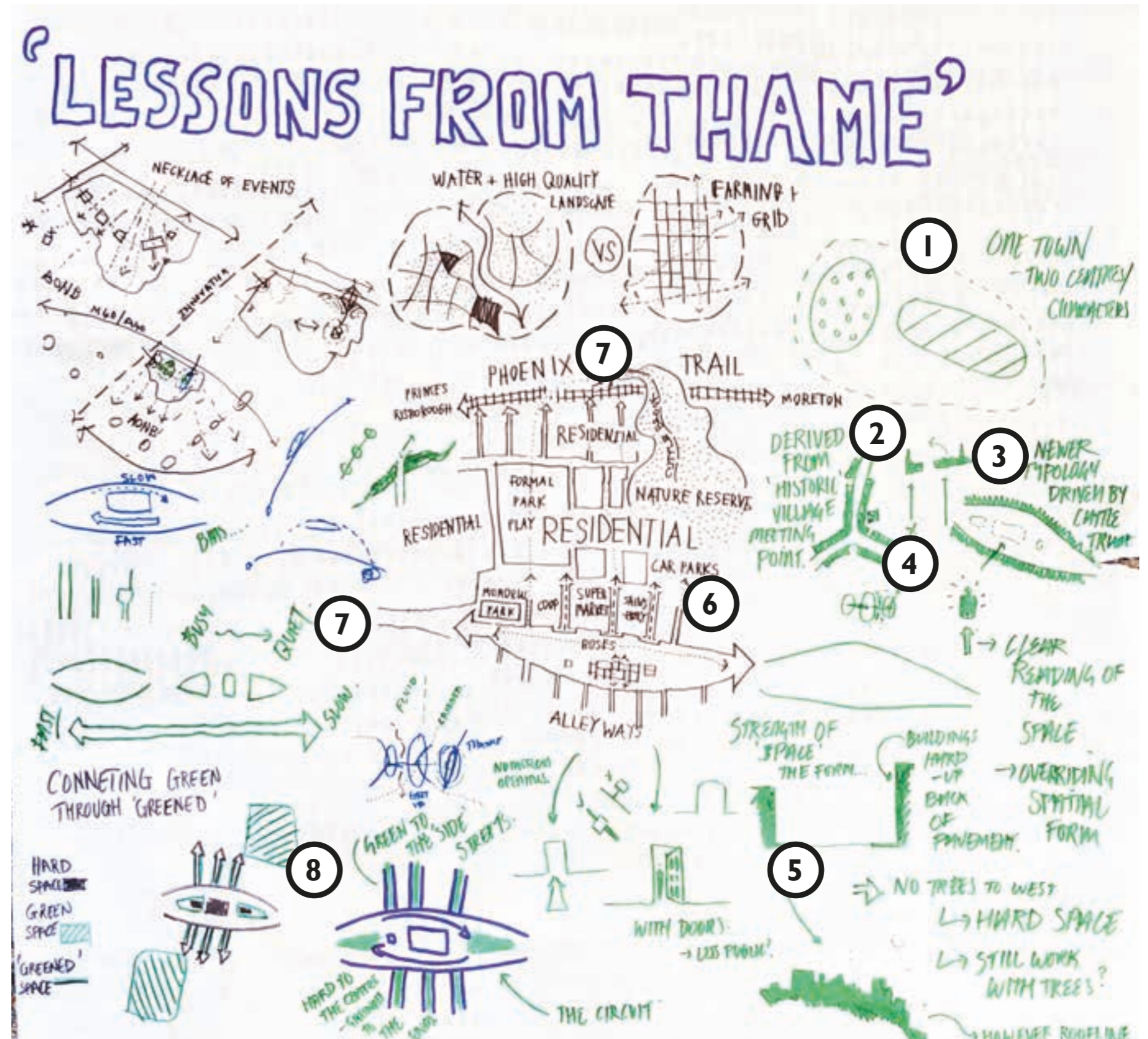


# Community Planning Weekend

## Lessons From Thame

### Key

1. 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<sup>®</sup>



# Community Planning Weekend

## One Planet Living<sup>®</sup>



A Vision for Harrington  
Community Planning Weekend

### REPORTS BACK

## One Planet Living<sup>®</sup>

1. Health & Happiness
  - C - Pollution - air, light, noise
  - O - 15-minute neighbourhood
2. Equity & Local Economy
  - C - Affordability
  - O - Local employment opportunities & independent businesses - homeworking & co-working
3. Culture & Community
  - C - Loss of identity
  - O - Create a new, unique identity
4. Land & Nature
  - C - Perceived loss of green space
  - O - Biodiversity gain and access to land (currently private)
5. Sustainable water
  - C - Increased run-off/flooding potential
  - O - Improve water quality and usage for community activities
6. Local & Sustainable Food
  - C - Loss of agricultural land
  - O - Mosaic of food production areas/land
7. Travel & Transport
  - C - Car dominance & traffic
  - O - 'Tribrid' working

8. Materials & Products
  - C - Long-durable materials
  - O - Use of local materials
9. Zero waste
  - C - Pressure on waste infrastructure
  - O - Circular waste economy
10. Zero carbon energy
  - C - Not achieving net zero carbon / not following through on aspiration
  - O - Designing for the future



# A Vision for Harrington

# Community Planning Weekend

## The 10 One Planet Living<sup>®</sup> Principles

### 1. 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<sup>®</sup> 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



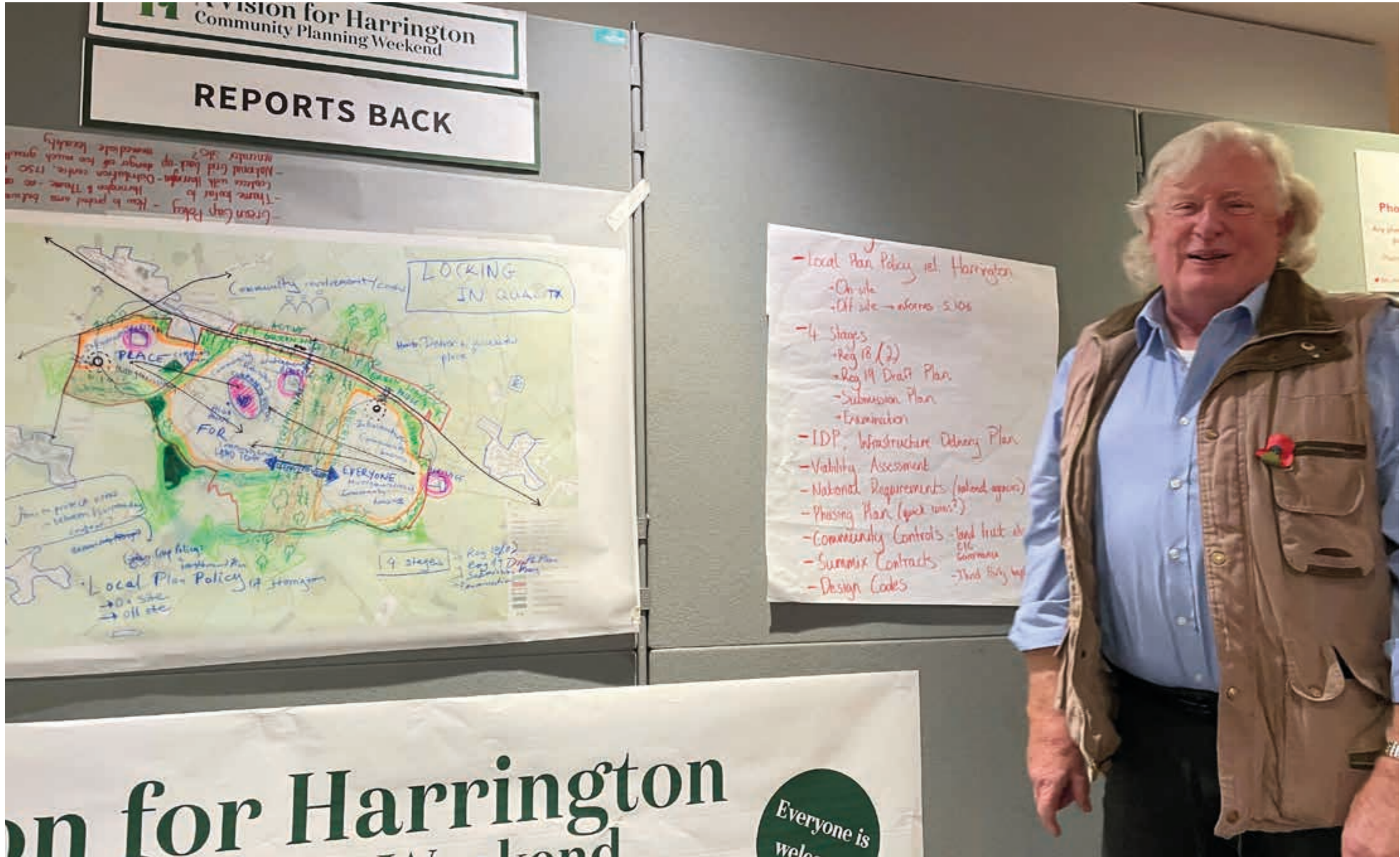
# Community Planning Weekend

## Locking in Quality



# Community Planning Weekend

## Locking in Quality



# Community Planning Weekend

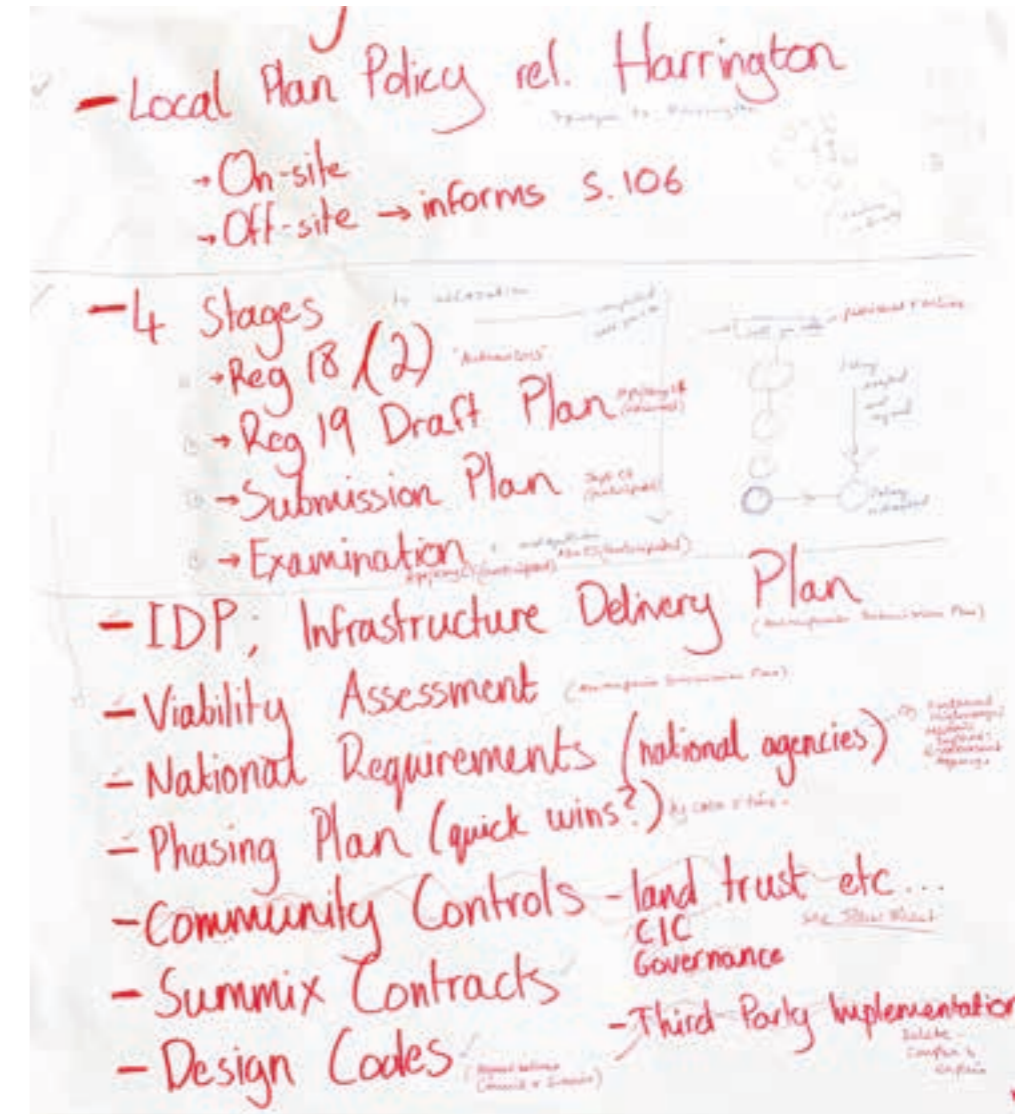
## Next Steps

### 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



# 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.”***

## 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<sup>®</sup>**

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<sup>®</sup>. 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.”***

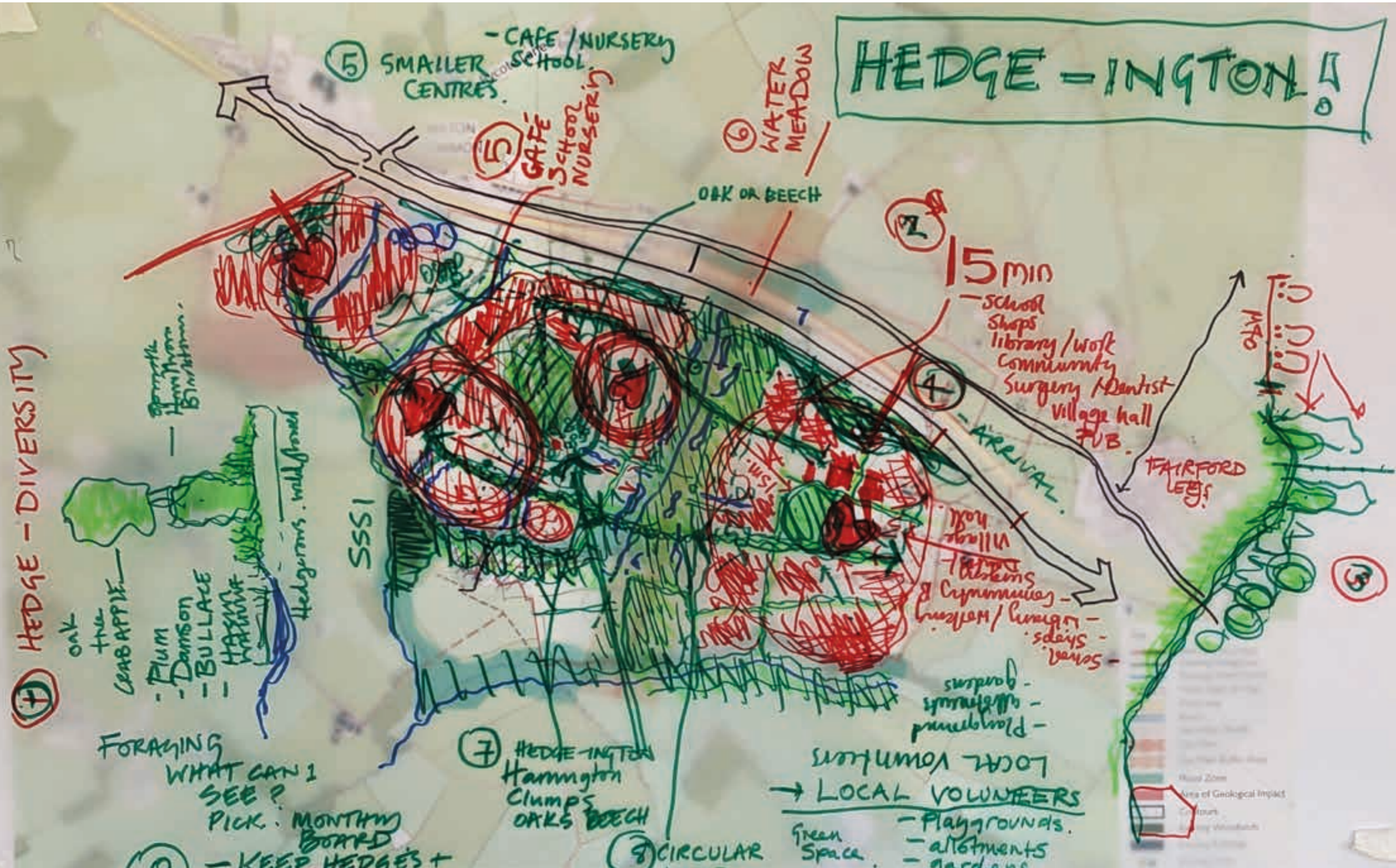
# Team Working



# Harrington Community Planning Weekend

11 to 15 November 2022

Part 2: The Vision

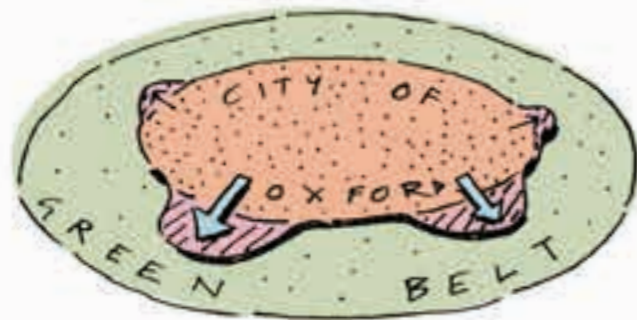


# How to Respond to Housing Need?

1.

GROW THE CITY OUTWARDS

— REDUCE THE GREEN BELT WITH INCREASED FOOTPRINT



• IMPACT ON GREENBELT?

2.

GROW THE EXISTING TOWNS & VILLAGES

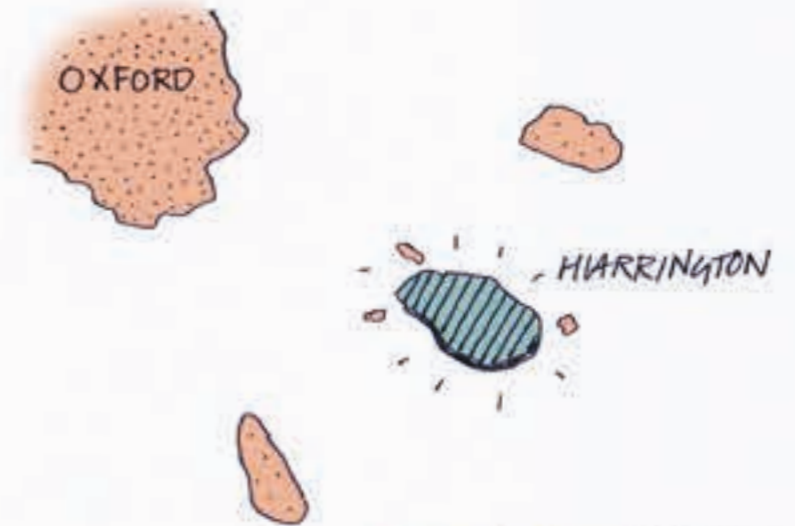
— ADD HOUSING ESTATES TO THE EDGES



• IMPACT ON COMMUNITY FACILITIES AND INFRASTRUCTURE?

3.

A NEW SUSTAINABLE COMMUNITY



• A NEW COMMUNITY WITH INFRASTRUCTURE THAT SUPPORTS SUSTAINABLE LIVING.

# How to Respond to Housing Need?

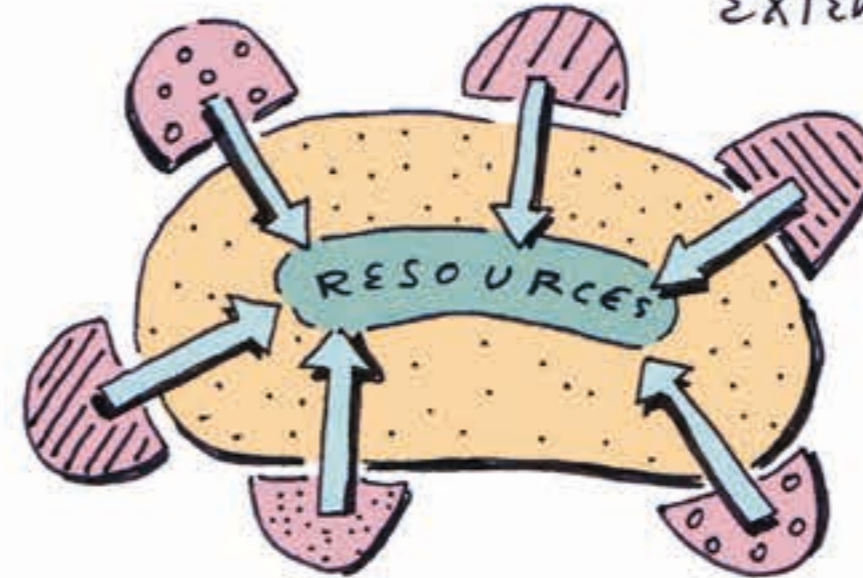
WHAT ARE THE SHORTCOMINGS OF EXTENDING A TOWN?

