



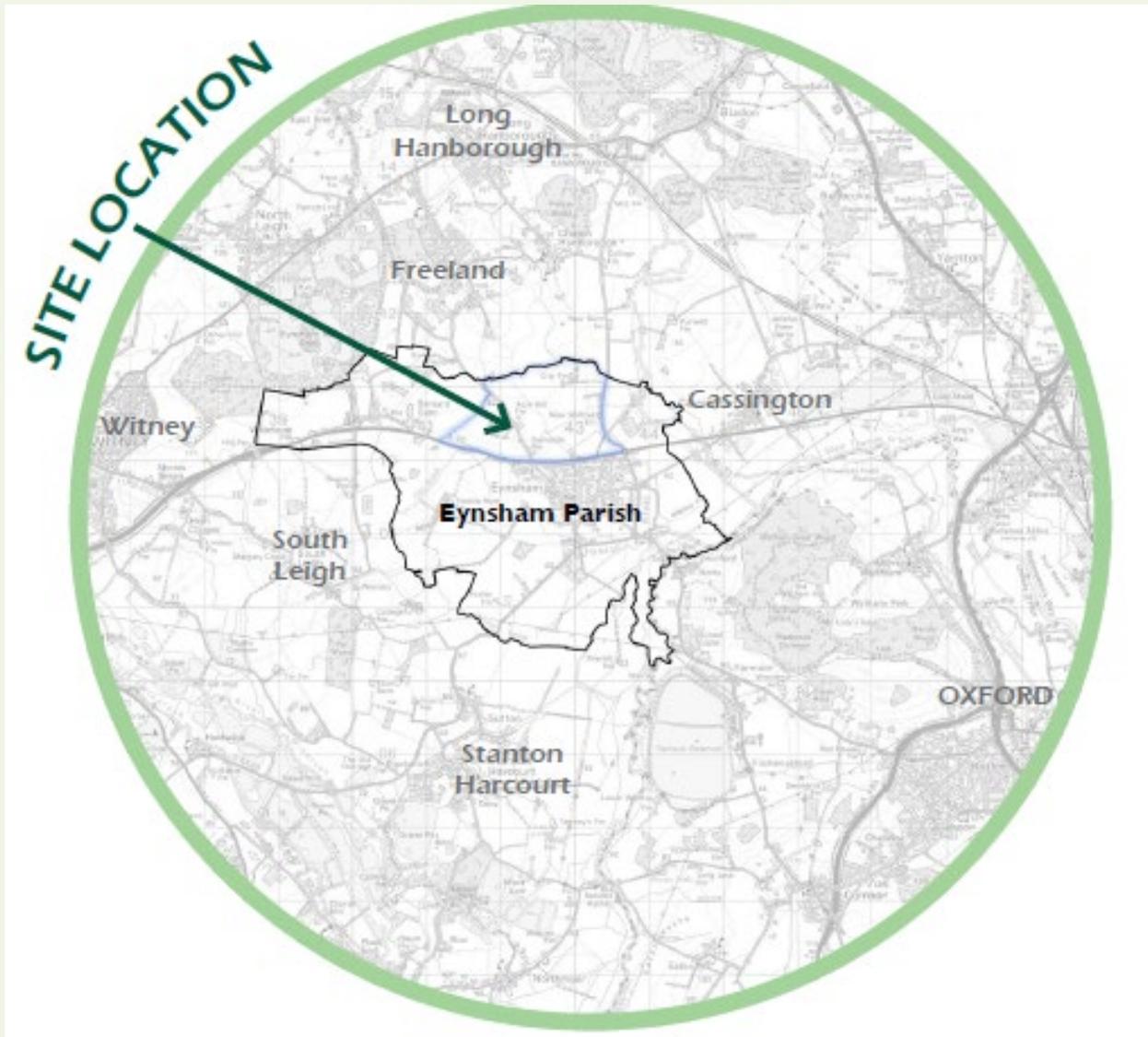
# Salt Cross

*A place to grow,  
a space to breathe*

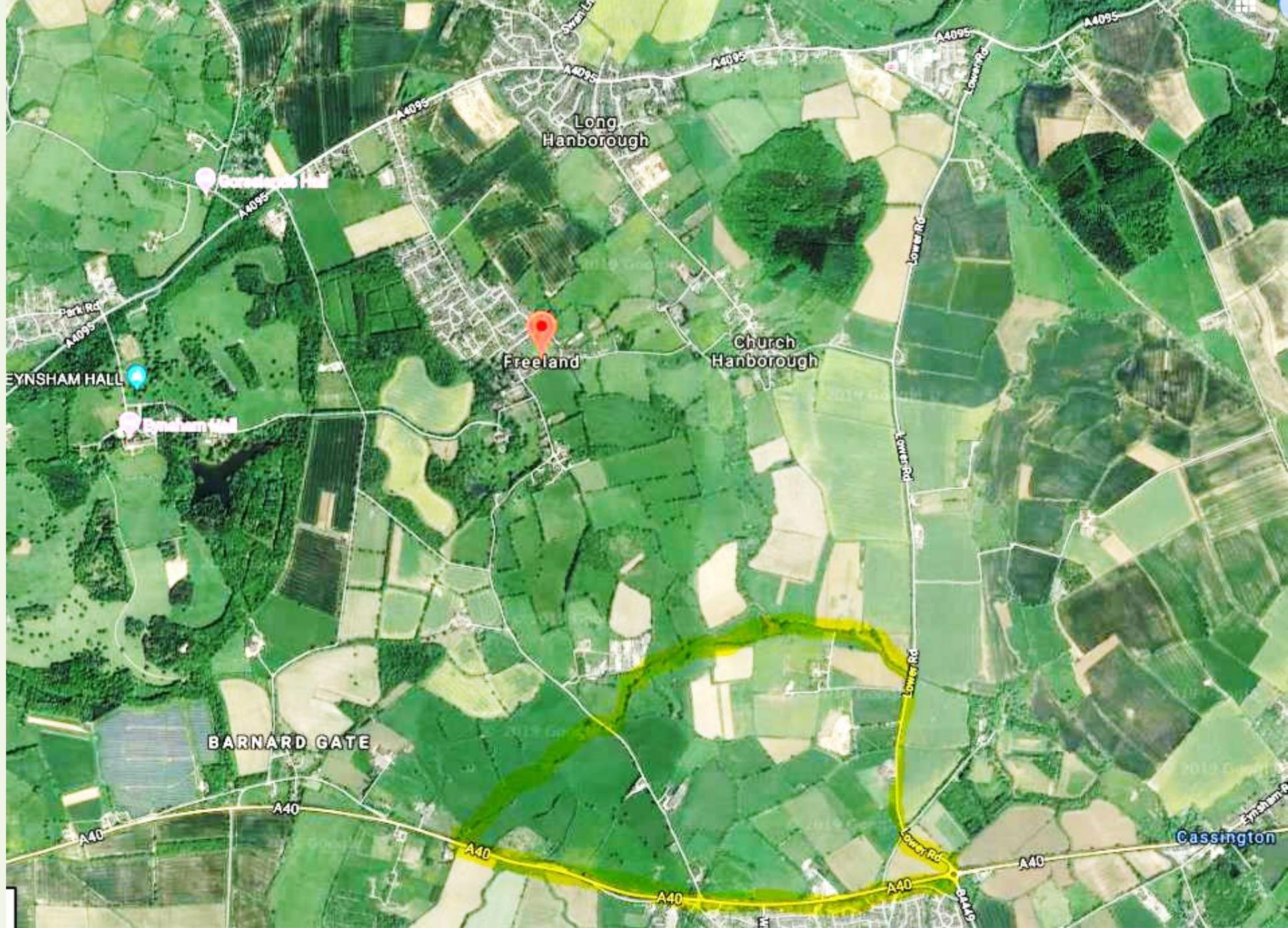
West Oxfordshire District Council  
Presentation at Freeland Public Meeting  
14 October 2022.

