



Presentation given by Marybeth Harasz (SODC/VWHDC Didcot Garden Town Officer) to Full Council on 4th November 2019 as part of the public participation session. Also present were Nicky Wyr (Project Officer) & Mark Hwer (Infrastructure Team).

- **Background**
 - What is a Garden Town?
- **Accomplishments**
 - Delivery Plan
- **Current Work**
 - Communications
 - Governance
 - Projects
- **Looking Ahead**

Press release

New garden towns to create thousands of new homes

Two new garden towns are being supported with £1.1 million of new funding that will help deliver thousands of homes for aspiring homeowners.

Published 7 December 2015

From: [Ministry of Housing, Communities & Local Government](#)



Housing Minister Brandon Lewis with homeowner Chris and Sovereign Housing Association's Housing and Communities Director Heather Bowman.

Didcot in Oxfordshire and North Essex will be home to new communities that between them are set to provide up to 50,000 new homes, supported by new infrastructure.

Didcot Garden Town

Agenda

Garden Communities: A complete and wholesome place to live

- Clear identity
- Sustainable scale
- Well designed places
- Great homes
- Strong local vision + engagement
- Integrated transport
- Healthy Places
- Green space
- Legacy and stewardship
- Future proofed - resilient



What is a Garden Town?

Programme put forward by government in 2015

15 towns and 48 villages have been approved and receive support funding

Funding only pays for staff, consultants and studies.

5 garden communities in Oxfordshire:

1. Didcot (t)
2. Bicester (t)
3. Berinsfield (v)
4. Dalton Barracks (v)
5. West Oxfordshire (v)

Didcot Garden Town

Accomplishments



2015 - DECEMBER

- Didcot Awarded 'Garden Town' Status
- 15,000 Homes + 20,000 Jobs



2016-2017

- Community Engagement
- Public Consultation



2017 - OCTOBER

- Didcot Garden Town Delivery Plan
- Approved by South and Vale

Didcot Garden Town

Accomplishments



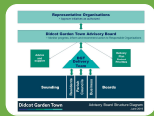
2018 - MARCH

- Orchard Centre Phase II completed



2018 - NOVEMBER

- Didcot Garden Town Project Manager appointed



2018 - DECEMBER

- Nominated Didcot Garden Town Board meetings restarted



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- Orchard centre has more than 50 stores now
- New Space Store pop-up just opened and will be there for a year

Didcot Garden Town

Accomplishments



2019 – PROJECT REVIEW

- Homes England
- Capacity funding



2019 - MARCH

- Governance model emerges
- Sounding boards



2019 - MARCH

- £218 million
- Housing Infrastructure Fund



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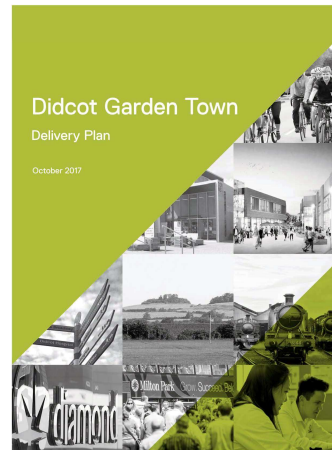
Didcot Garden Town