EXISTING TOWN



GROWTH

OPPORTUNISTIC HOUSING ESTATE EXTENSIONS



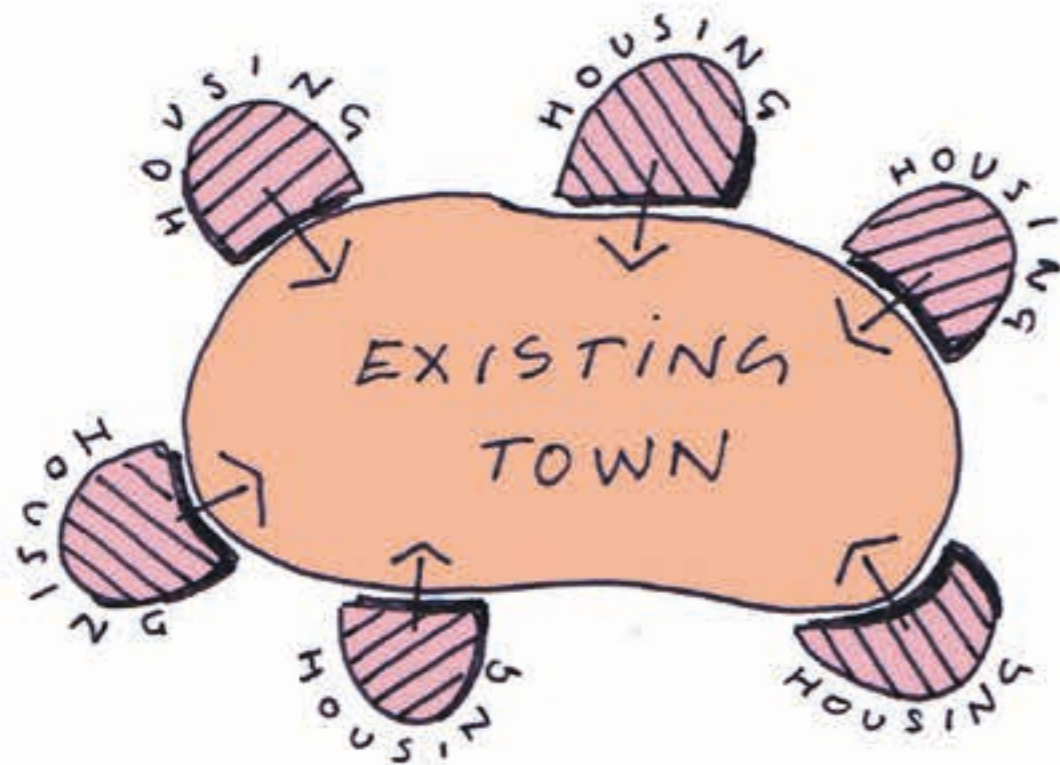
- PIECEMEAL APPROACH TO GROWTH
- GREATER BURDEN ON EXISTING SERVICES
- HARDER TO PROMOTE ACTIVE TRAVEL
- POTENTIAL IMPACT ON CHARACTER OF TOWN.
- LIMITED SOCIAL, ECONOMIC & ENVIRONMENTAL INFRASTRUCTURE DELIVERY

# How to Respond to Housing Need?

WHAT ARE THE BENEFITS FROM EACH APPROACH?

**A**

EXTENDING AN EXISTING TOWN....



= FEW BENEFITS

**B**

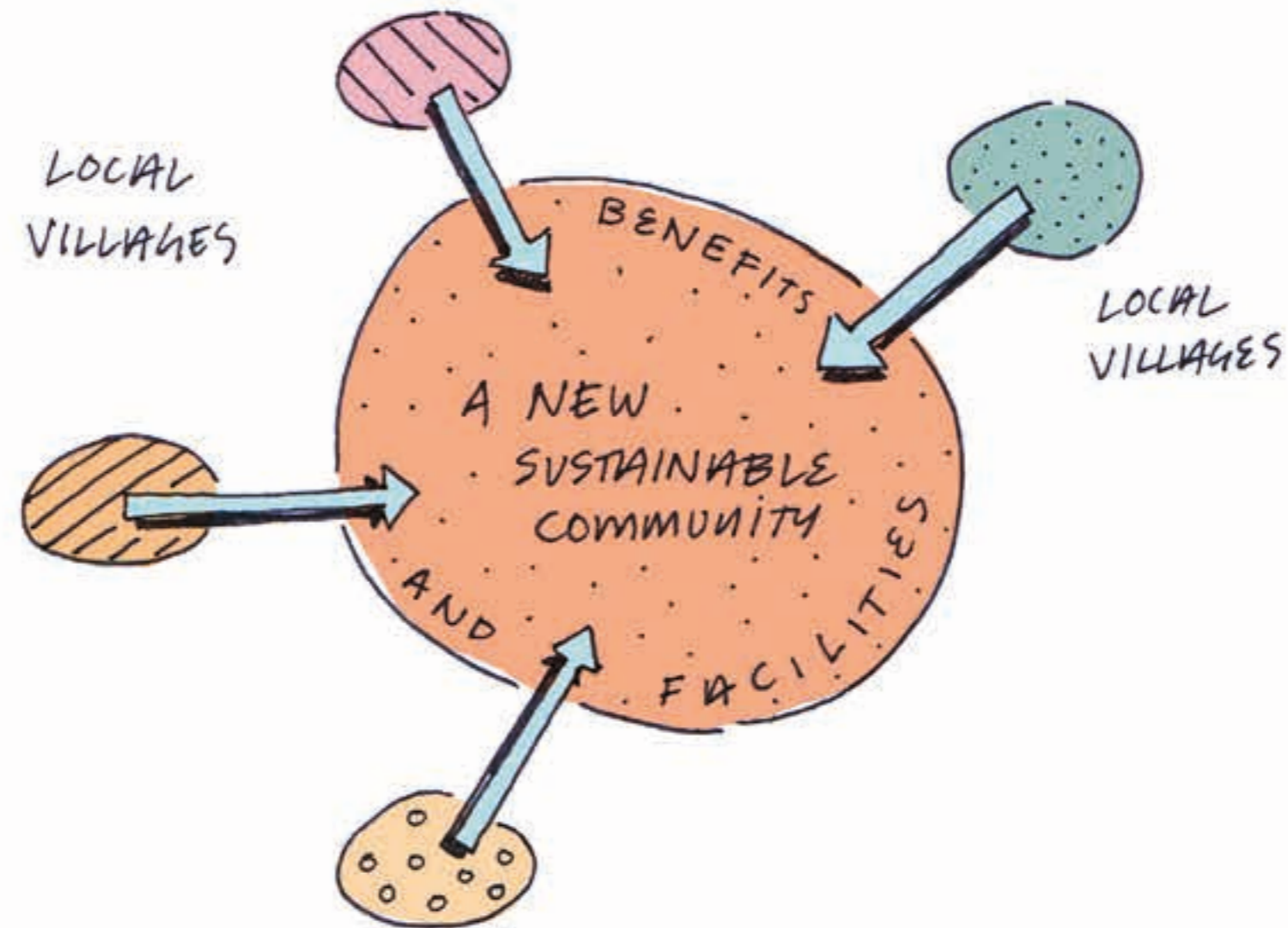
CREATING A NEW SUSTAINABLE COMMUNITY...



= MANY BENEFITS

# How to Respond to Housing Need?

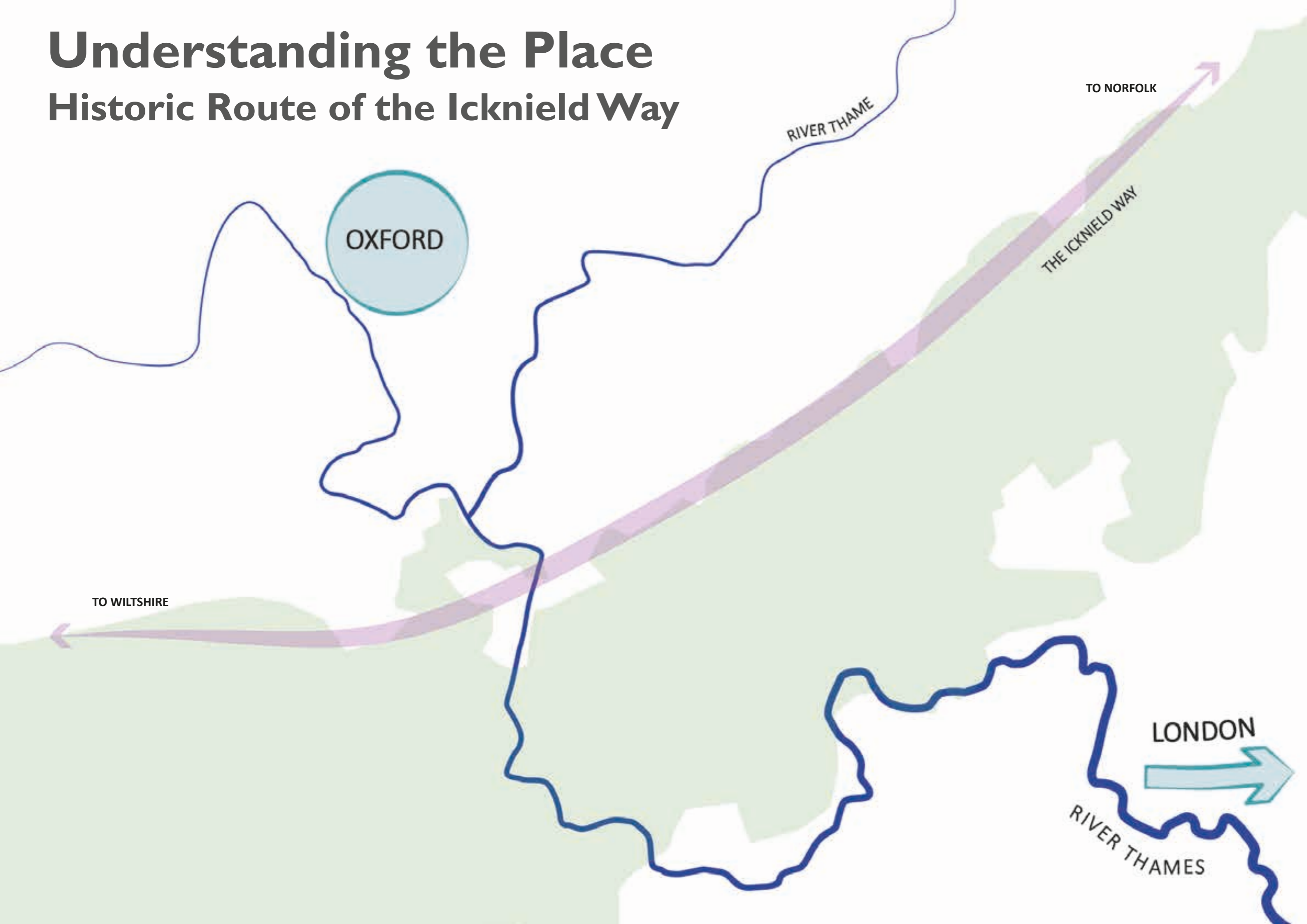
WHO CAN ACCESS THESE BENEFITS?



THESE BENEFITS CAN BE ENJOYED BY THE LOCAL VILLAGES AS WELL AS NEW RESIDENTS ...