# Salt Cross

*A place to grow, a space to breathe*



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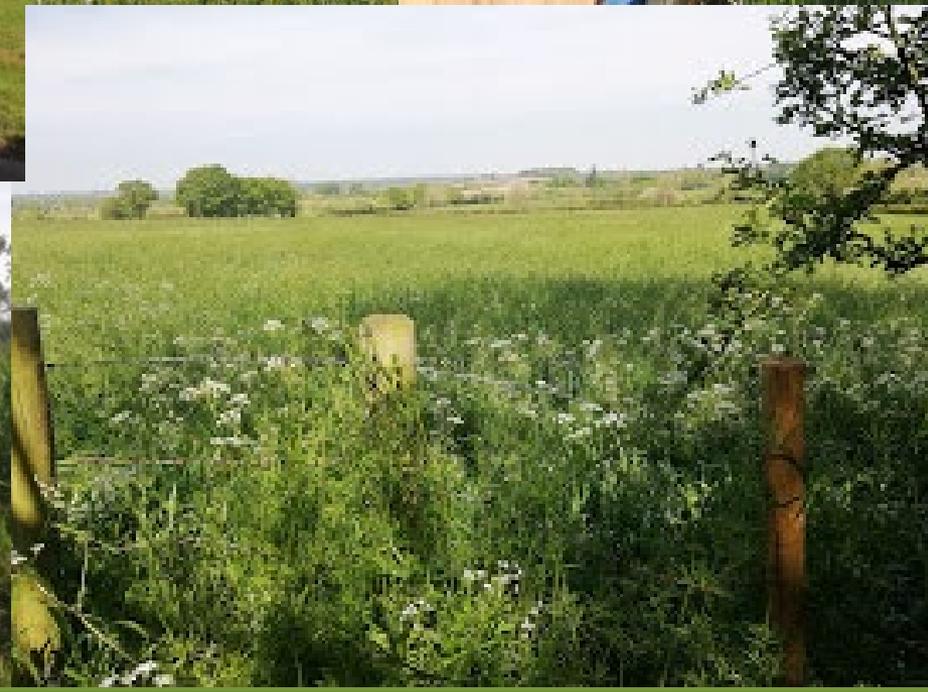
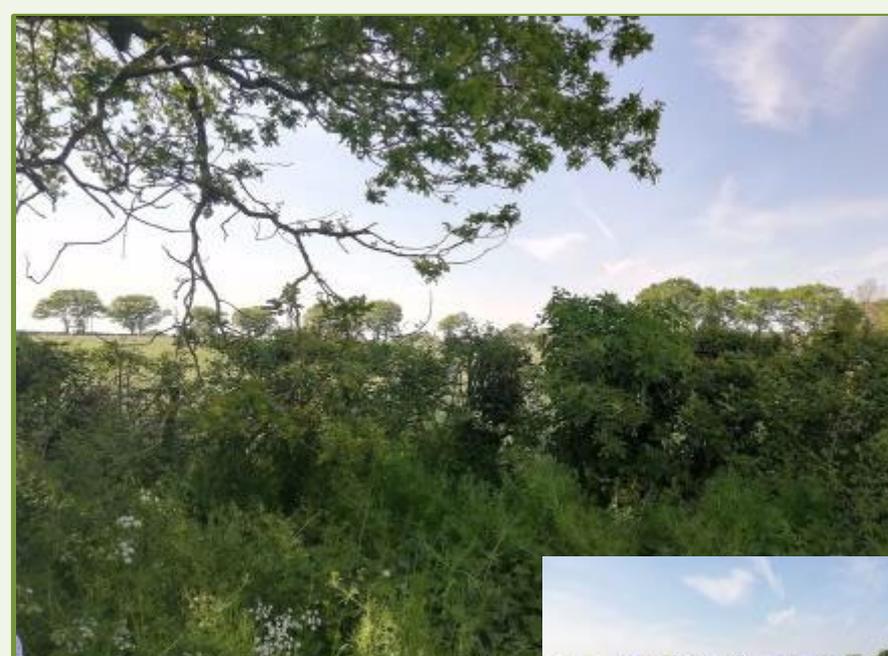


# Salt Cross

*A place to grow, a space to breathe*

- Holistically planned
- Enhances the natural environment
- High-quality affordable housing & locally accessible work in beautiful, healthy & sociable communities
- Land value capture; community benefit
- Strong vision, leadership & community engagement
- Community ownership & long-term stewardship of assets
- Genuinely affordable mixed-tenure homes
- Wide range of local jobs within easy commuting distance of homes
- Healthy communities, opportunities to grow food
- A comprehensive green infrastructure network & 25% biodiversity net gains
- Zero-carbon & energy-positive technology climate resilience
- Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighborhoods
- Integrated and accessible transport systems. walking, cycling and public transport the most attractive forms of local transport
- Beautifully & imaginatively designed homes & gardens





# Salt Cross

*A place to grow, a space to breathe*

Where have we got to in 2022?

West Oxfordshire District Council (WODC) policy for Salt Cross;  
Area Action Plan. (AAP)

February 2021 WODC submitted to Planning Inspectorate for  
examination; 4 tests:  
Positively prepared. Justified. Effective. Consistent.

22 May 2022 Planning Inspectorate confirmed the AAP to be legally  
sound; if changes known as main modifications made.

Autumn 2022 6 week consultation (23 Sept – 4 Nov) on main  
modifications. Followed by Planning Inspectors Final Report.

Winter 2022 WODC decide whether to adopt the AAP at full Council

# Salt Cross

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Where have we got to? Salt Cross Outline Planning Application.

Grosvenor Developments Ltd (GDL) submitted an outline planning application (OPA) to WODC – July 2020

WODC will determine if the OPA application meets AAP policy requirements (when adopted) Spatially an illustrative comprehensive master plan and legal parameters plan are required.

A delivery phasing plan will be required within the OPA

Each phase – will be reserved matters applications (detailed).

# Salt Cross

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Salt Cross AAP. The highlights.

Meeting current &  
future housing needs

Building a strong, vibrant  
& sustainable  
community

Movement &  
connectivity

Climate Action

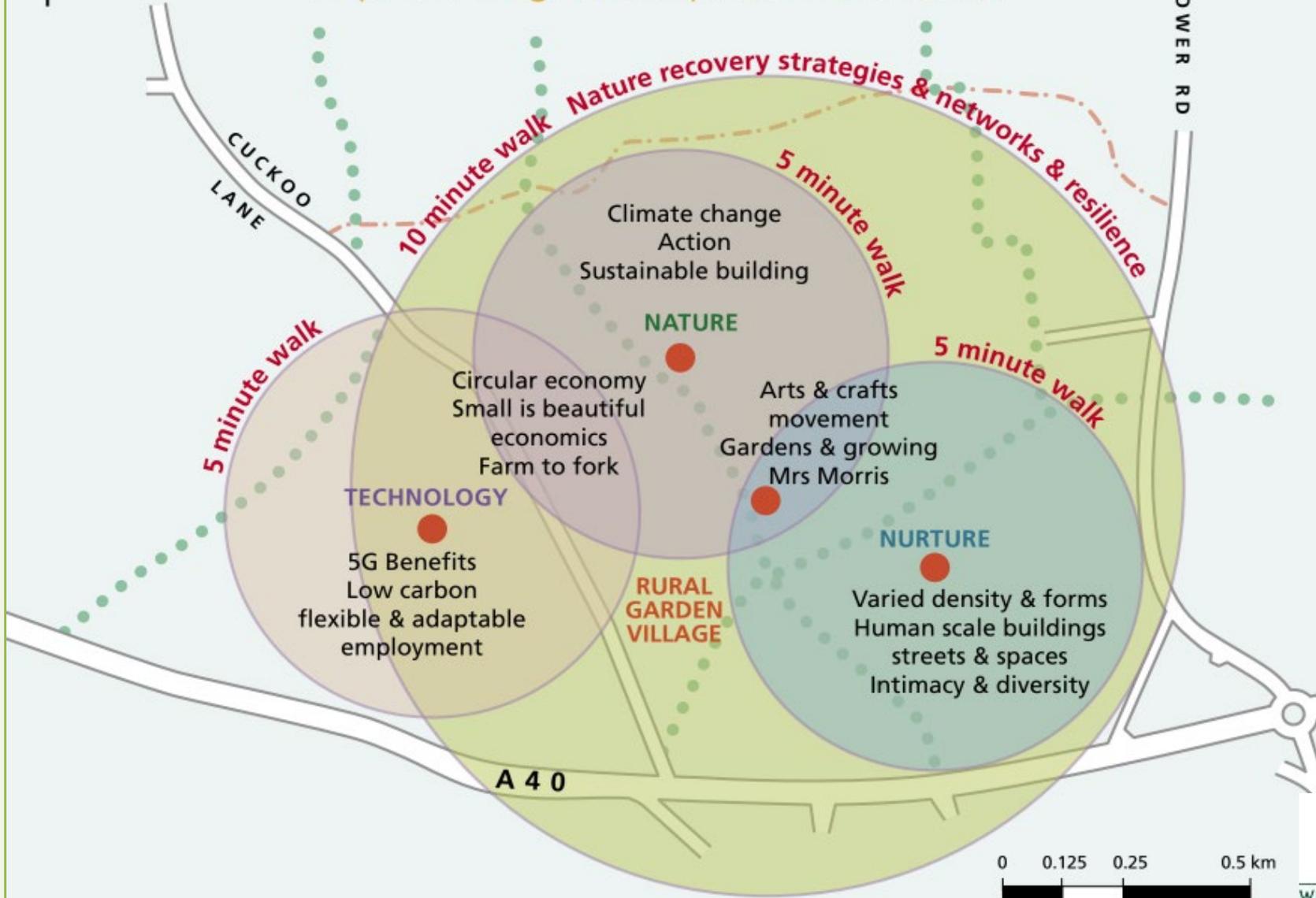
Healthy Place  
Shaping

Enterprise,  
innovation &  
productivity

Protecting &  
enhancing  
environmental  
assets

# Salt Cross

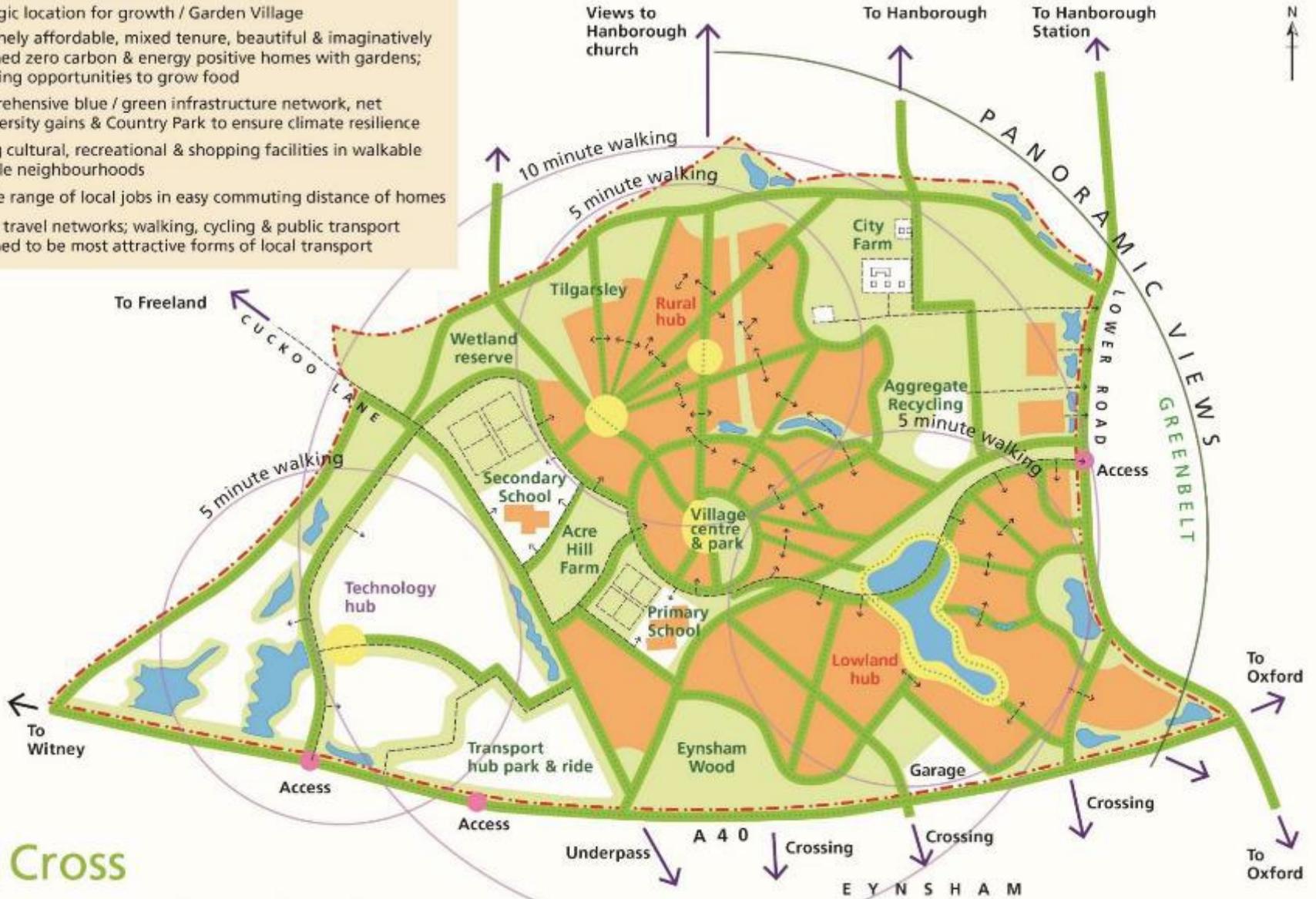
A place to grow, a place to breathe



# Salt Cross

*A place to grow, a space to breathe*

- - - Strategic location for growth / Garden Village
- Genuinely affordable, mixed tenure, beautiful & imaginatively designed zero carbon & energy positive homes with gardens; including opportunities to grow food
- Comprehensive blue / green infrastructure network, net biodiversity gains & Country Park to ensure climate resilience
- Strong cultural, recreational & shopping facilities in walkable sociable neighbourhoods
- A wide range of local jobs in easy commuting distance of homes
- Active travel networks; walking, cycling & public transport designed to be most attractive forms of local transport



**Salt Cross**

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In summary, key outputs at Salt Cross are expected to include:

- All new buildings to be 'zero carbon'.
- No fossil-fuels (e.g. oil and natural gas) to be used for space heating, hot water or cooking.