# Understanding the Place

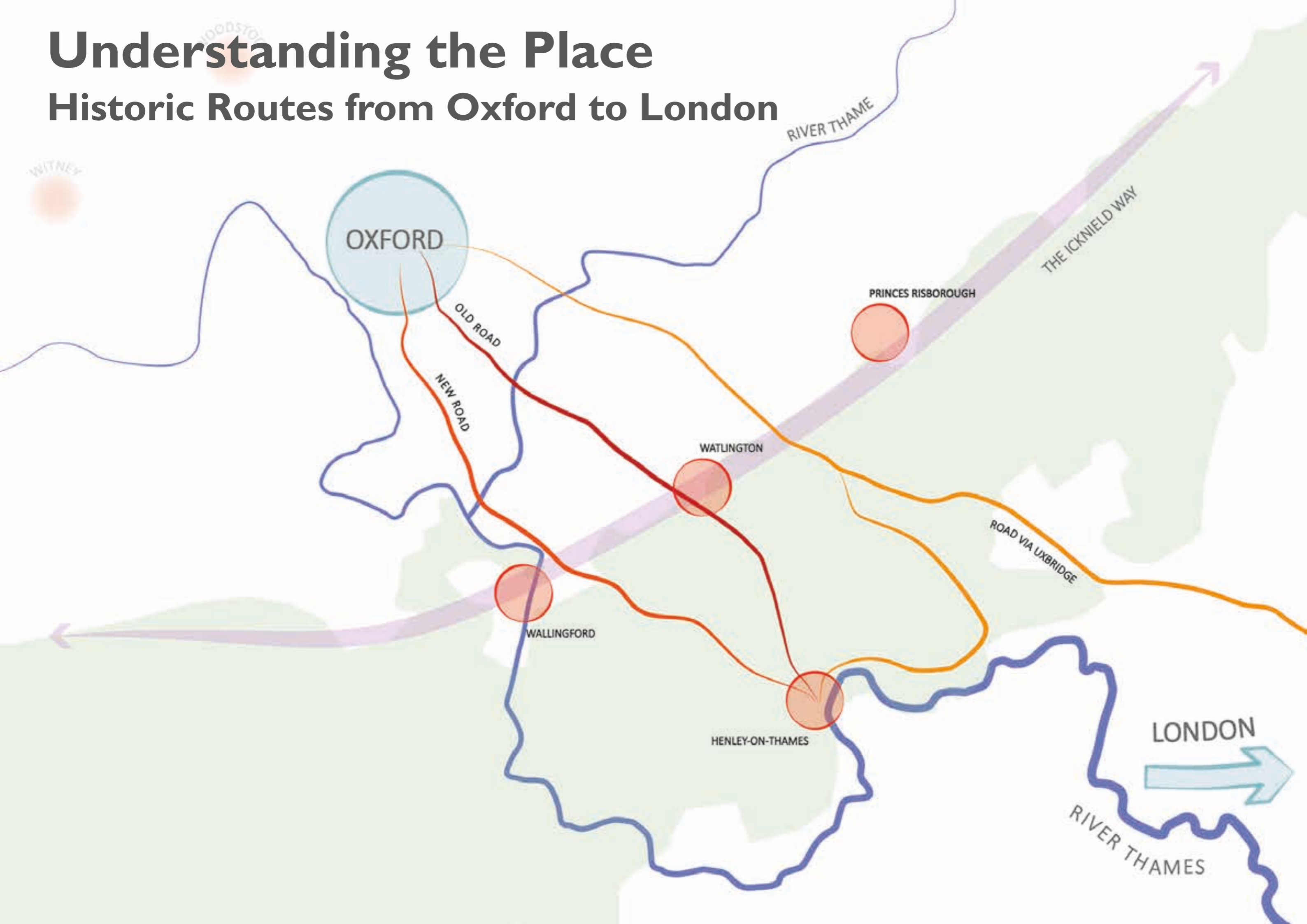
## Historic Route of the Ickniel Way





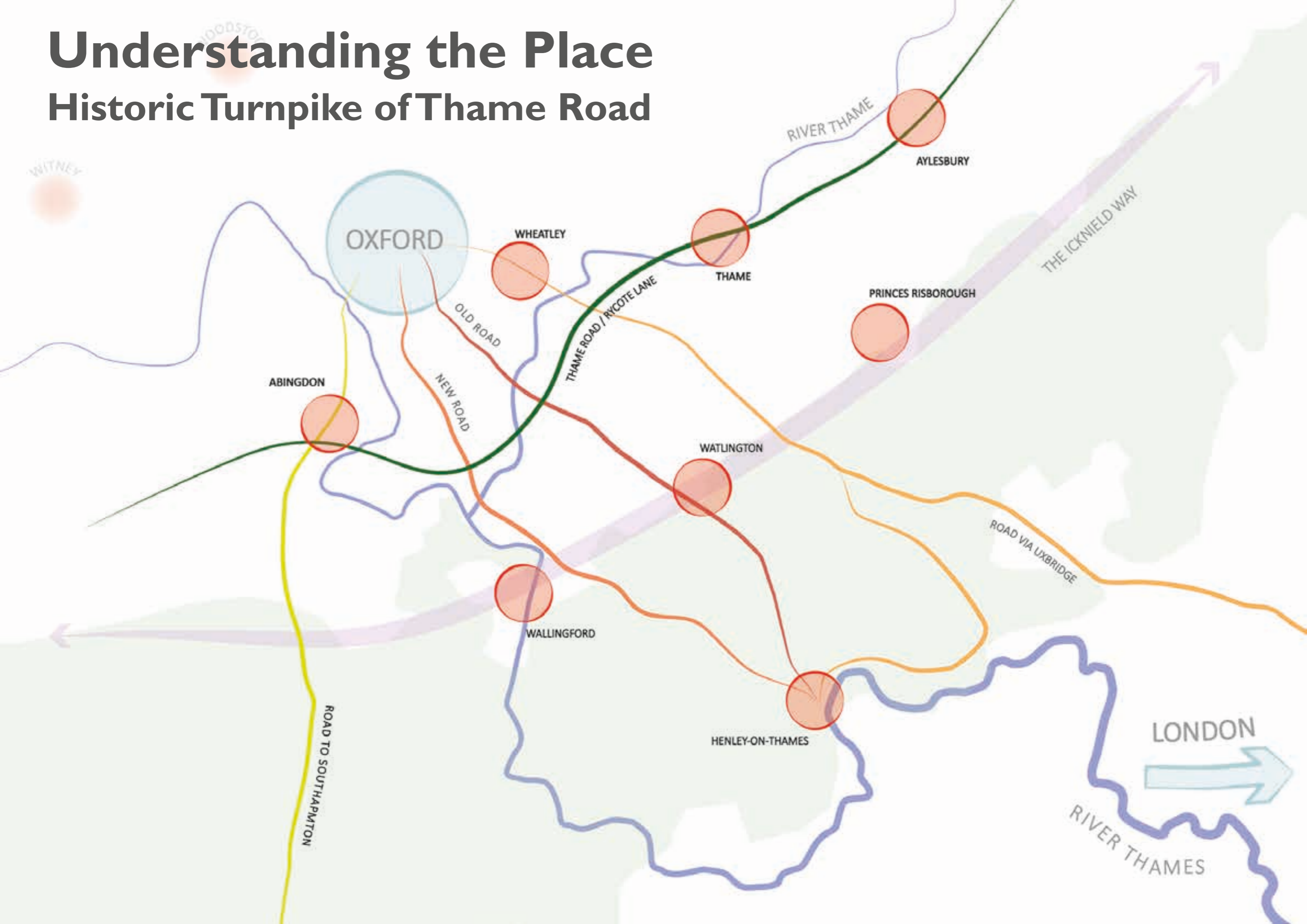
# Understanding the Place

## Historic Routes from Oxford to London



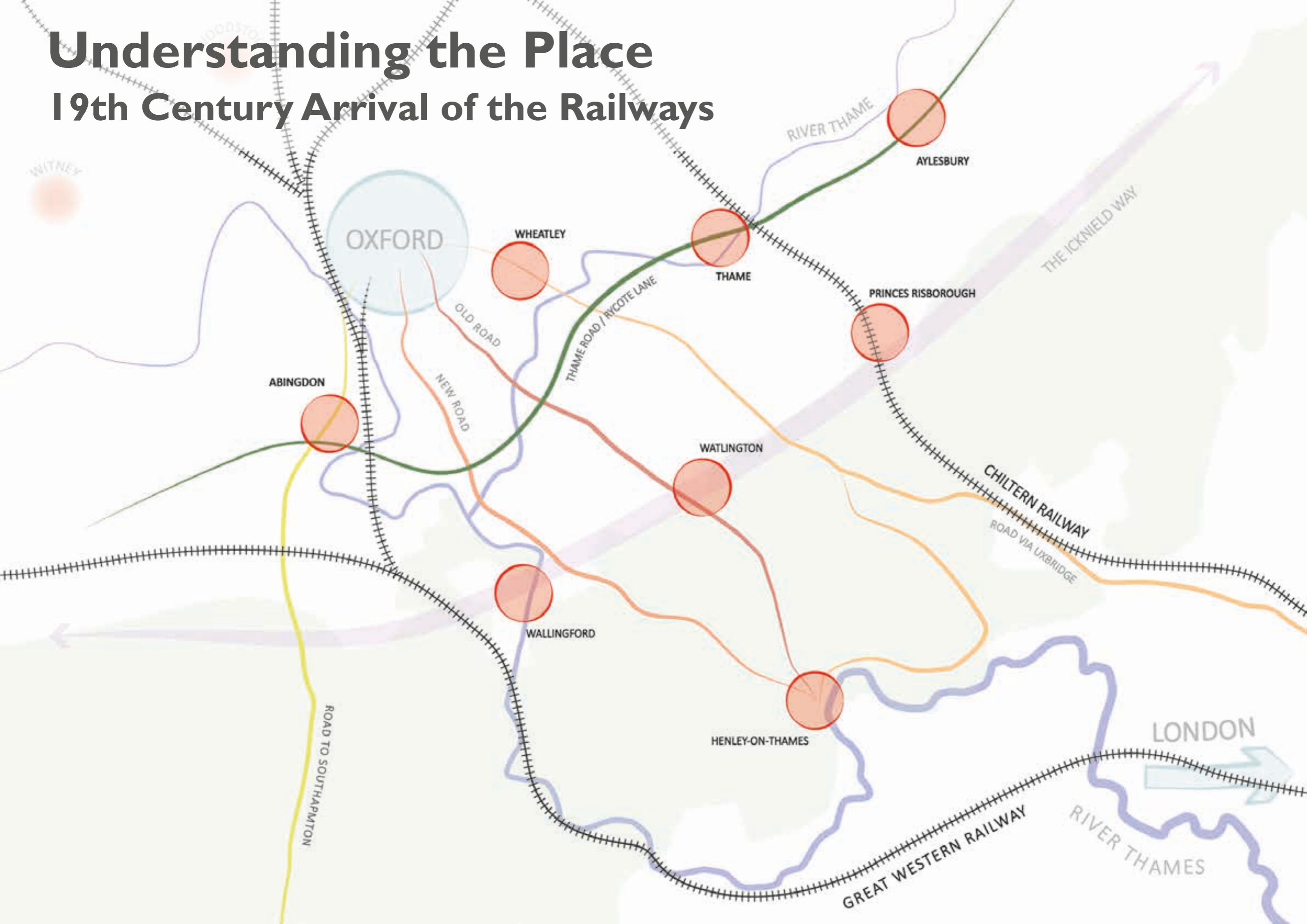
# Understanding the Place

## Historic Turnpike of Thame Road



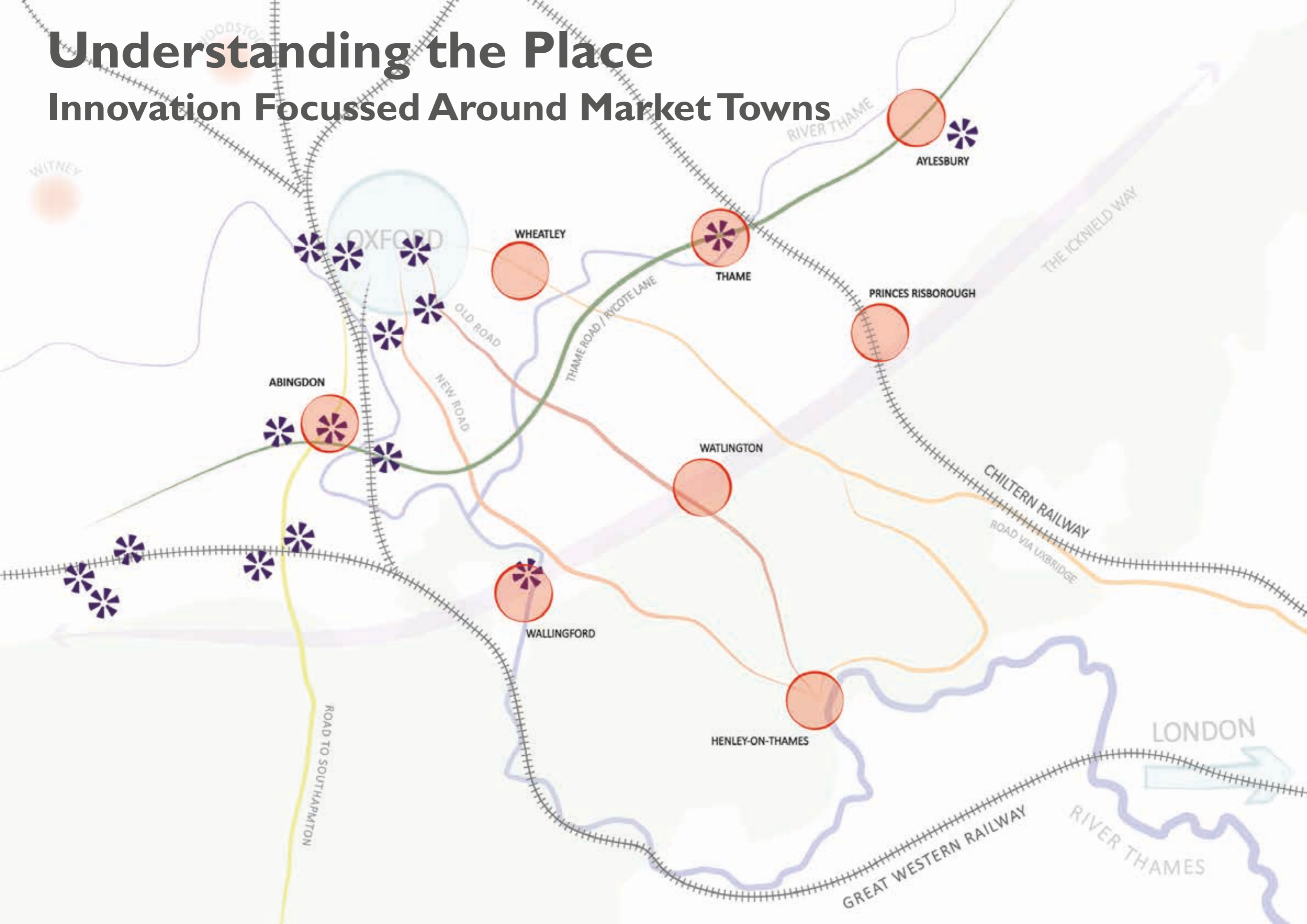
# Understanding the Place

## 19th Century Arrival of the Railways



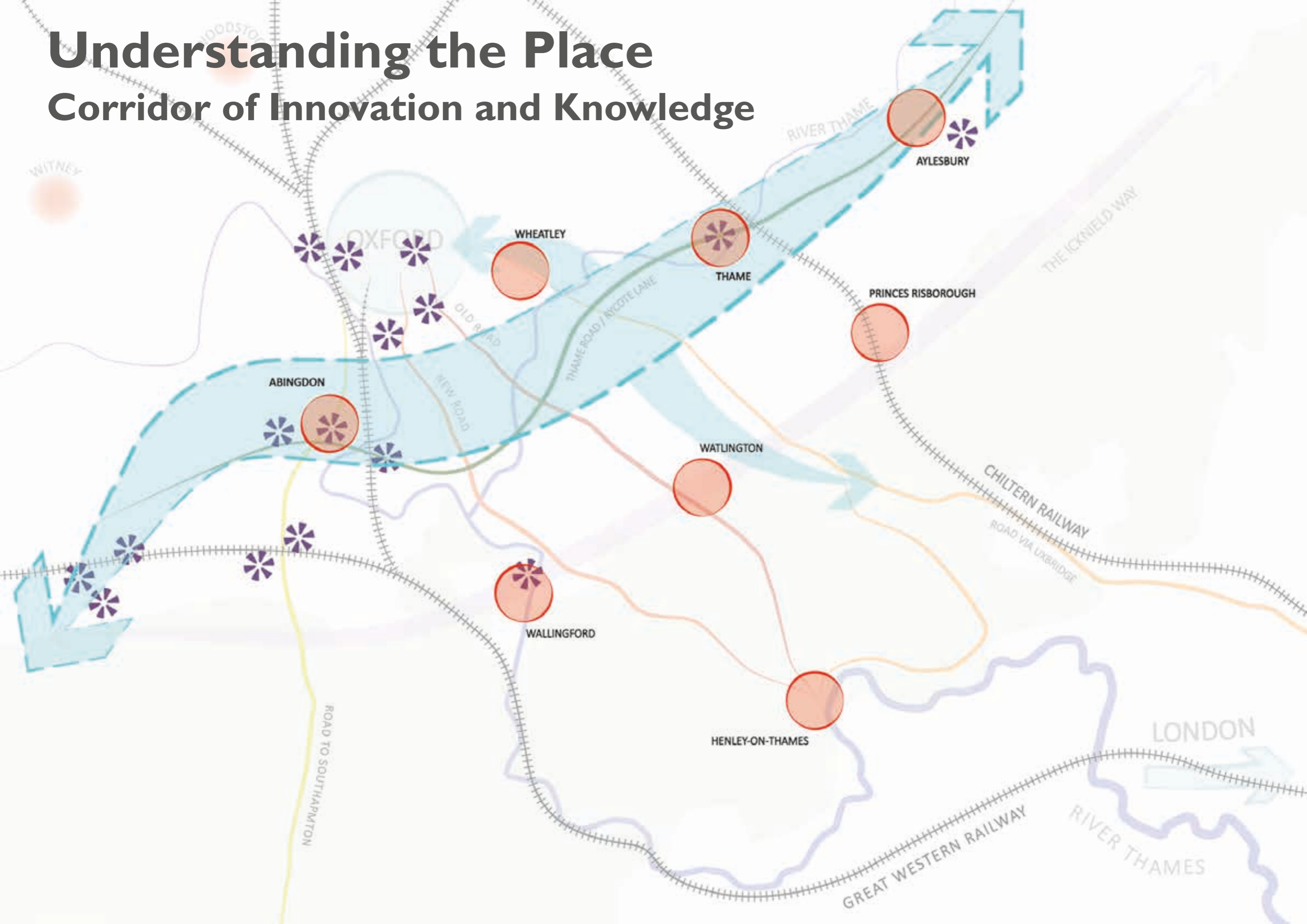
# Understanding the Place

## Innovation Focussed Around Market Towns



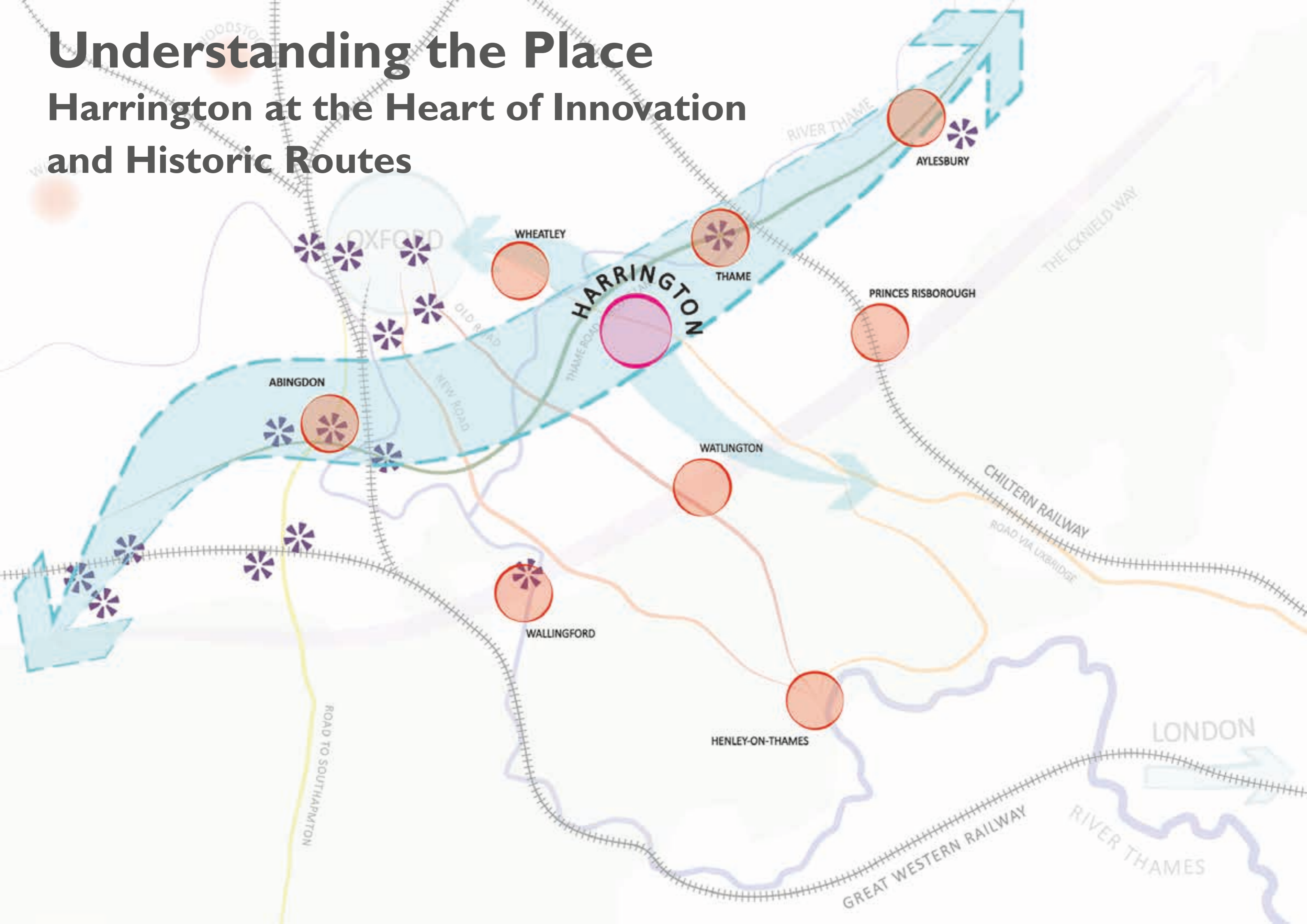
# Understanding the Place

## Corridor of Innovation and Knowledge

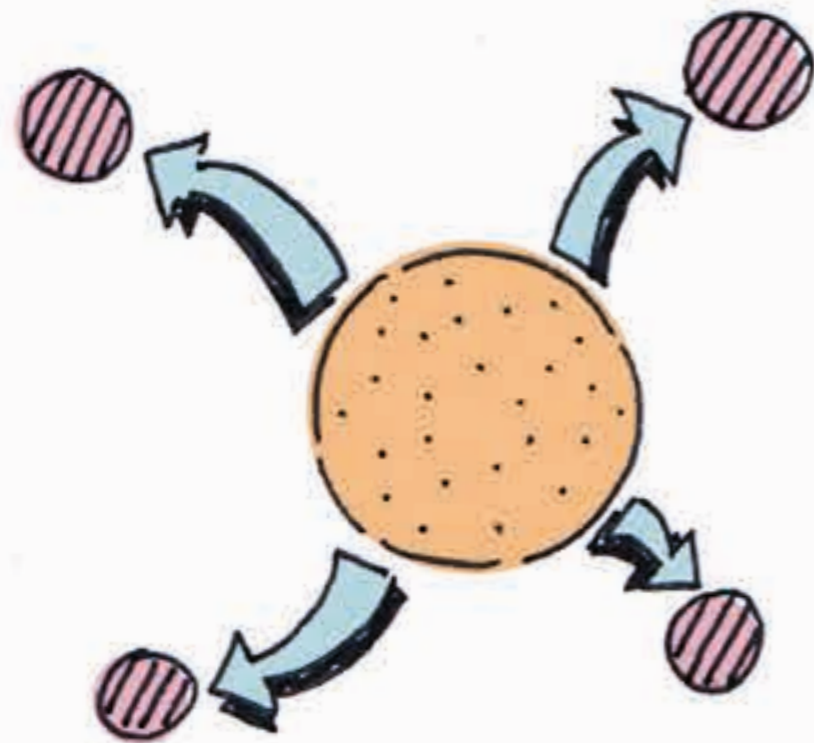


# Understanding the Place

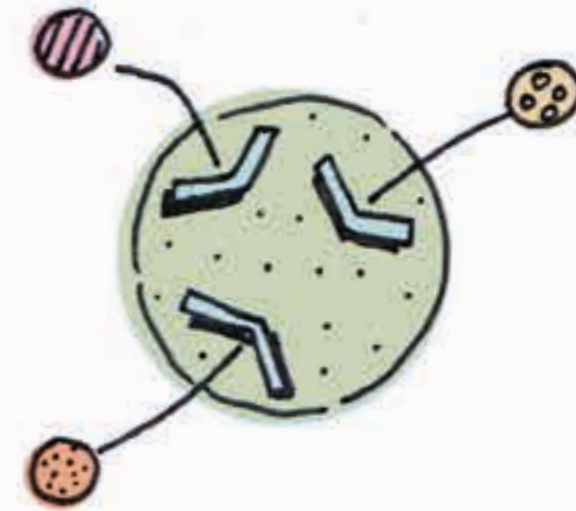
## Harrington at the Heart of Innovation and Historic Routes



# The Role of a New Settlement



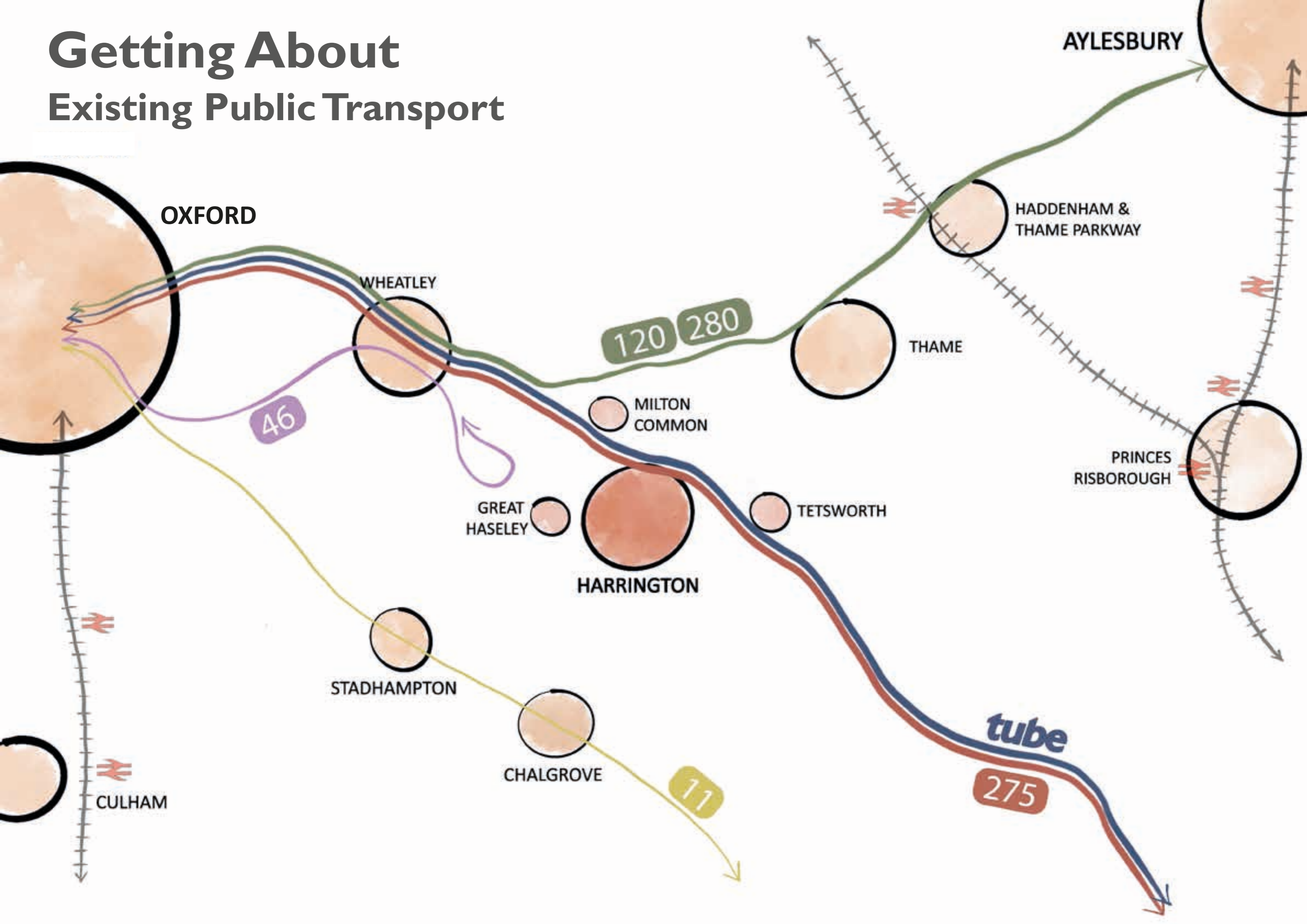
**2.** PROMOTE ACTIVE TRAVEL WITHIN....