- 100% of the energy consumption required by the buildings on-site to be generated through renewable sources such as solar PV.
- Development to embed the concept of the 'circular economy' which aims to keep resources in use for longer, minimise waste and maximise re-use, recycling and recovery.
- A core focus on the protection and enhancement of the garden village's 'natural capital' as a first line of defence against climate change.
- The protection and provision of woodland and trees to reflect the wider setting of the site within the former Royal Hunting Forest of Wychwood and to enable and encourage carbon sequestration.
- Delivery of around 2,200 new homes with a well balanced mix of property types, tenures and sizes to meet a broad spectrum of housing needs.
- 50% affordable housing with a mixture of different opportunities for people to be able to rent and own their own homes with a focus on 'genuine affordability'.
- 110 self and custom-build opportunities distributed in small, attractive clusters across the garden village site.
- A new science and technology park providing around 80,000m<sup>2</sup> of modern, well designed and sustainably constructed business space set in an attractive, landscaped, green/blue environment.
- Use of new and emerging technologies to enable 'smart' living and working within the garden village, embedding the concept of the 'living lab' at the heart of the development.
- Creation of new community meeting spaces and facilities including opportunities for 'co-working'.
- A new, integrated transport hub to the west of Cuckoo Lane, incorporating a park and ride with 850 parking spaces and bus priority measures along the A40, enabling convenient access in and out of Oxford.
- A combination of new and enhanced crossing points along the A40 to include a new underpass and potentially in the longer-term a new bridge to ensure strong connectivity and integration with Eynsham, including safe routes to school.
- A new pedestrian and cycle route to Hanborough Station along Lower Road to provide convenient and safe access by rail into central Oxford and beyond, taking advantage of future planned improvements to the Cotswold Line and Hanborough Station.
- All new homes to have access to an electric vehicle charging point.
- Establishment of a 'car club' to enable people to have regular and convenient access to 'pool cars' when they need it and help minimise the need for car ownership.

# Salt Cross

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## Draft Salt Cross AAP.

- A new primary school and a new secondary school intended as a 'satellite' for Bartholomew School in Eynsham, both forming key landmarks within the garden village through the use of high quality design and materials.
- The creation of an extensive network of multi-functional green and blue infrastructure including a new, biodiverse Country Park throughout the garden village and connecting through the science and technology park and into proposed development to the west of Eynsham.
- Net biodiversity gain of 25% (the current national benchmark being 10%).
- Opportunities for people to be able to grow their own food in a local and sustainable manner through the creation of new allotments and other community growing space reflecting the strong local heritage of food production including Wasties apples.
- The creation of a local heritage trail based on historic routes and assets within the site including the Salt Way and the site of Tilgarsley Deserted Medieval Village.
- Potential for a new burial ground to address the currently limited capacity available in the Eynsham area.
- Delivery of a Community Employment Plan (CEP) to ensure local skills and training opportunities are provided for local people.
- A Community Development Officer to be appointed to engender community cohesion and activity from the earliest stages of the development.
- Effective and sustainable long-term stewardship and maintenance of key assets through the establishment of a new Salt Cross Garden Village Trust.



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# Salt Cross

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## Salt Cross AAP Main Modifications (MM)

- Defines the boundary for Salt Cross.
- AAP supersedes the Local Plan for custom and self build homes and car parking standards.
- Policy 2 Net Zero.
- AAP sought 100% renewable energy measured with key performance indicators.
- MM – requires *“an ambitious approach to the use of renewable energy, sustainable design & construction methods, with a high level of energy efficiency in new buildings. An energy statement will be required for all major development....”*
- MM- *“absolute requirements to be removed....instead; standards for consideration as part of an energy requirement.”*
- Policy 3 Towards zero waste through the circular economy.
- MM *So far as practicable...*
- Policy 7 Blue green infrastructure.
- MM.. *“around 50% (including private gardens and green roofs) of the area to form the overall green infrastructure network.”*

# Salt Cross

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## Salt Cross AAP Main Modifications (MM)

Policy 14 to read *‘Improved crossings facilities of the A40. This shall include a grade separated crossing (underpass)*

*unless it is clearly demonstrated that the crossing is not necessary to meet place making objectives or cannot be delivered due to technical feasibility.*

*fourth bullet add ‘Subject to a successful stopping up order’ at the beginning of...new routes must be created both within and in the vicinity of the site to provide safe and convenient connections to key services and facilities including schools.*

Policy 17 to read *‘The spine road will need to be completed in an early phase of development as access via Cuckoo Lane to the Garden Village will be limited in later phases’.*

Policy 28 –see framework plan.

Policy 29 Paragraph 11.50 amend *‘well designed places’ to read ‘well designed and beautiful places’. After ‘National Design Guide’ add ‘and National Model Design Code’.*

*Paragraph 11.60 add ‘and National Model Design Code’ after ‘National Design Guide’.*

*Delete wording after ‘Design Guide’ and add ‘and National Model*

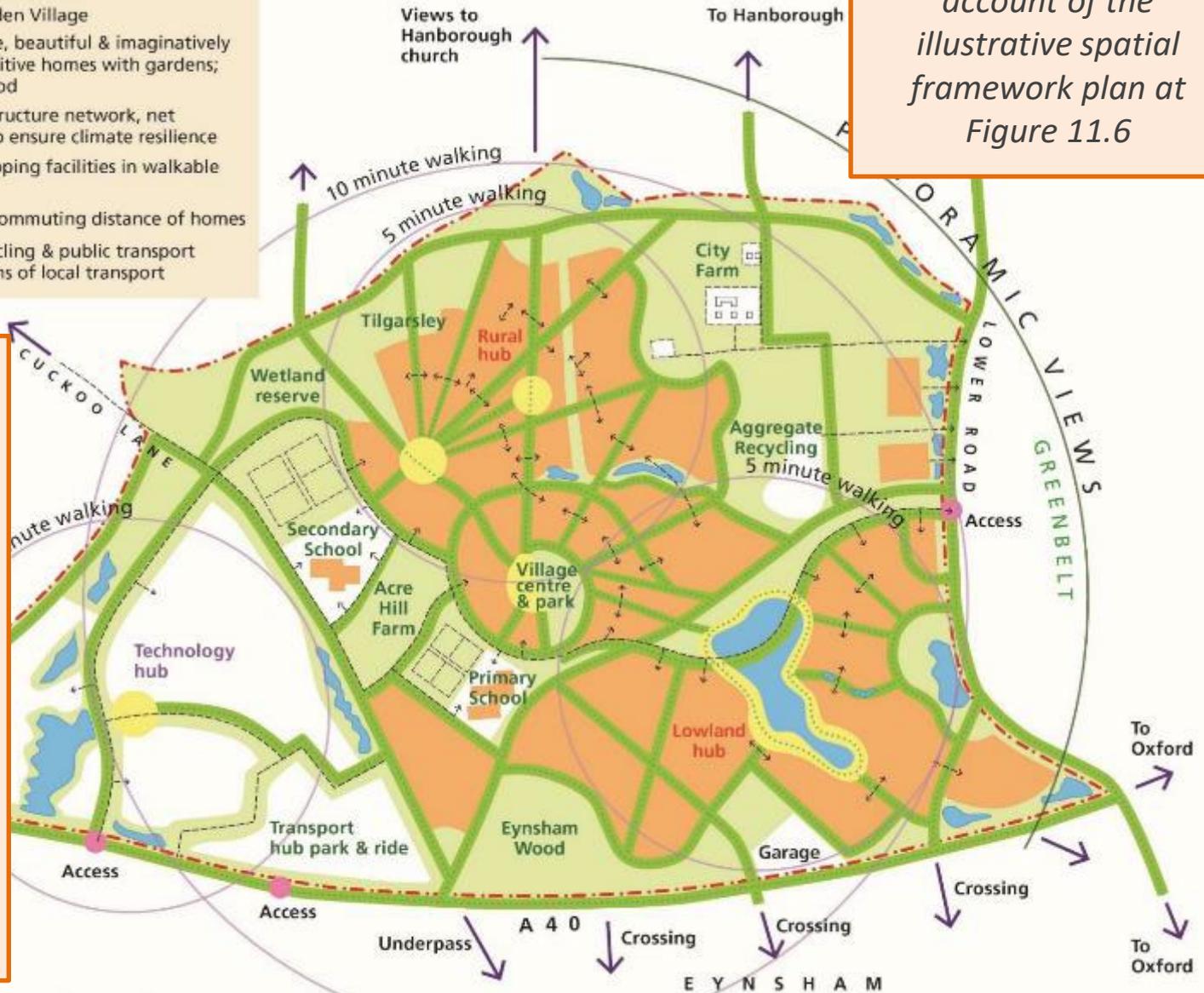
*Design Code - design guides or codes should be consistent with the principles in the National Guide and Code’.*