**1.** IMPROVE CONNECTIONS TO THE SURROUNDINGS...

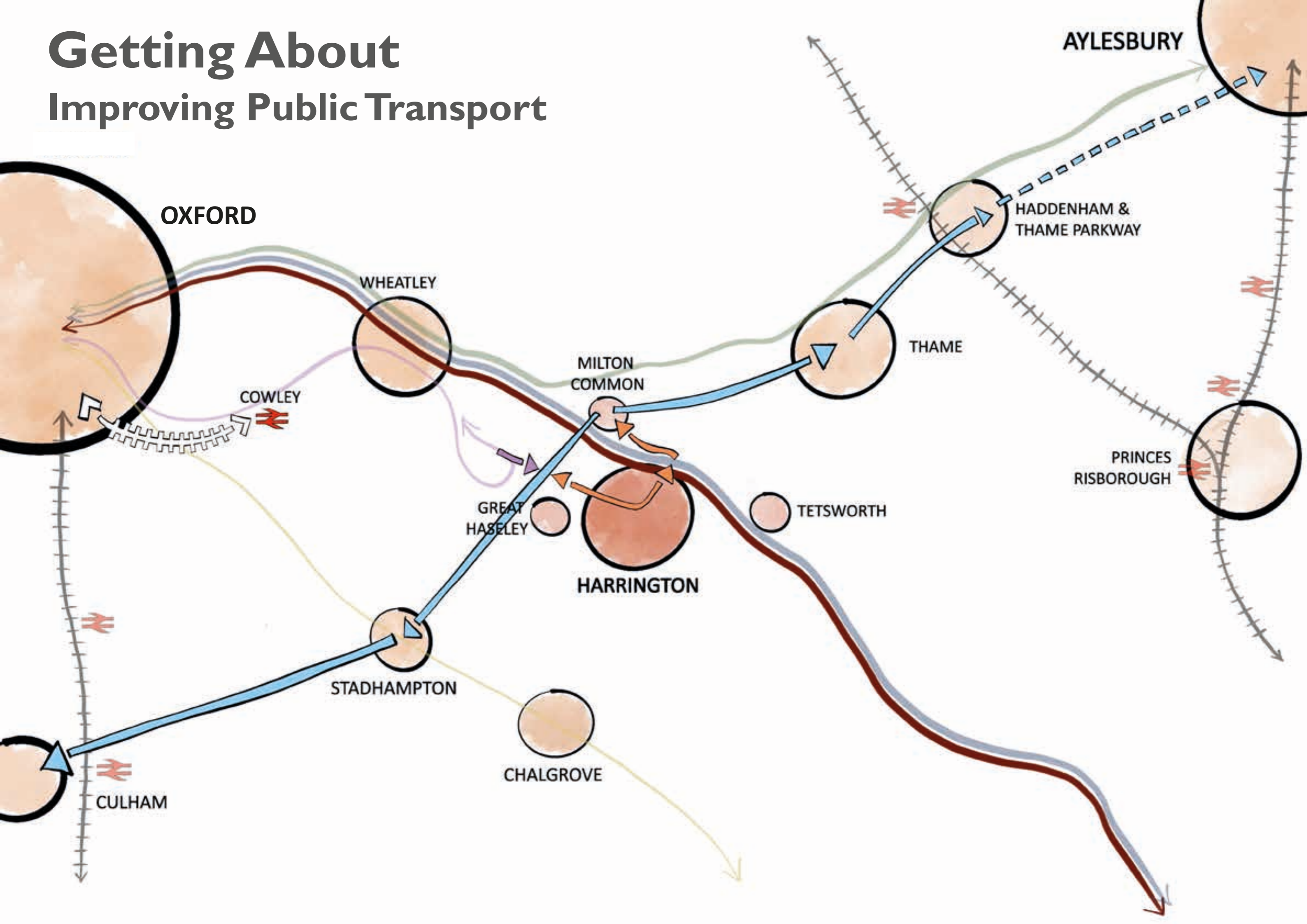
**3.** SERVING THE EXISTING VILLAGES....