# Salt Cross

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*'A comprehensive masterplan will be required that takes account of the illustrative spatial framework plan at Figure 11.6*

- Strategic location for growth / Garden Village
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- A wide range of local jobs in easy commuting distance of homes
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MM After para 11.9 add new para : *'It is expected that the detailed layout of Salt Cross will follow a comprehensive masterplan agreed as part of the planning application process. The following pages of the AAP set out detail on layout that should be regarded as illustrative but should also taken into account as part of drawing up the masterplan (in accordance with Policy 28).*

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# Salt Cross

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What happens next? A timeline for delivering Salt Cross.



Figure 1: Anticipated evolution of phasing proposals for SCGV

# Salt Cross

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What happens next? A timeline for delivering Salt Cross.

Table 1: Assumed lead-in period to first completions		
Item	Description	Potential timing
1.	WODC resolution to grant outline planning permission.	June - August 2022
2.	Completion of section 106 agreement(s).	June - August 2023
3.	Grant of outline planning permission.	June - August 2023
4.	Discharge pre-commencement conditions.	October - December 2023
5.	Initial infrastructure works (i.e. to open up the site).	January - June 2024
6.	Pre-planning and marketing of first sub-phase.	January - June 2024
7.	Conditional contract with first housebuilder.	June - December 2024
8.	Phase 1a - pre-application design and consultation work.	January - March 2025
9.	Submission of Phase 1a reserved matters application.	May - July 2025
10.	Determination of Phase 1a reserved matters application.	August - October 2025
11.	Discharge pre-commencement conditions.	October - December 2025
12.	Mobilization.	January - March 2026
13.	Commencement on site.	April - June 2026
14.	First completions.	Second half of 2026

*Note: now  
2023 - 2027*

# Salt Cross

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What happens next? A timeline for delivering Salt Cross.

A	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
B	50	70	195	180	180	195	195	210	210	210	195	180	195	75	
C	80	120	255	415	595	790	985	1,195	1,405	1,615	1,810	1,990	2,125	2,200	2,200
D	25	85	188	335	505	680	888	1,090	1,300	1,510	1,713	1,900	2,058	2,160	2,200
E	61	208	458	821	1,237	1,697	2,174	2,671	3,185	3,700	4,198	4,655	5,041	5,298	5,390

	Nominal Phase 1	Nominal Phase 2	Nominal Phase 3	Nominal Phase 4	Nominal Phase 5	Nominal Phase 6
<b>Nominal Phase 1</b>	<ul style="list-style-type: none"> <li>300 dwellings occupied</li> </ul>	<ul style="list-style-type: none"> <li>400 more dwellings occupied (1,100 in total)</li> <li>First tranche of serviced employment land</li> </ul>	<ul style="list-style-type: none"> <li>400 more dwellings occupied (1,500 in total)</li> <li>Second tranche of serviced employment land</li> </ul>	<ul style="list-style-type: none"> <li>400 more dwellings occupied (1,900 in total)</li> <li>Third tranche of serviced employment land</li> </ul>	<ul style="list-style-type: none"> <li>400 more dwellings occupied (2,300 in total)</li> <li>Fourth tranche of serviced employment land</li> </ul>	<ul style="list-style-type: none"> <li>300 more dwellings occupied (2,200 in total)</li> </ul>
<b>Community and culture</b>	<ul style="list-style-type: none"> <li>Temporary community meeting space, with provision based on a pro-rata application of the relevant IDP standard</li> <li>Temporary operating premises for any community management body, established to lead on stewardship of community assets.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 1.278 sqm of community meeting floor space (including permanent operating premises for any community management body).</li> <li>Library and archive provision to meet OGC requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Sunlit ground (assessing agreement between the landowners and Eynsham Parish Council)</li> </ul>	<ul style="list-style-type: none"> <li>≥ 324 sqm of floor space for culture and the arts (also suitable for indoor sports)</li> <li>Indoor sports and leisure provision (quantitative requirements to be confirmed by Salt Facilities Strategy).</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.28 ha of formal parks and gardens; ≥ 3.195 ha of amenity green space, and natural and semi-natural green space; and ≥ 0.587 ha of nearby amenity green space.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.730 ha of formal parks and gardens; and ≥ 2.380 ha of amenity green space, and natural and semi-natural green space; and a 0.441 ha of nearby amenity green space.</li> </ul>
<b>Green infrastructure</b>	<ul style="list-style-type: none"> <li>≥ 0.730 ha of formal parks and gardens; and ≥ 2.380 ha of amenity green space, and natural and semi-natural green space; and ≥ 0.441 ha of nearby amenity green space.</li> <li>≥ 0.286 ha of allotments and community orchards.</li> <li>≥ 0.35 ha of equipped, designated play areas, including: ≥ 2 LLAP (or equivalent); and ≥ 3 LAP.</li> </ul>	<ul style="list-style-type: none"> <li>Primary school and associated nursery.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.99 ha of formal parks and gardens; ≥ 3.194 ha of amenity green space, and natural and semi-natural green space; and ≥ 0.587 ha of nearby amenity green space.</li> </ul>	<ul style="list-style-type: none"> <li>Secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.282 ha of allotments and community orchards.</li> <li>≥ 0.76 ha of equipped, designated play areas, including: ≥ 1 NEAP; ≥ 1 NEAP; ≥ 2 LLAP (or equivalent); and ≥ 3 LAP.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.286 ha of allotments and community orchards.</li> <li>≥ 0.35 ha of equipped, designated play areas, including: ≥ 1 LEAP; ≥ 2 LLAP (or equivalent); and ≥ 3 LAP.</li> </ul>
<b>Transport and movement</b>	<ul style="list-style-type: none"> <li>Eastern and western accesses completed (i.e. junction with Lower Road and Western Development Roundabout) (not using any allocated mitigation for impacts on existing highway).</li> <li>Eastern section of spine road completed.</li> <li>Signalization of the A4066/Lower Road junction.</li> </ul>	<ul style="list-style-type: none"> <li>Shared bus/shower facility for three light partners (e.g. within a community building) with associated parking.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.382 ha of allotments and community orchards.</li> <li>≥ 0.5 ha of equipped, designated play areas, including: ≥ 1 MUGA; ≥ 1 LEAP; ≥ 2 LLAP (or equivalent); and ≥ 3 LAP.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.99 ha of formal parks and gardens; ≥ 3.194 ha of amenity green space, and natural and semi-natural green space; and ≥ 0.587 ha of nearby amenity green space.</li> </ul>	<ul style="list-style-type: none"> <li>Secondary school provision.</li> </ul>	<ul style="list-style-type: none"> <li>≥ 0.286 ha of allotments and community orchards.</li> <li>≥ 0.35 ha of equipped, designated play areas, including: ≥ 1 LEAP; ≥ 2 LLAP (or equivalent); and ≥ 3 LAP.</li> </ul>
<b>Health and social care</b>		<ul style="list-style-type: none"> <li>Primary health care provision</li> </ul>				
<b>Transport and movement</b>		<ul style="list-style-type: none"> <li>Western section of spine road completed, enabling provision of serviced employment land.</li> <li>Direct through traffic between the A40 and A4066, via Cuckoo Lane and Fleckford village.</li> <li>Underpass between Old Winery Floor and Cuckoo Lane.</li> </ul>				

Note:  
now  
2027  
to 2041

Nominal Phases

Interpretation:

**Timeline:**  
 A - Development years  
 B - Completions per annum  
 C - Cumulative completions  
 D - First occupancies (NB: lags behind completions)  
 E - Population (based on 2.45 persons per household)



# Salt Cross

*A place to grow, a space to breathe*

Perceived challenges and or benefits for local communities.

Managing change

Transport - connectivity

Infrastructure - place making.

Community integration place keeping



# Salt Cross

*A place to grow, a space to breathe*

Is it important for people to respond to the Salt Cross AAP 6 week consultation on the main modifications made?

**Yes.**

Planning Inspectors will consider these in their Final Report.

The Inspectors' Final Report will 'fix' policy.

Planning applications will be considered to comply with Salt Cross AAP policy  
...or not.

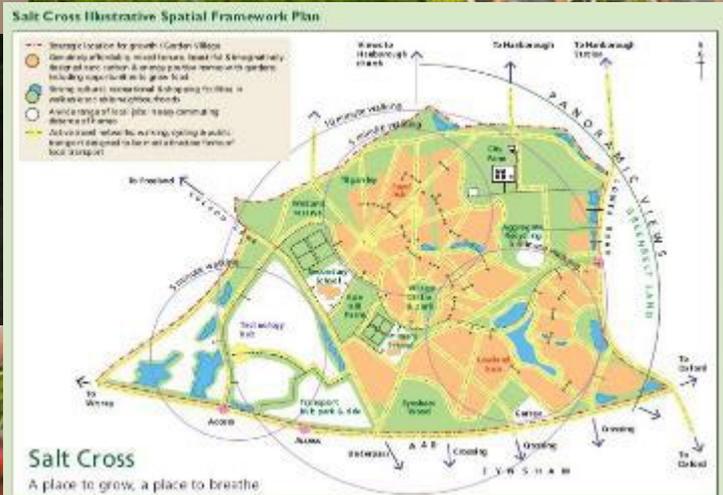
Visit: <https://www.westoxon.gov.uk/planning-and-building/planning-policy/salt-cross-garden-village/salt-cross-area-action-plan-examination>

Main modifications response form. Email to  
[planning.consultation@westoxon.gov.uk](mailto:planning.consultation@westoxon.gov.uk)

Or post to Planning Policy Team. West Oxfordshire District Council.  
Elmfield. New Yatt Rd. Witney. OX28 1PB.

# Salt Cross

A place to grow, a space to breathe



Growing your own food is like printing your own money.  
-Ron Finley



# Salt Cross

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Q1.