# Getting About Existing Public Transport

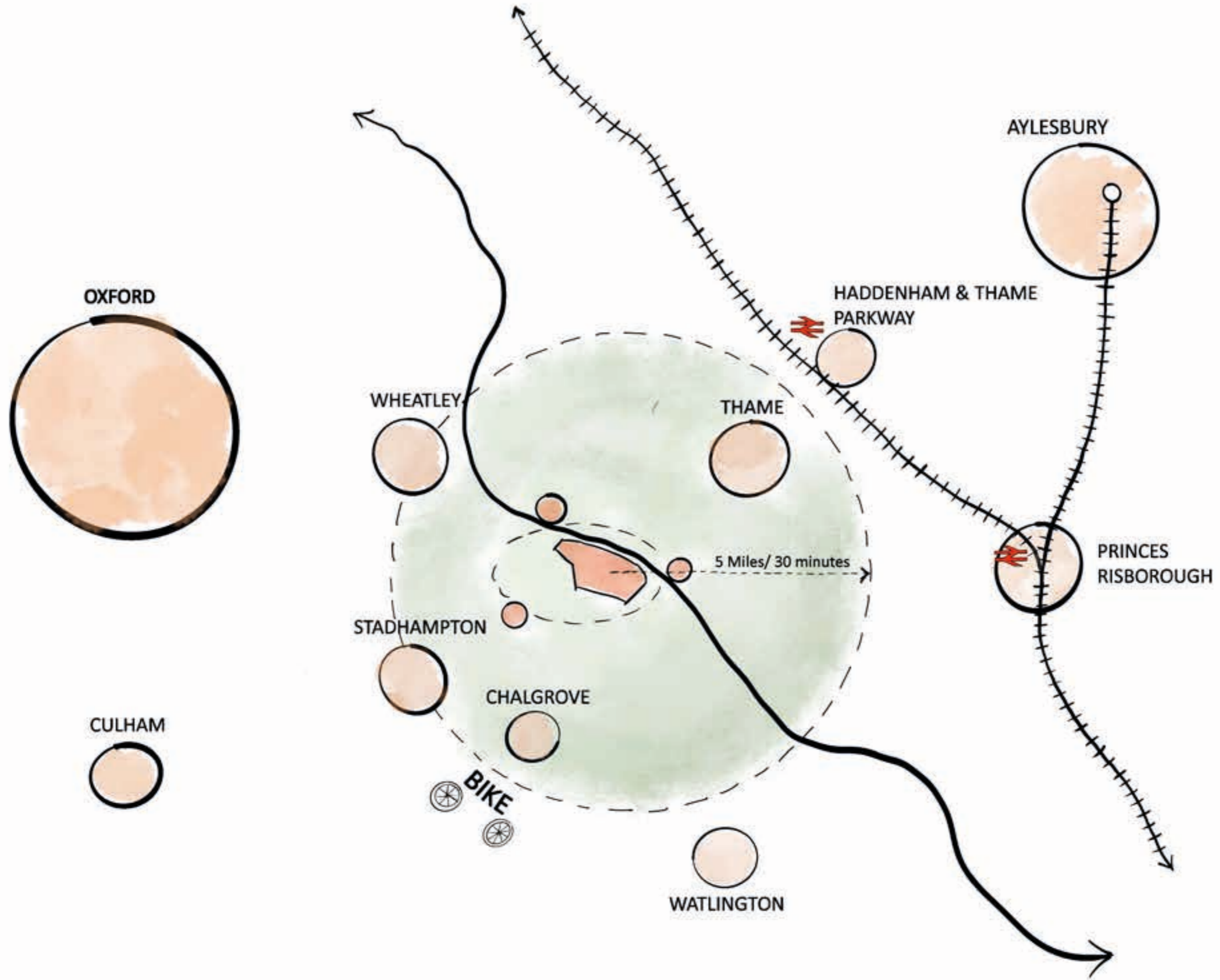




# Getting About Improving Public Transport

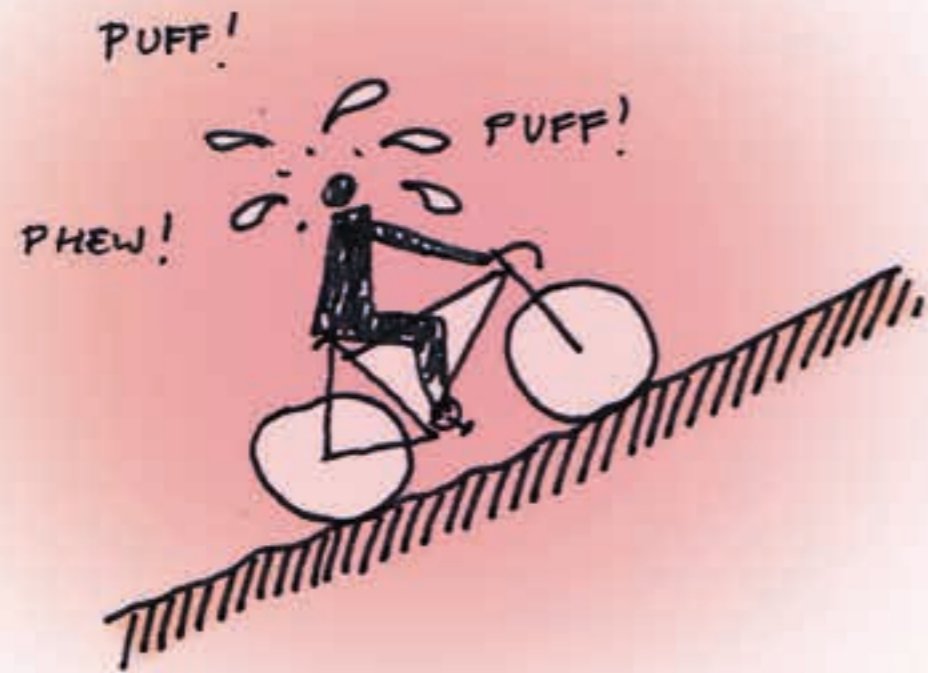


# Getting About by Bikes



# Getting About by Electric Bikes / Scooters

'FLATTENING OUT' THE HILLS  
USING ELECTRIC CYCLES

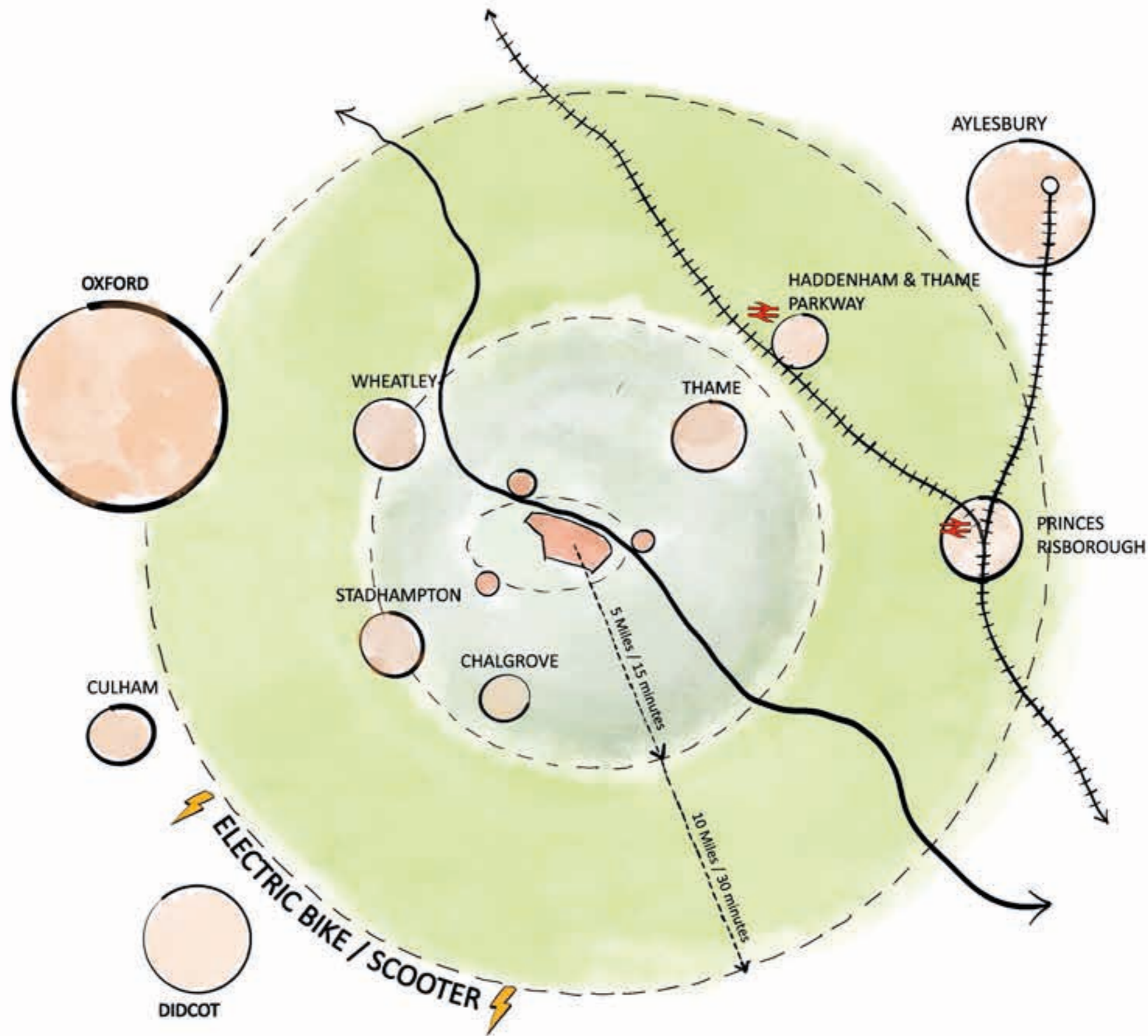


MANUAL CYCLE

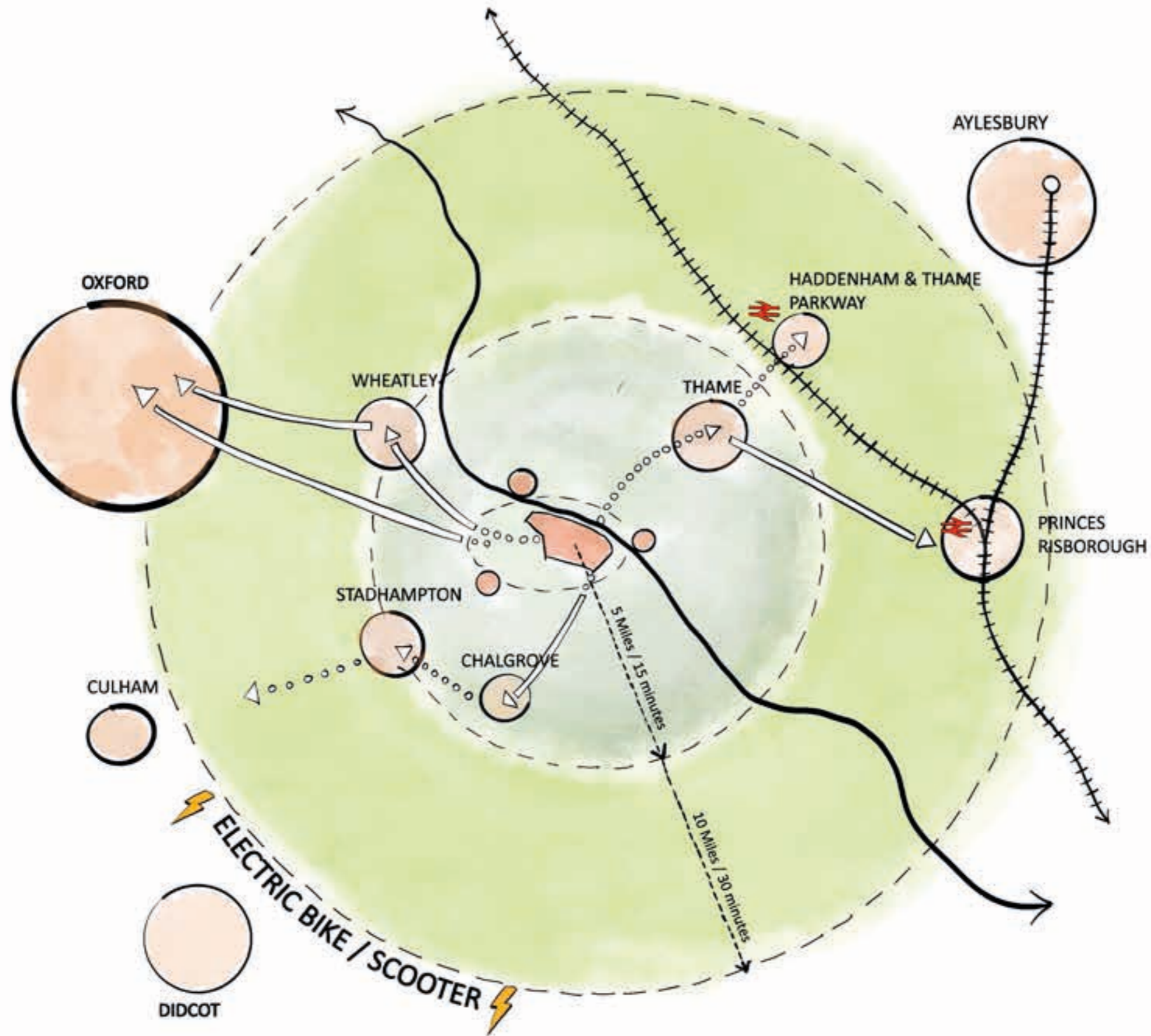


ELECTRIC CYCLE

# Getting About by Electric Bikes / Scooters

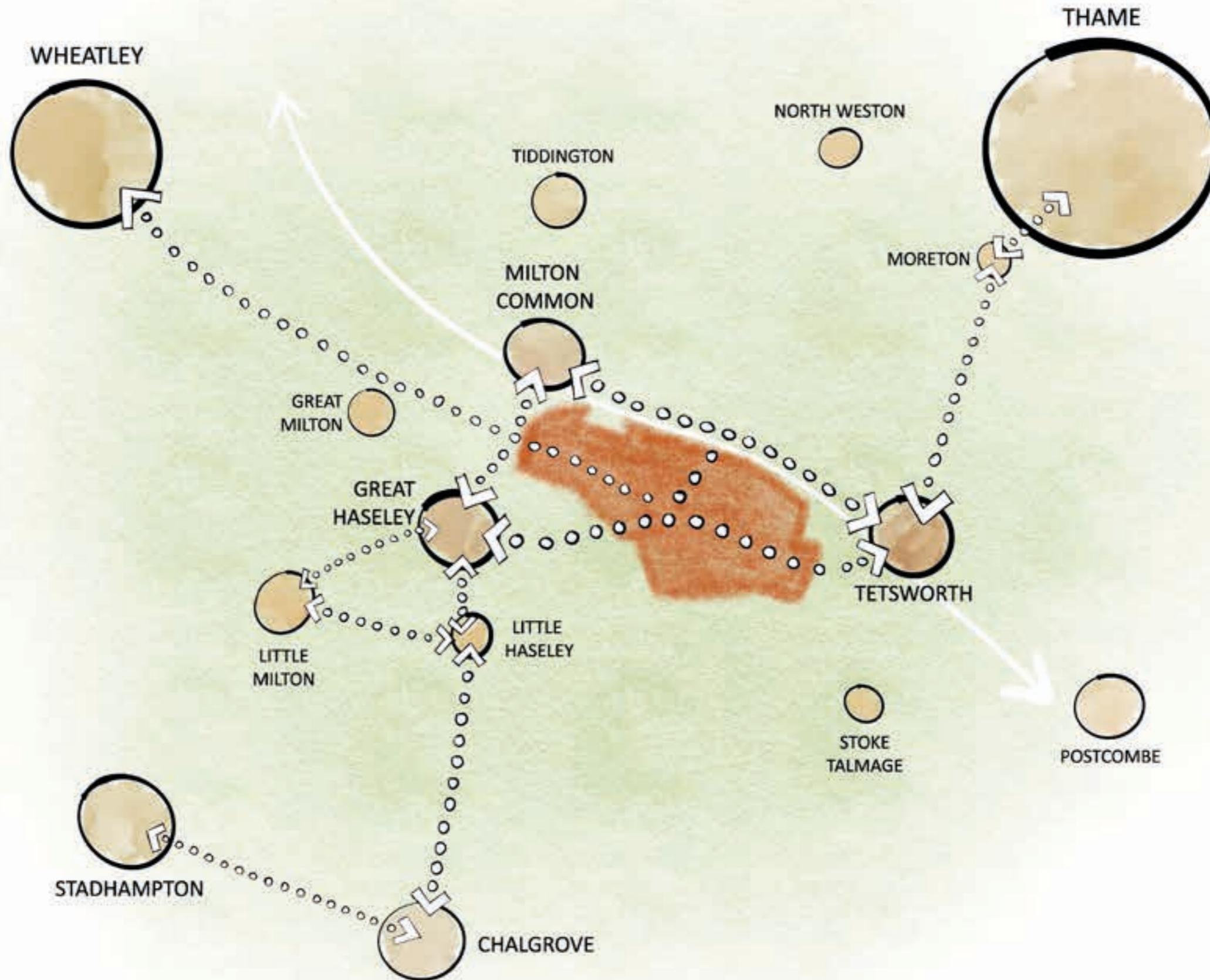


# Getting About Improving Cycle Routes

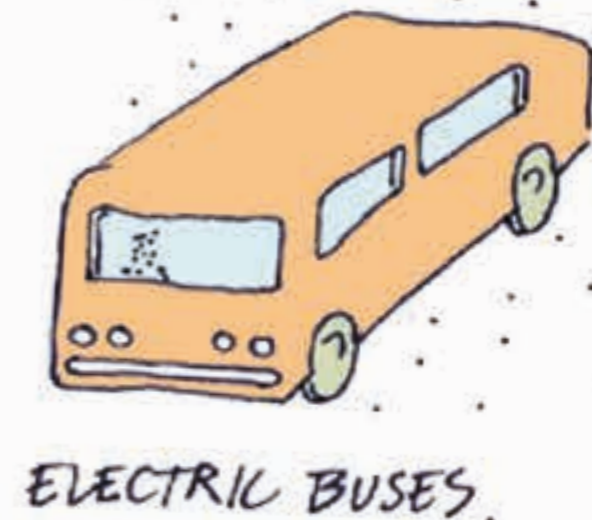
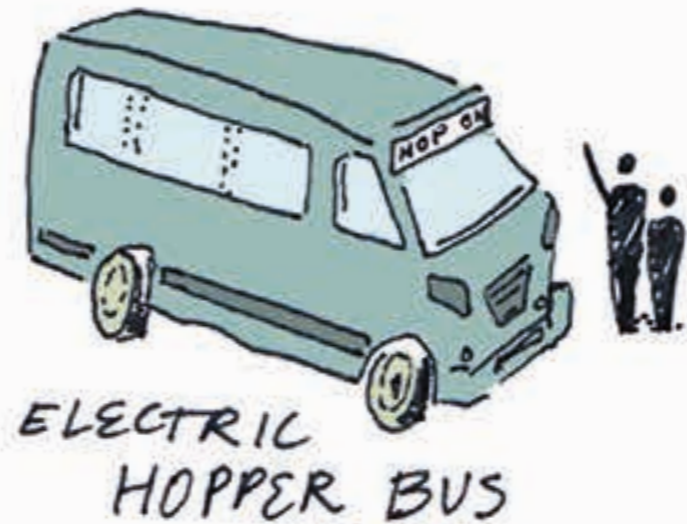
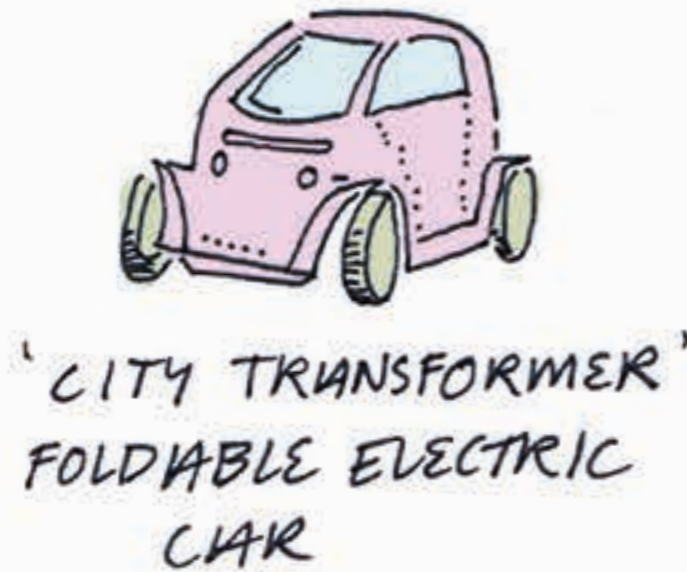


# Getting About

## Improving Local Pedestrian and Cycle Routes



# Getting About Sustainably



# Learning from Thame

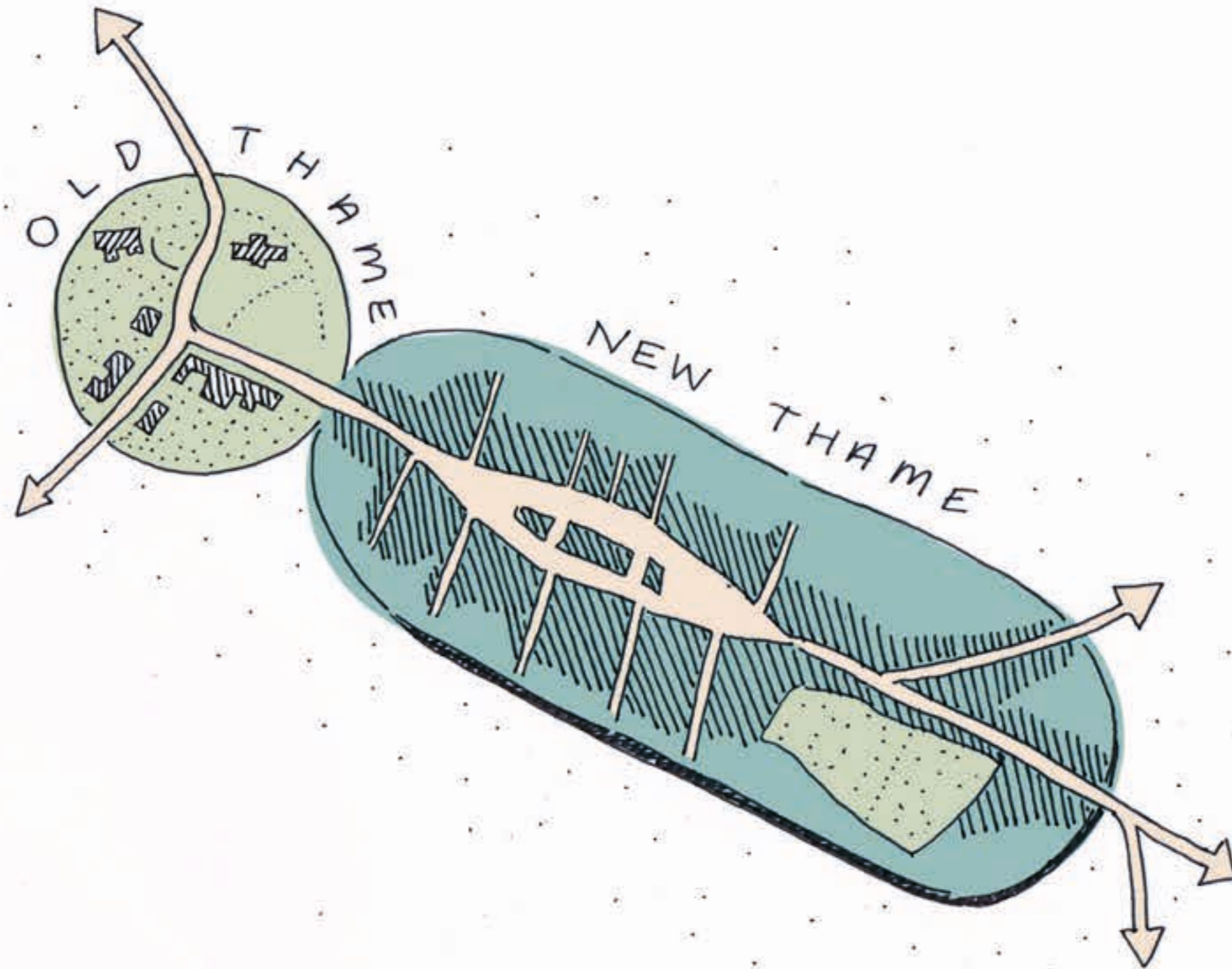




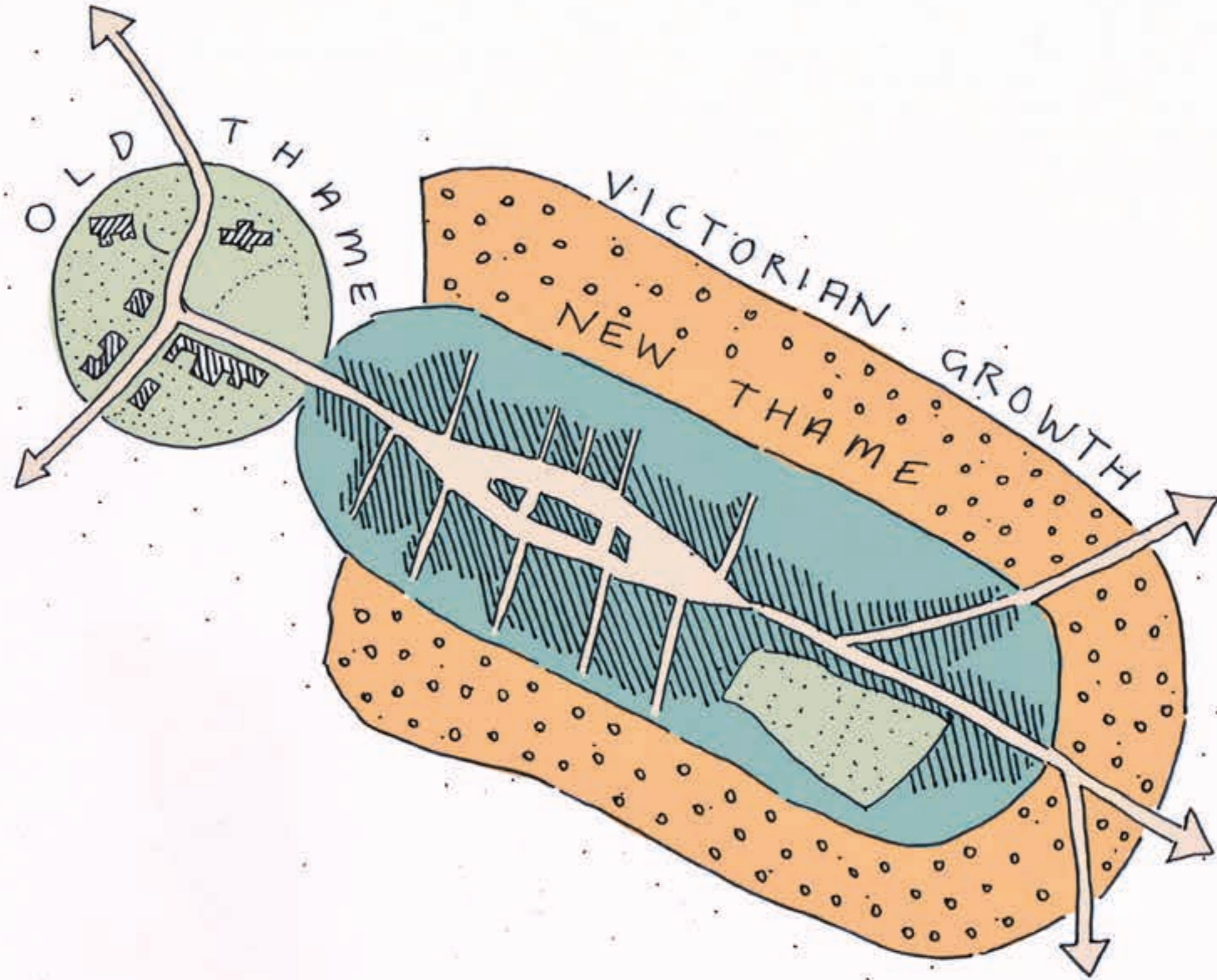
# Historic Growth of Thame



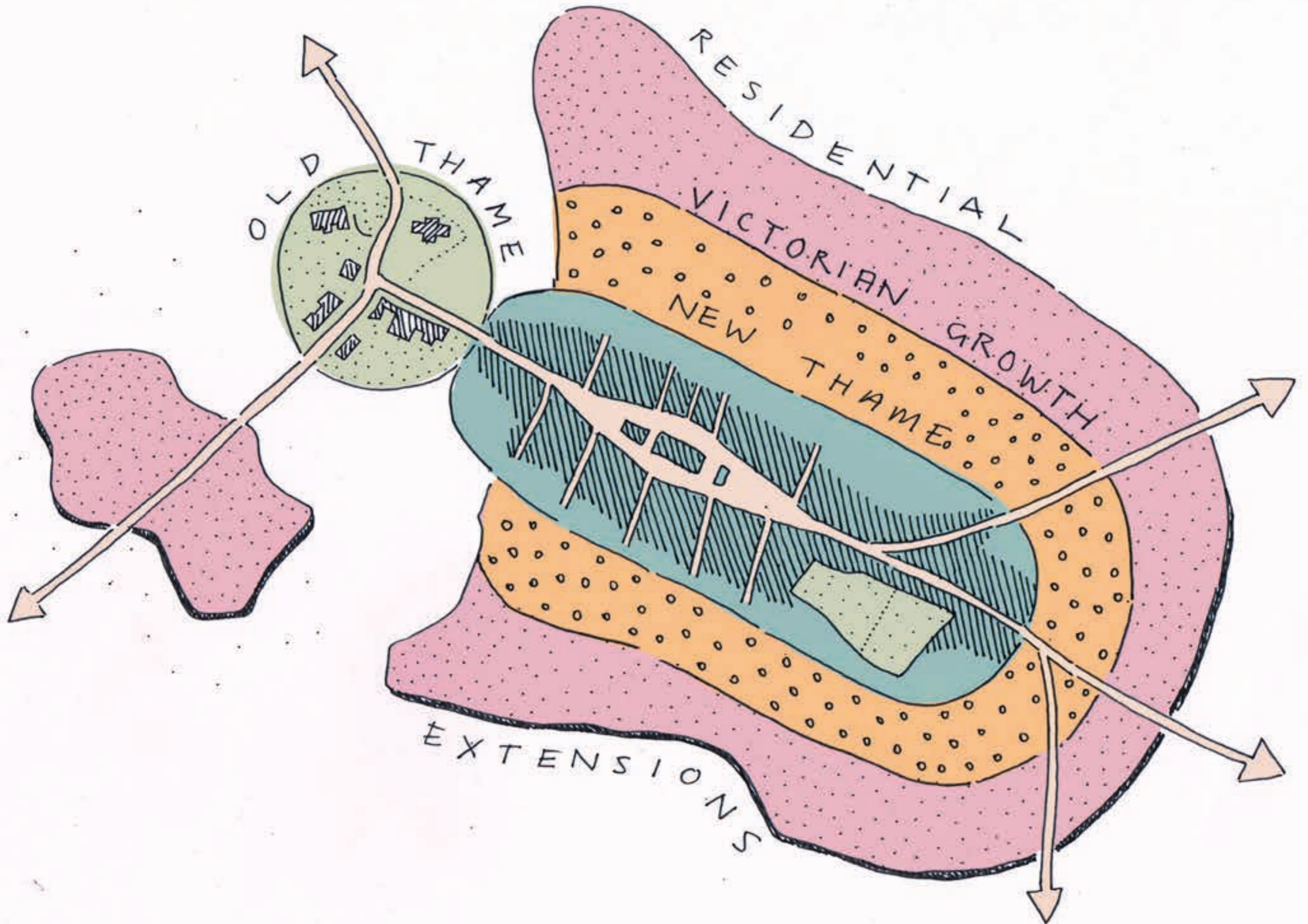
# Historic Growth of Thame



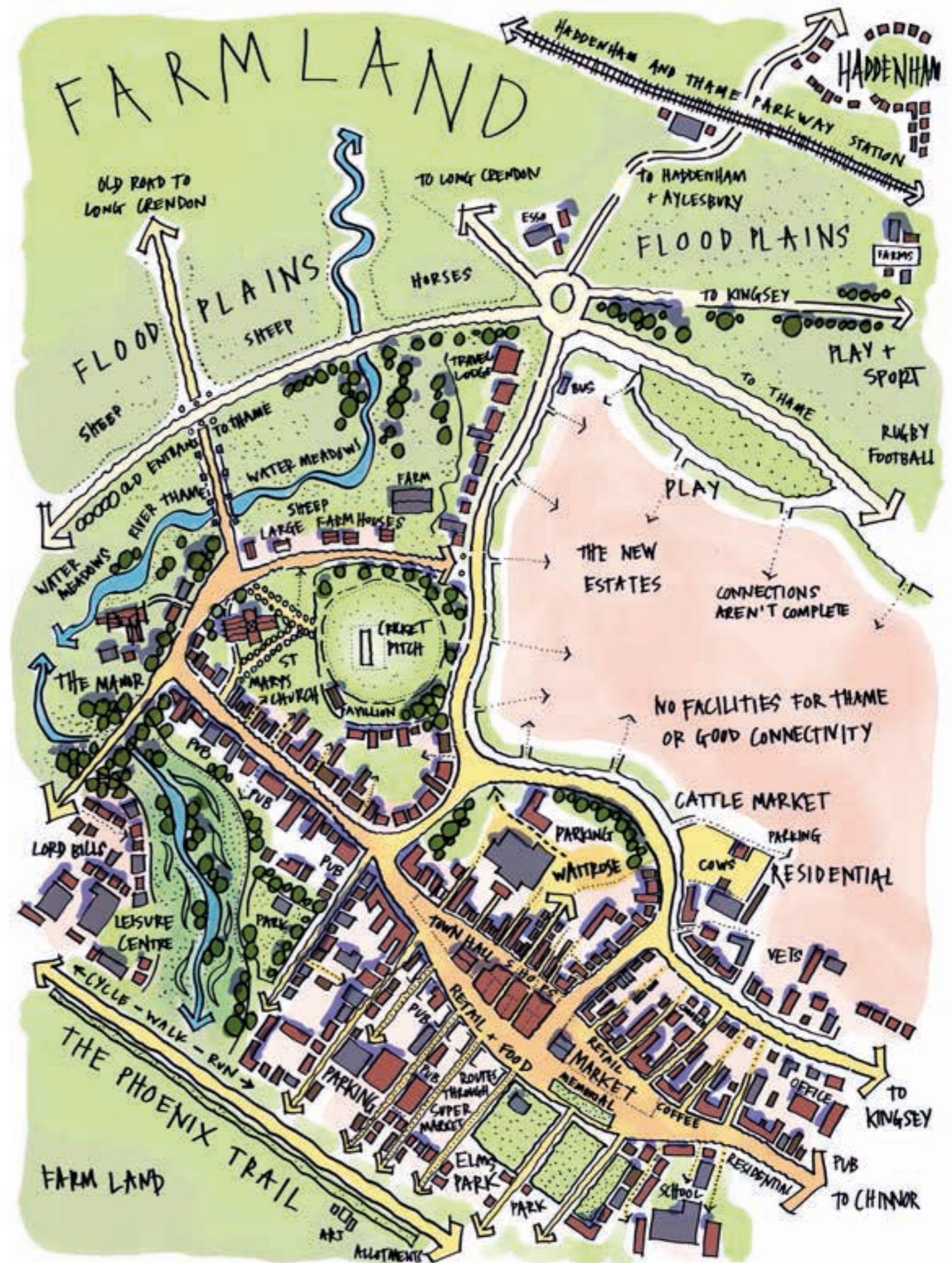
# Historic Growth of Thame



# Historic Growth of Thame



# Understanding Thame



# Understanding Thame

## Sense of Arrival



# Understanding Thame

## Sense of Arrival



# Understanding Thame

## Contrasting Character





# Understanding Thame

## Vibrant Mixed-use at the Heart of the Community



# Understanding Thame

## Integration of Landscape and Water



# Learning from Thame

TIMELESS  
PRINCIPLES....