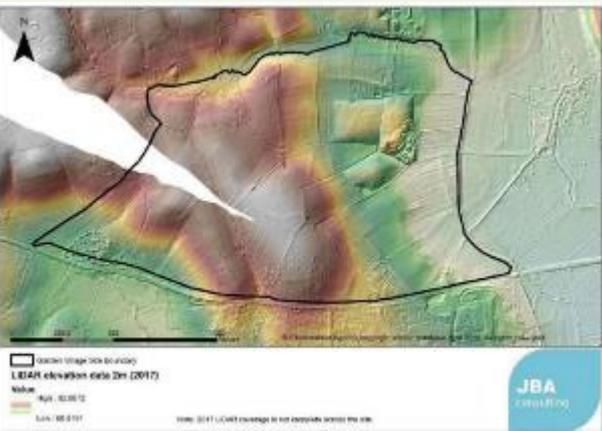
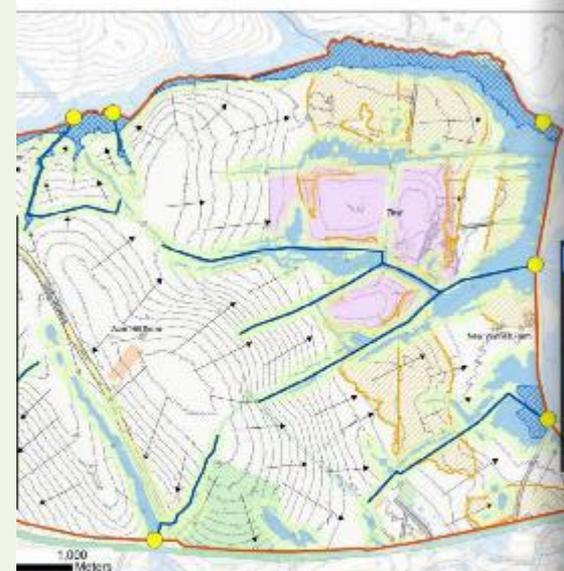
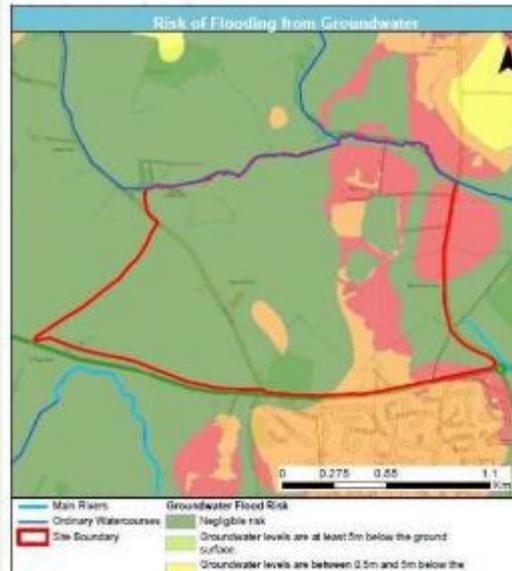
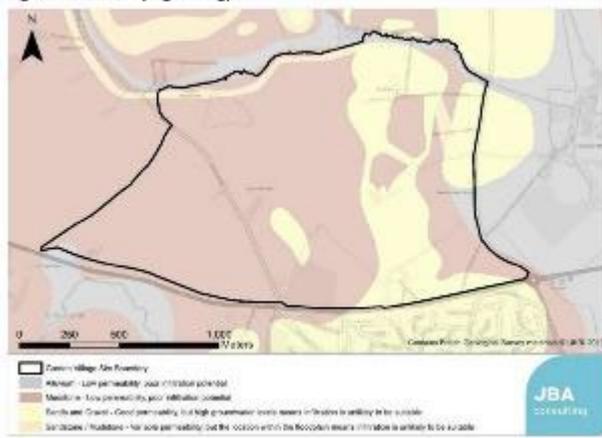
Boundary plan  
defined in Salt  
Cross Area  
Action Plan.

# Salt Cross

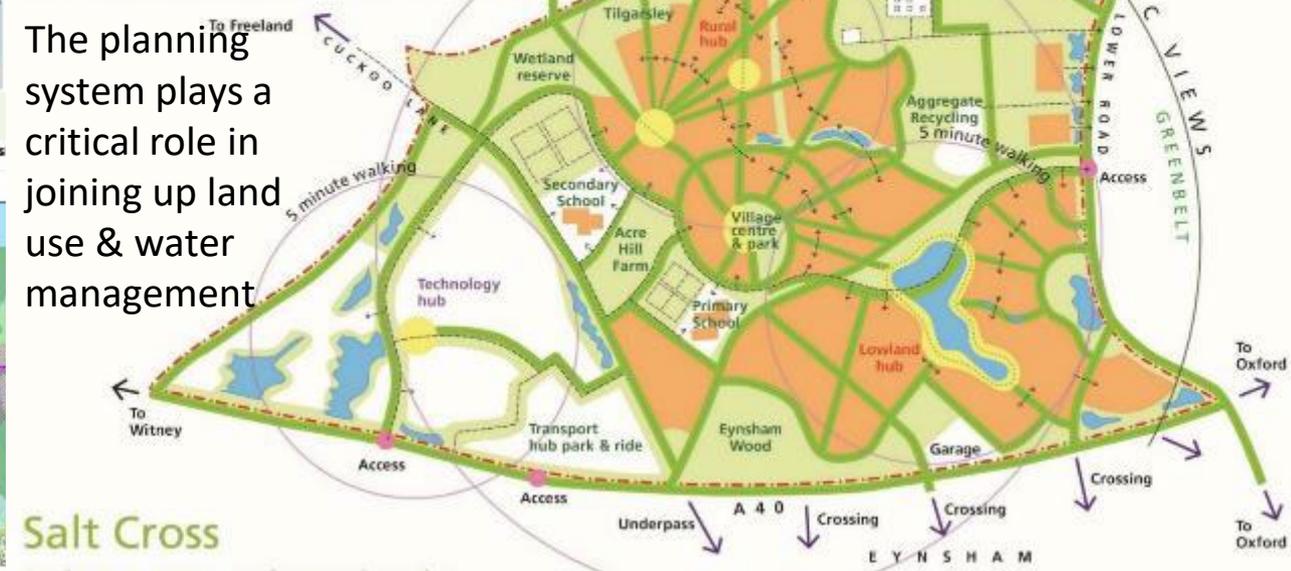
*A place to grow, a space to breathe*

Q2. Outline  
Planning  
Application  
July 2020  
illustrative  
framework  
plan –  
showing  
farms.





- Strategic location for growth / Garden Village
- Genuinely affordable, mixed tenure, beautiful & imaginatively designed zero carbon & energy positive homes with gardens; including opportunities to grow food
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The planning system plays a critical role in joining up land use & water management

Figure 7.3: Habitat Connectivity and Green Corridors at the garden village



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