# Harrington: The Site



# Harrington: The Site

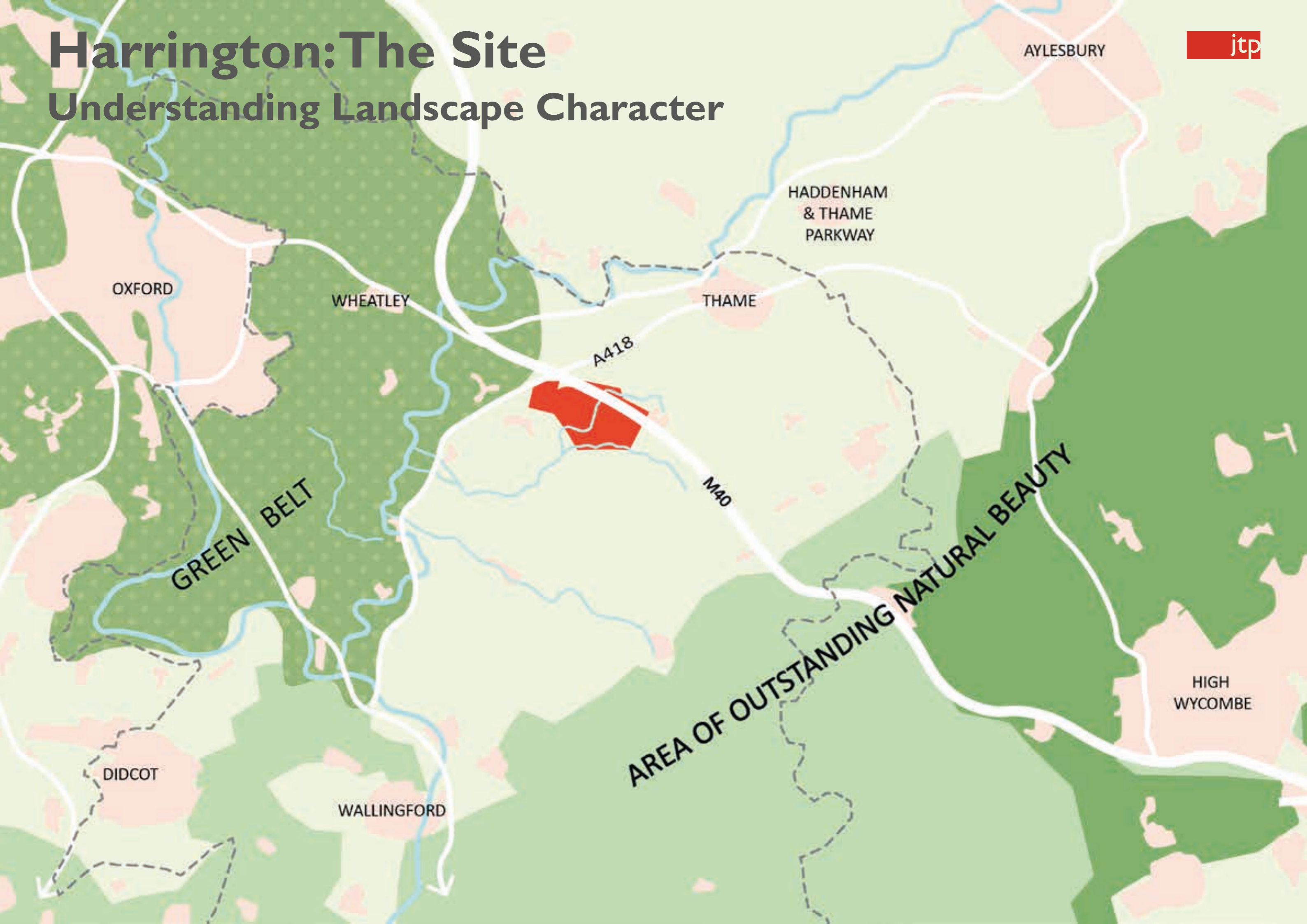


# Harrington: The Site



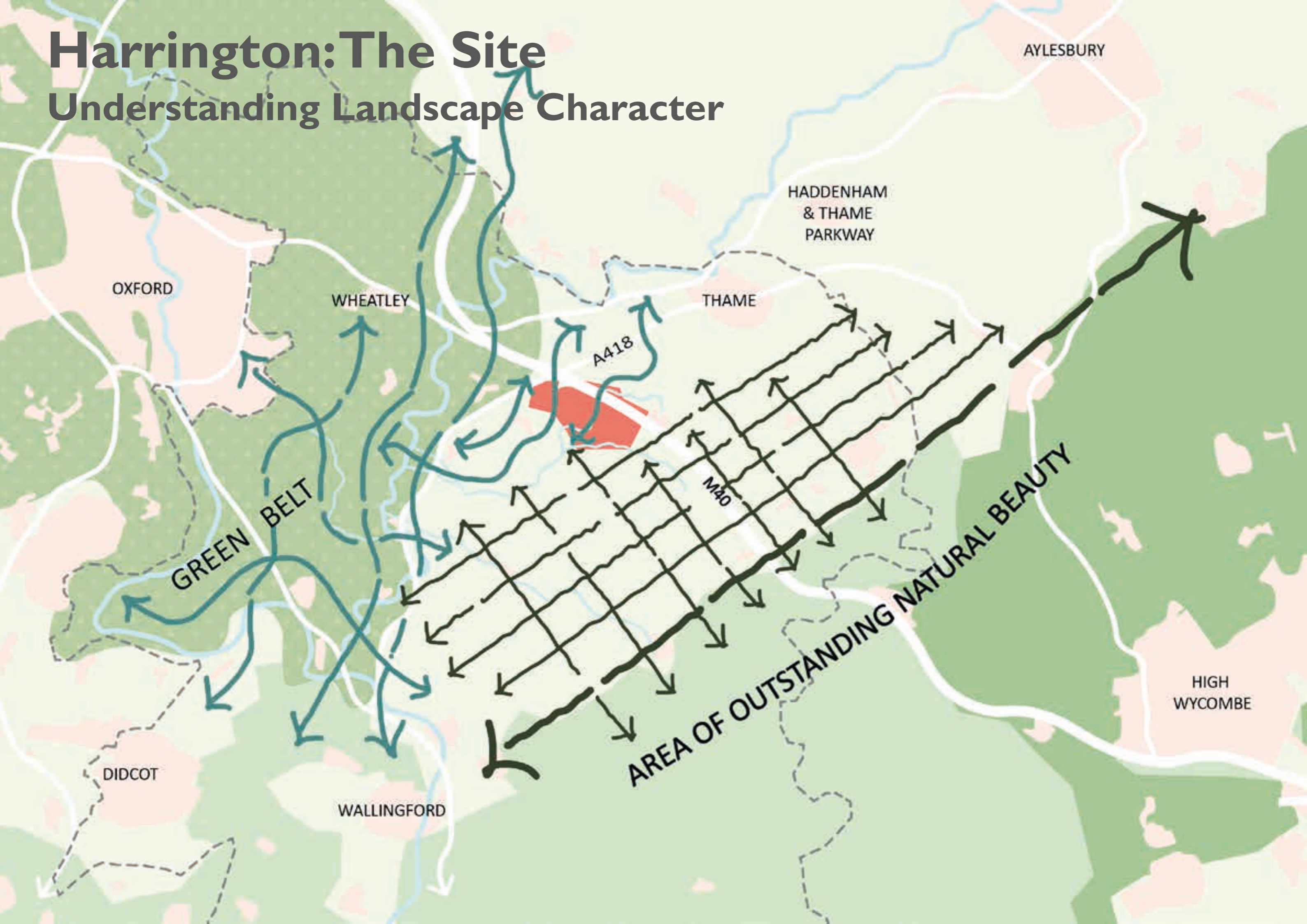
# Harrington: The Site

## Understanding Landscape Character



# Harrington: The Site

## Understanding Landscape Character



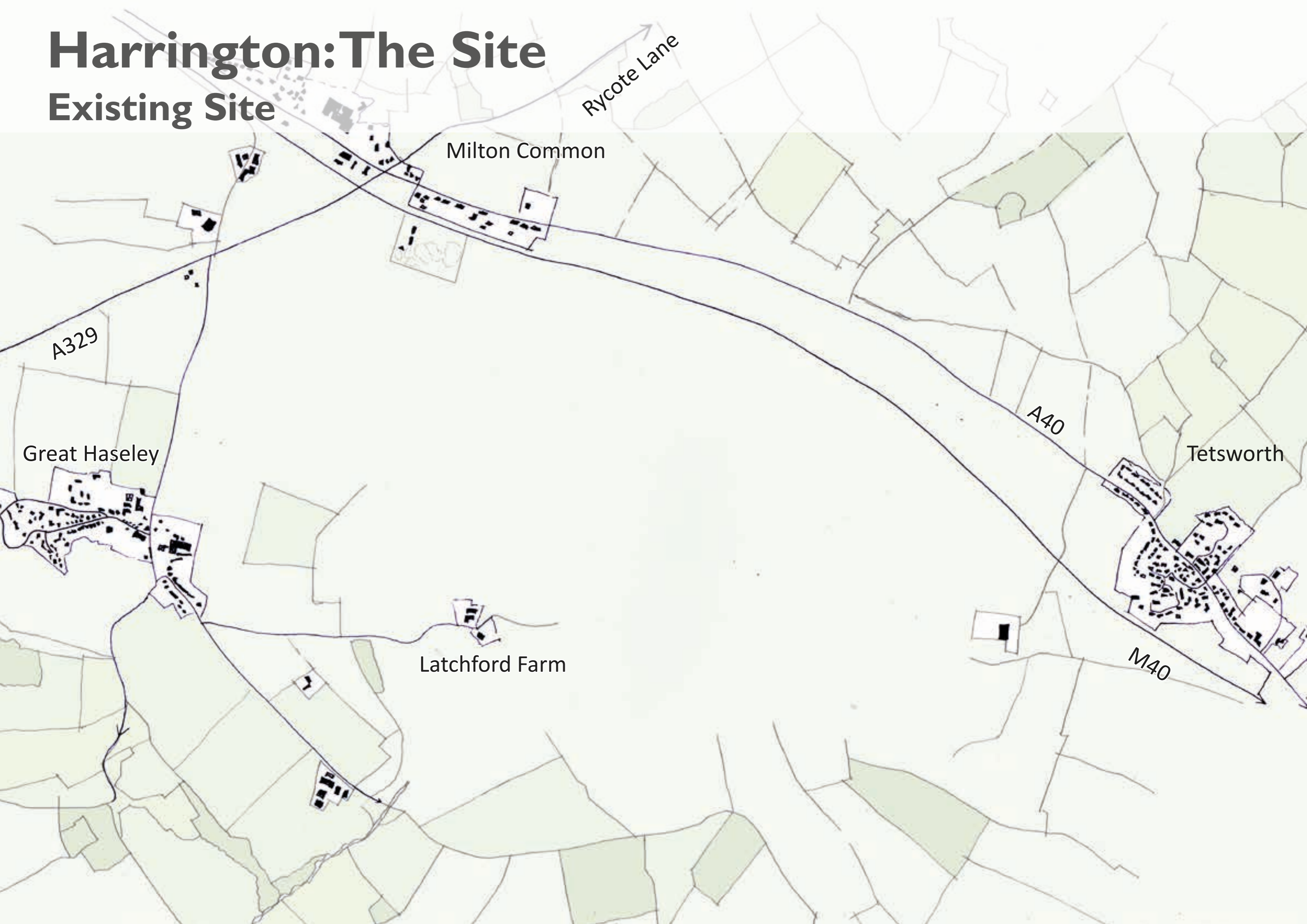


# Harrington: The Site



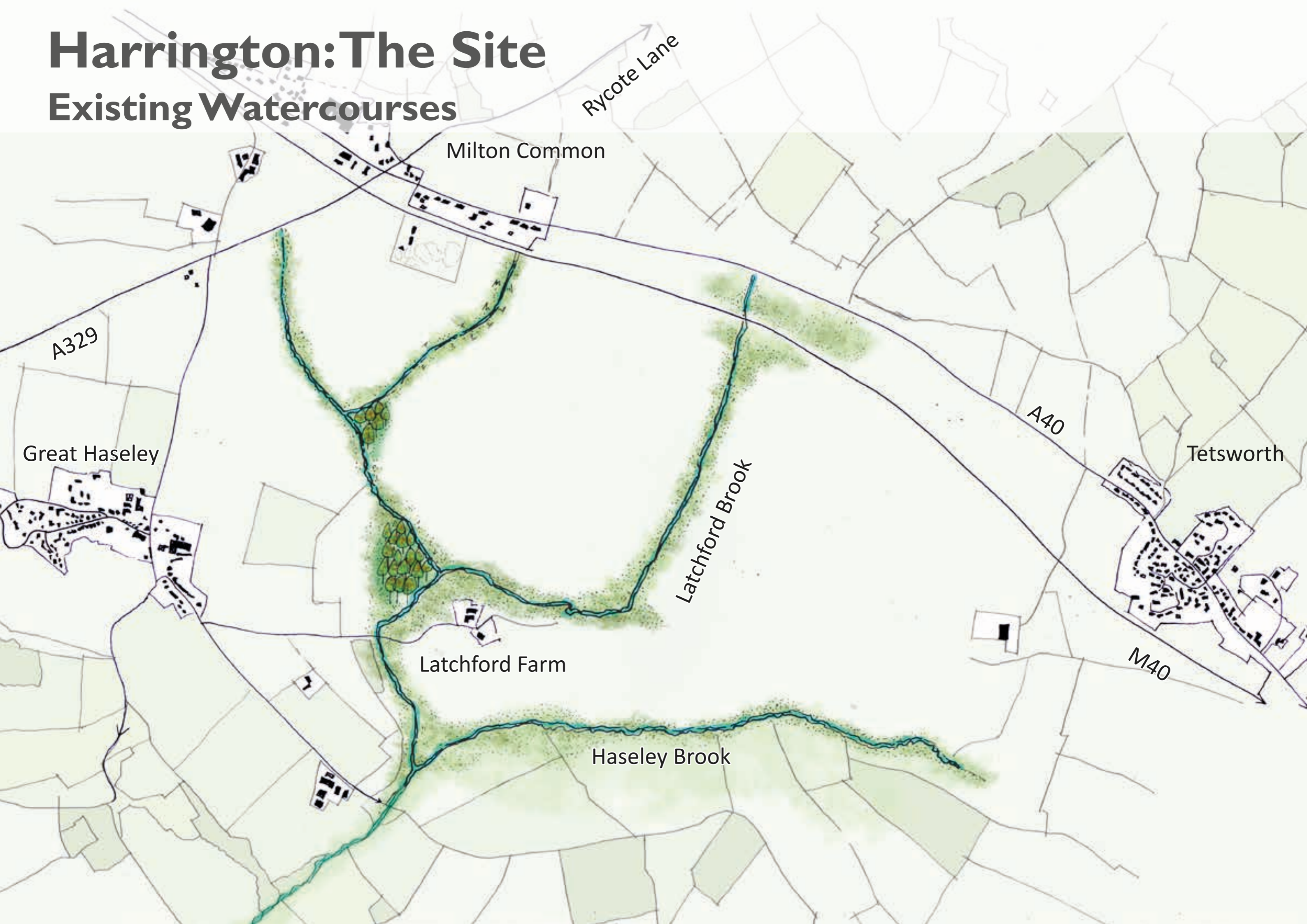
# Harrington: The Site

## Existing Site



# Harrington: The Site

## Existing Watercourses



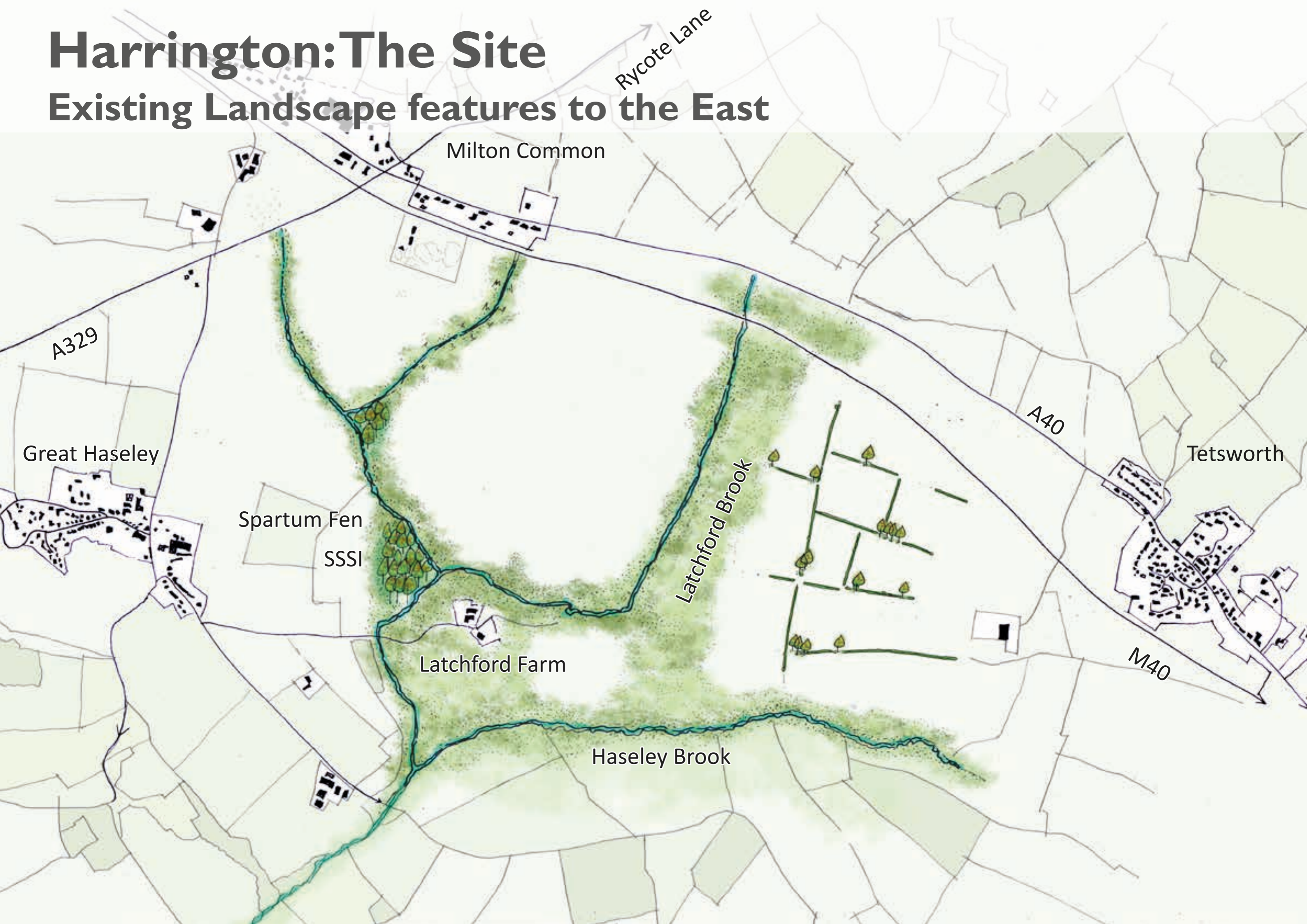
# Harrington: The Site

## Existing Green Corridors



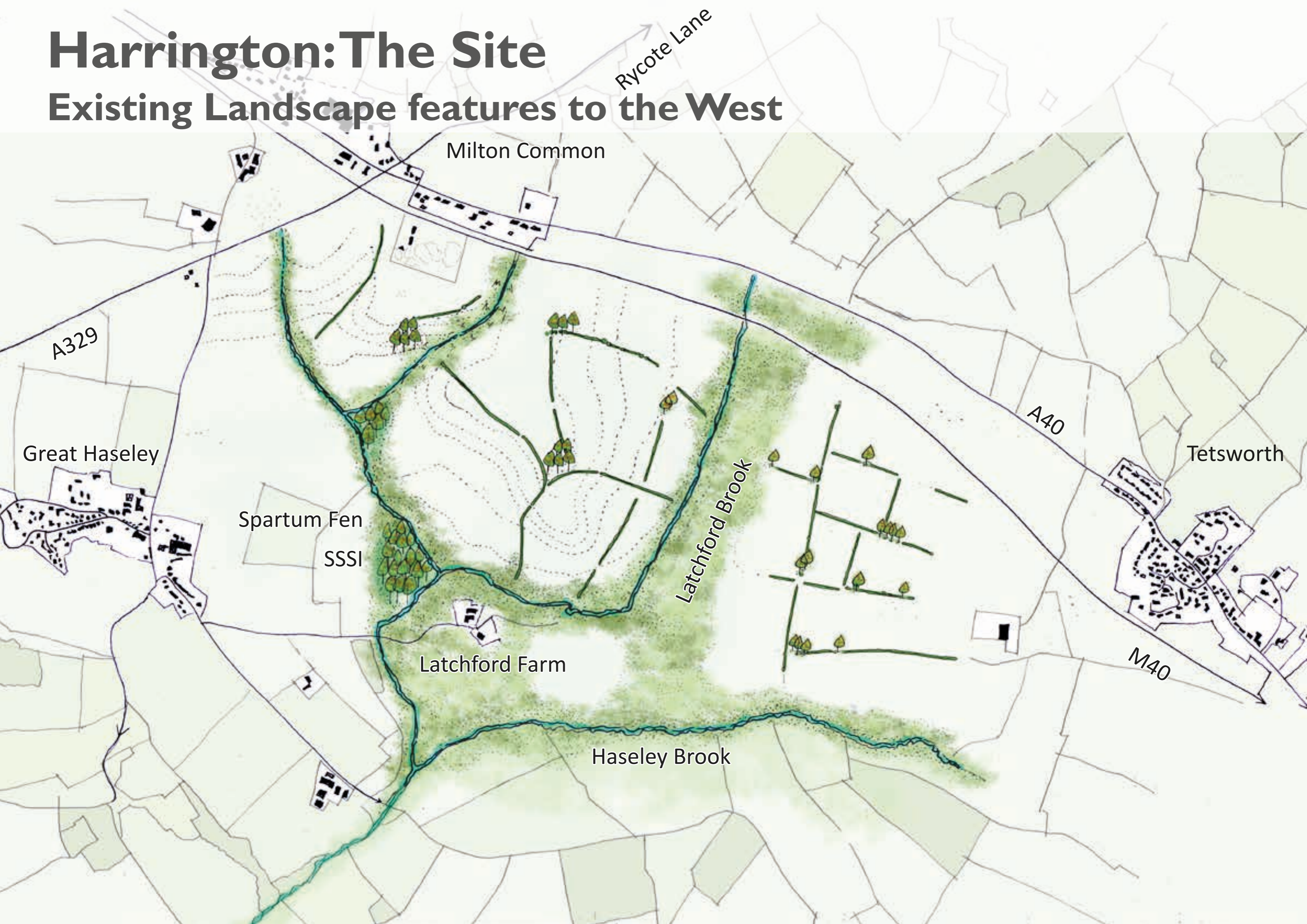
# Harrington: The Site

## Existing Landscape features to the East



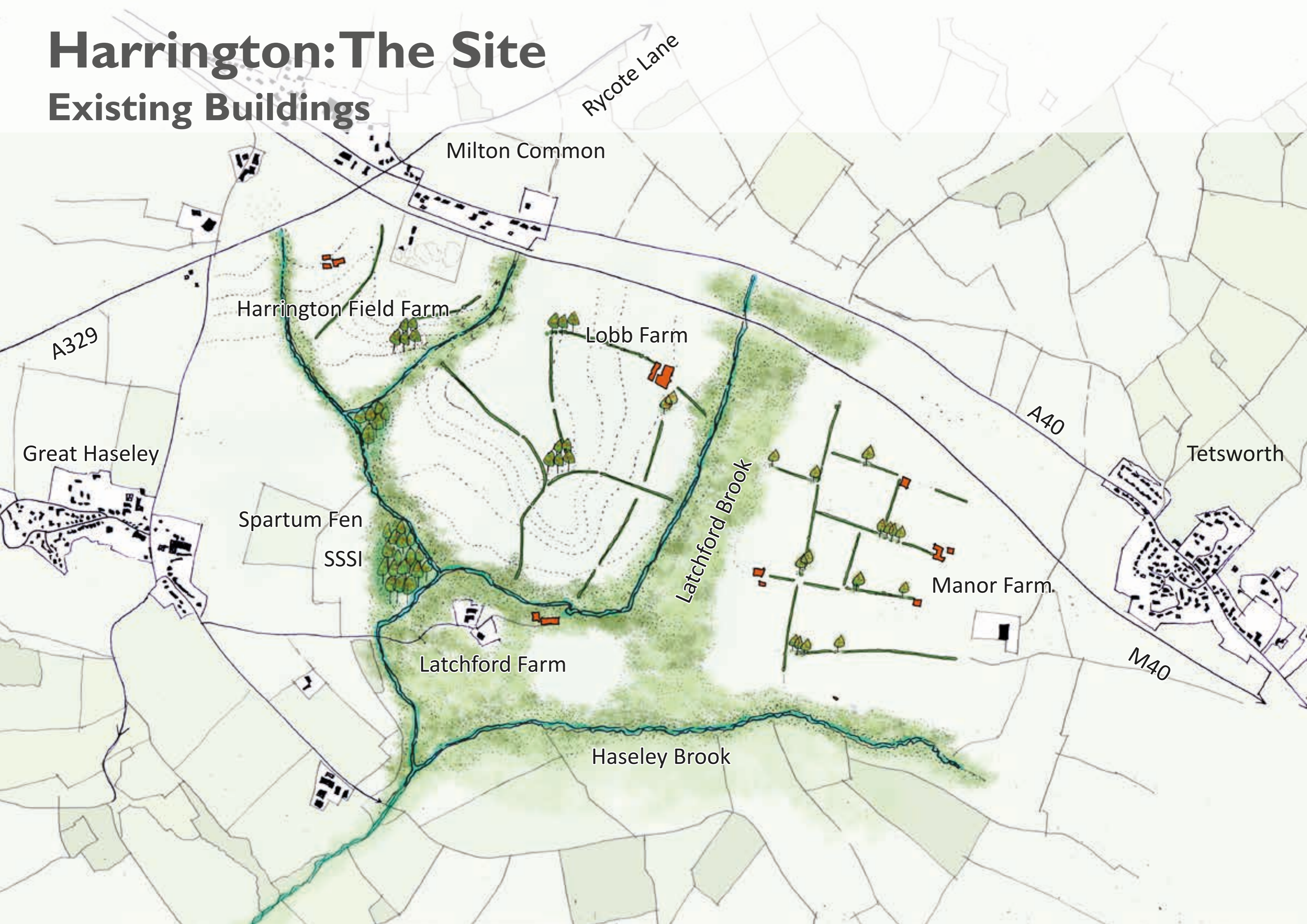
# Harrington: The Site

## Existing Landscape features to the West



# Harrington: The Site

## Existing Buildings



# Harrington: The Site

## Views





# Growing Harrington

## Green Buffers to Surroundings



Milton Common

Rycote Lane

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

# Growing Harrington

## Village Common



Rycote Lane

Milton Common

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

# Growing Harrington

## Connecting Nature



Rycote Lane

Milton Common

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

# Growing Harrington

## “Wet and Wild”



Rycote Lane

Milton Common

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

# Growing Harrington

## Greening the Northern Edge



Rycote Lane

Milton Common

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

# Growing Harrington

## Sense of Arrival



# Growing Harrington

## Connecting Communities



Rycote Lane

Milton Common

A329

Great Haseley

Latchford Brook

Haseley Brook

A40

Tetsworth

M40

# Growing Harrington

## 20 Minute Neighbourhood



Rycote Lane

Milton Common

20 Minute Neighbourhood

A329

Great Haseley

A40

Tetsworth

Latchford Brook

M40

Haseley Brook

20 Minute Neighbourhood



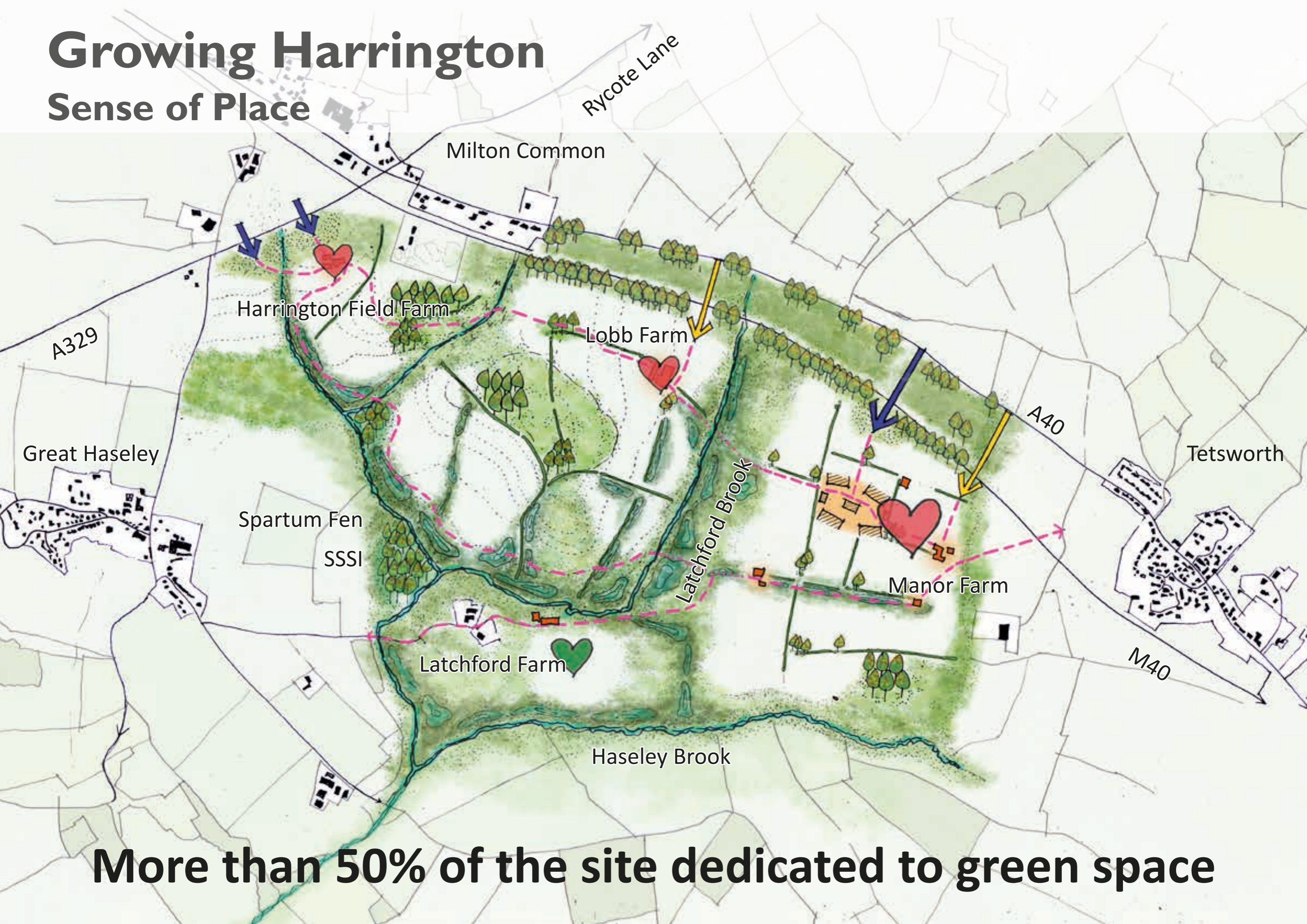
# Growing Harrington

## Within 5 Minutes



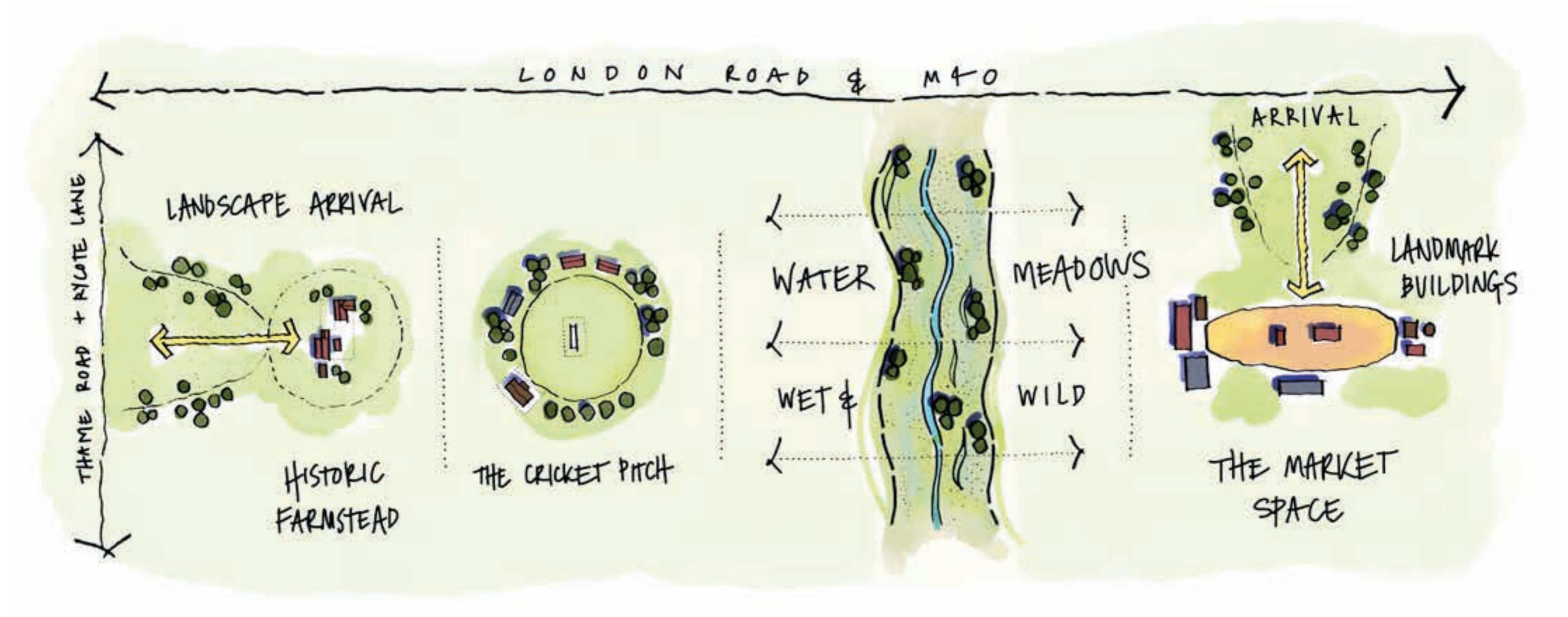
# Growing Harrington

## Sense of Place



**More than 50% of the site dedicated to green space**

# Harrington: Learning from Thame





## 1. Health & Happiness

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



## 2. Equity & Local Economy

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



## 3. Culture & Community

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



## 4. Land & Nature

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



## 5. Sustainable Water

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



## 6. Local & Sustainable Food

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



## 7. Travel & Transport

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



## 8. Materials & Products

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



## 9. Zero Waste

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



## 10. Zero Carbon Energy

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

# 20 Minute Neighbourhood

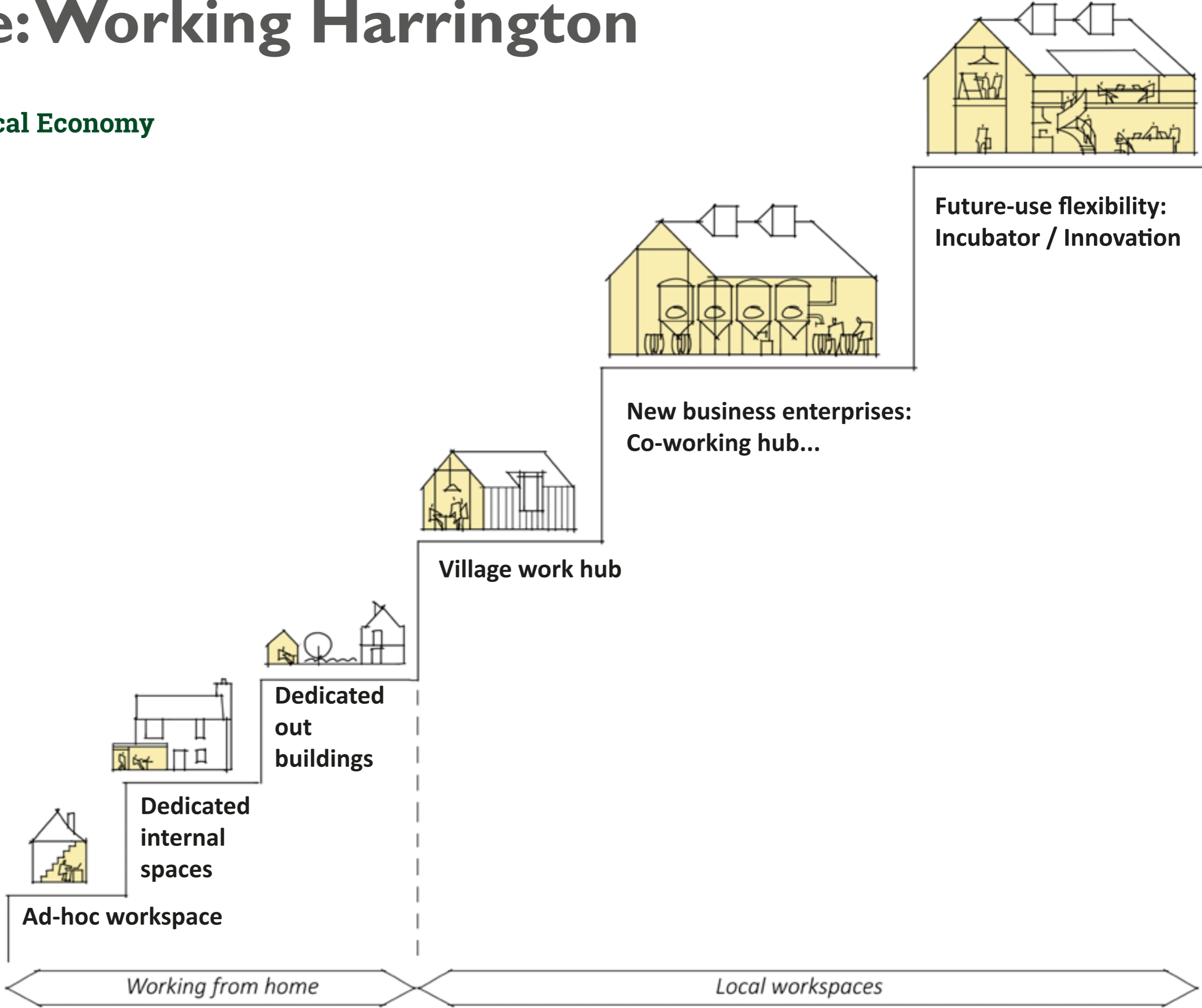


-  1. Health & Happiness
-  2. Equity & Local Economy
-  3. Culture & Community
-  7. Travel & Transport
-  10. Zero Carbon Energy

# Staircase: Working Harrington



## 2. Equity & Local Economy



# Mosaic of Habitats



1. Health & Happiness



4. Land & Nature



6. Local & Sustainable Food

# Mosaic of Habitats



**1. Health & Happiness**



**4. Land & Nature**



**6. Local & Sustainable Food**



# Stewardship and Community



1. Health & Happiness

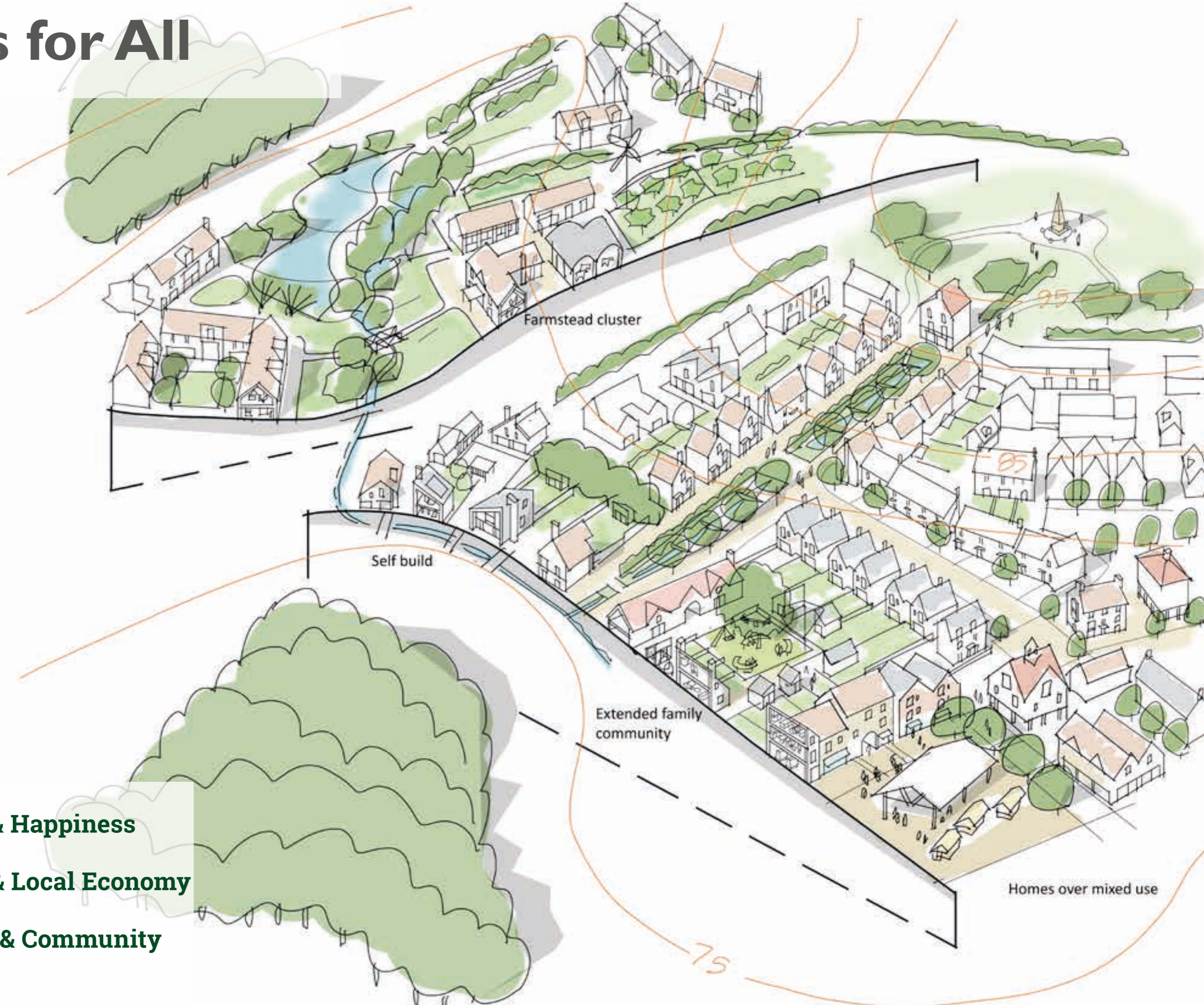


2. Equity & Local Economy



3. Culture & Community

# Homes for All



**1. Health & Happiness**



**2. Equity & Local Economy**



**3. Culture & Community**

# Homes for All

Farmstead cluster



**1. Health & Happiness**



**2. Equity & Local Economy**



**3. Culture & Community**

Extended family  
community

# Homes for All



Farmstead cluster

Self build



**1. Health & Happiness**



**2. Equity & Local Economy**



**3. Culture & Community**

# Harrington Home



**8. Materials & Products**



**9. Zero Waste**



**10. Zero Carbon Energy**

# Mobility Hub / Interchange



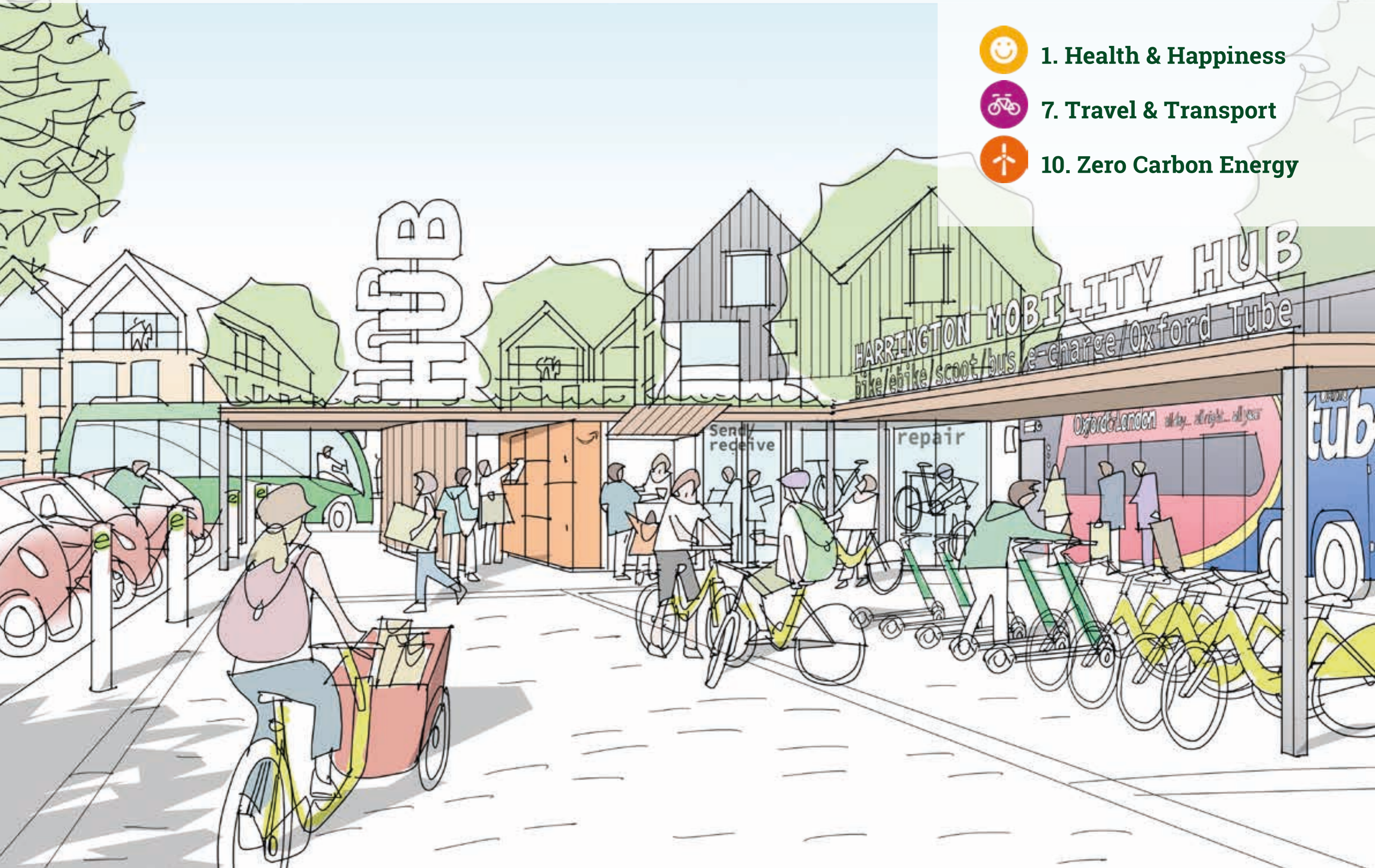
1. Health & Happiness



7. Travel & Transport



10. Zero Carbon Energy



# Safe Routes to Schools



**2. Equity & Local Economy**






**7. Travel & Transport**



**8. Materials & Products**

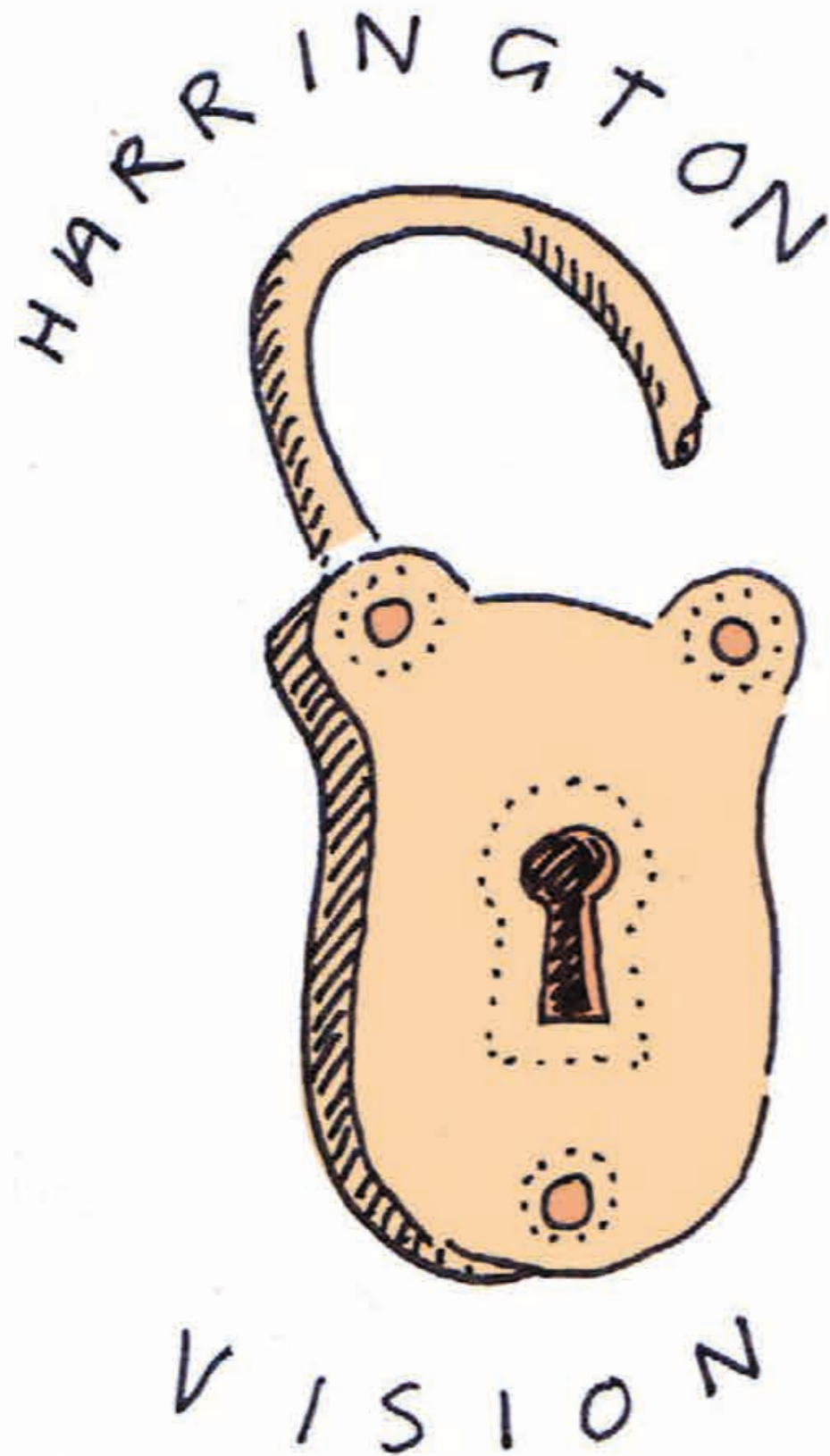
# Harrington Market Place

-  2. Equity & Local Economy
-  3. Culture & Community
-  7. Travel & Transport

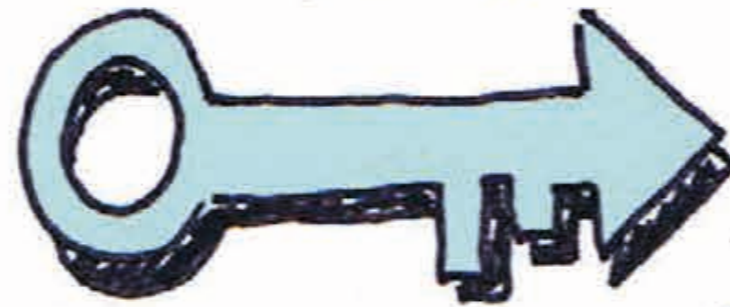




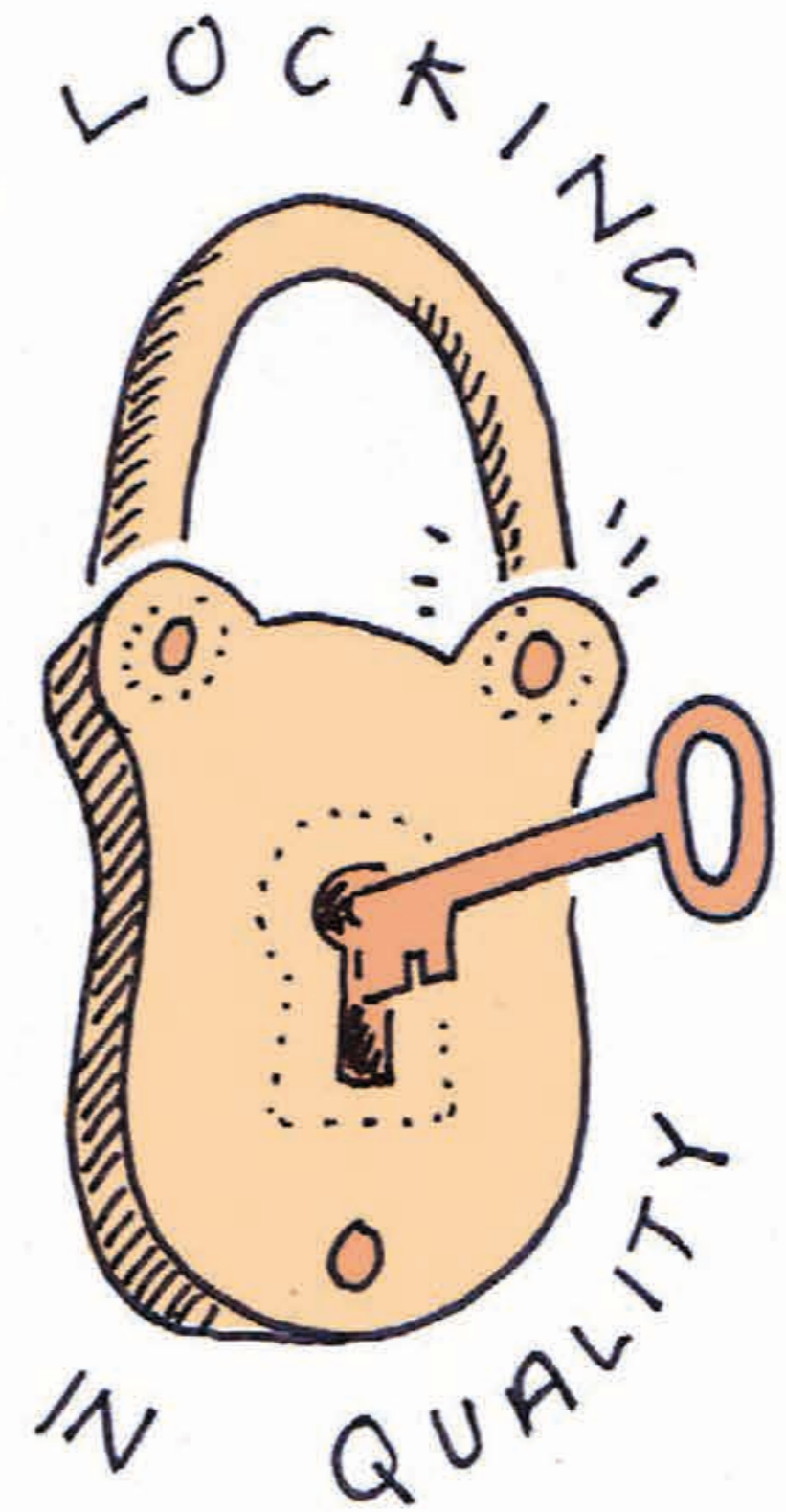
# Harrington: Locking in Quality



- COMMUNITY ENGAGEMENT
- PLANNING POLICY



- DESIGN CODING
- GOVERNANCE
- STEWARDSHIP



# Harrington: Locking in Quality

## Community Involvement

COMMUNITY INVOLVEMENT



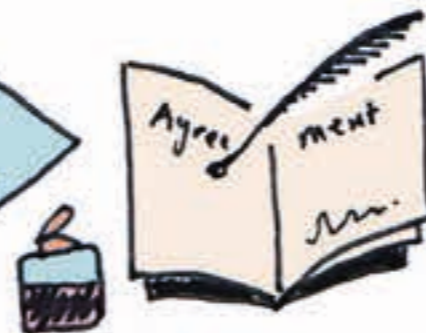
ESTABLISHMENT OF THE GROUP

— WHO?



TIMING

— ALONGSIDE LOCAL PLAN OR PLANNING APPLICATION?



GOVERNANCE — WHAT SET UP TO DO?

- EG. COMMUNITY HOUSING / LAND TRUST
- COMMUNITY BUSINESS
- ENVIRONMENTAL MANAGEMENT
- COMMUNITY INFRASTRUCTURE  
EG. YOUTH, INCOME STREAMS, MULTI-GENERATIONAL

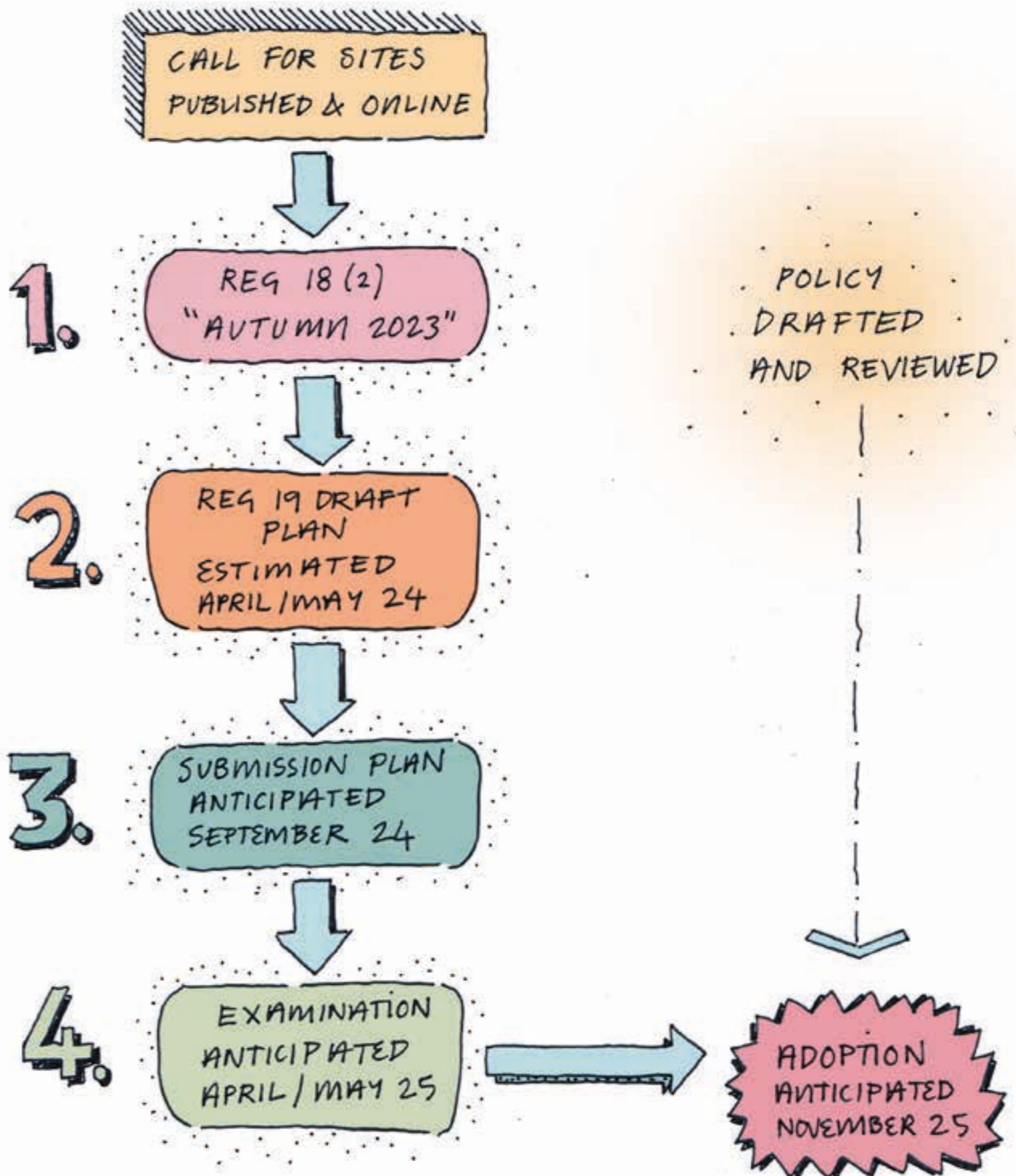


LOCKING IN QUALITY

# Harrington: Locking in Quality

## Planning Process

FOUR STAGES TO ALLOCATION

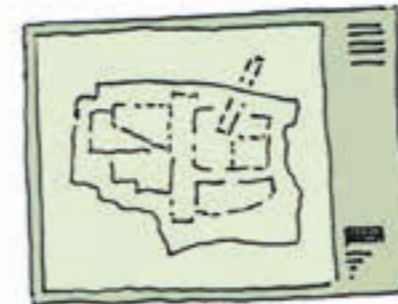


# Harrington: Locking in Quality

## The Tools



- ACCOMPANY SUBMISSION PLAN



PHASING PLAN

QUICK WINS?  
- BY AREA AND TIME



AGREED BETWEEN COUNCIL + SUMMIX



Eg.



HISTORIC ENGLAND



ENVIRONMENT AGENCY...



HARRINGTON VISION....



# Next Steps

**Please take a Vision broadsheet when you leave**

**Continuing stakeholder & community inc young people**

**Zoom presentation of the Vision**

**7pm Tuesday 22 November 2022**

**Sign up and we'll send a link or details on line at -  
[harringtonnewsettlement.co.uk](http://harringtonnewsettlement.co.uk)**

**Friends of Harrington**

**Sign up on the flipchart**

# Thank you!