Accomplishments

Strategic Plan Completed

- Vision for growth
- To 2031
- Smart, green, connected
- Includes Science Vale

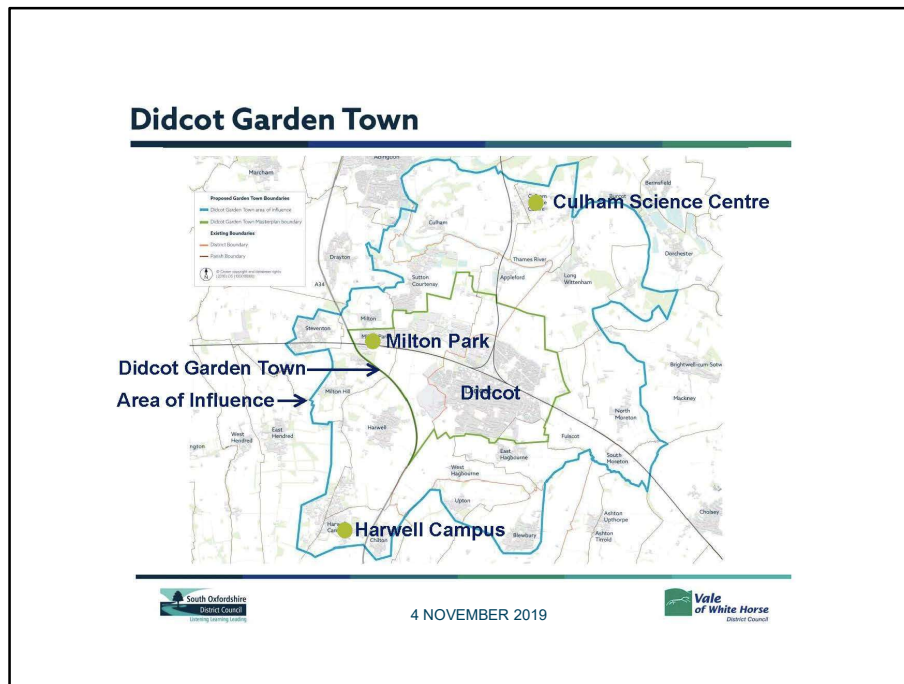
www.southoxon.gov.uk/didcotgardentown



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1. Ambitious plan that looks ahead to 2031
2. Anticipates increase in population from 26,000 to 60,000
3. Builds on the success of Science Vale: Harwell, Culham and Milton Park for economic prosperity
4. Didcot was identified as a good place to add homes and jobs as early as 2008 under the growth point program by national government
5. Over 64 projects = £612 million (in 2017 values) to implement
6. With HIF funding we are more than 1/3 there
7. Main concepts are very strong
8. Will deliver as funding becomes available
9. Must stay flexible and adaptable, particularly as we think about how an Oxford to Cambridge connection may influence Didcot Garden Town
10. May need to refresh and update in a few years' time



Use 2 different terms when we talk about Didcot Garden Town
 Area of Influence includes outlying parishes and towns and the environs – includes the green gap

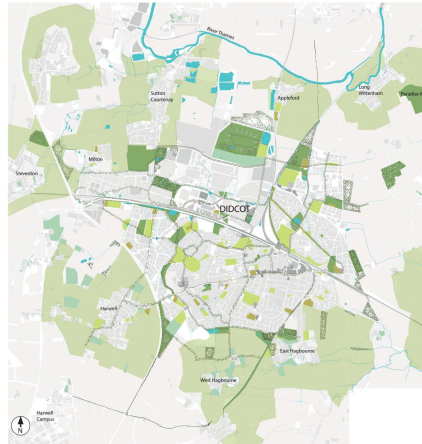
- Area of Influence
 - ✓ 18 Parish and Town Councils

Didcot Garden Town

Accomplishments

Master Plan Principles

- Connected movements
- Smart: new technology
- Community support
- Network of open spaces
- Enhanced town centre
- Range of housing
- Embedded sustainability

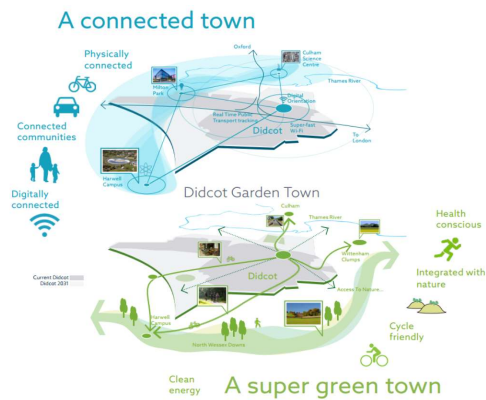


I want to highlight the smart principle

- Bring technology to the forefront and feature the connection to Science Vale
- Use the technology being developed nearby in Didcot Garden Town
- Have a working partnership with a consortium testing AV in the area
- Other ideas – new homes with smart tech and energy saving devices
- Electric charging points

Didcot Garden Town

Accomplishments



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On the ground we are looking to connect to Science Vale in a variety of travel modes
And connect people to the countryside – offers spectacular natural areas such as
Wittenham Clumps

There is a policy for no measureable net loss of biodiversity at South and Vale
With each planning application we review biodiversity and get a combination of:

1. Payment to offsetting providers
2. Bird and bat boxes in some houses
3. Higher level of habitat in landscape and open spaces

Didcot Garden Town

Accomplishments: Delivery Plan

Projects

- 64 projects identified
- > £600 million to implement
- Projects delivered by public and private leads
- 6 main themes
 - Community
 - Business
 - Transport
 - Housing
 - Sustainability
 - Public realm design



Garden Line

A first phase of works to initiate the Garden Line route to improve existing cycling infrastructure to connect Didcot with Henwell and Culham. The first phase would be upgrading the route between Didcot and Henwell, future proofing it in line with the masterplan proposals (Section 8.4).



Community hub

A community garden and 'grow cook eat' facility for everyone in the town, located at an unused site adjoining the Co-op in Ladysgrove. Developing community interest in local food growing is key to health, wellbeing and community and environmental sustainability. A suite of initiatives to engage with existing allotment societies and Sustainable Didcot to promote local food production should be organised. Set up pop-up shop for produce sale also stalls within Saturday farmers' market to boost local interest. Identify potential sites within villages to be included in neighbourhood plans for more commercial market gardening by local landowners and farmers. Research potential for involvement of bio-science and landowner groups.



Connectivity hub



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I just came back from a housing and regeneration conference.

There was on very strong theme that kept coming up.

These projects **take a long time - this is a long term project – to 2031**

It is important **to stay flexible** throughout the process.

There are 64 projects listed in the back of the delivery plan

We have grouped the projects into 6 main themes, shown here

Many projects are lead by others and we track them and feed into them.

The delivery plan also has a few ideas that have been polarising

1. Putting a college on a park

2. Moving the train station

3. Closing Cow Lane to vehicular traffic

We are aware that these projects have been divisive and want to reassure you that we

are not actively working on them.

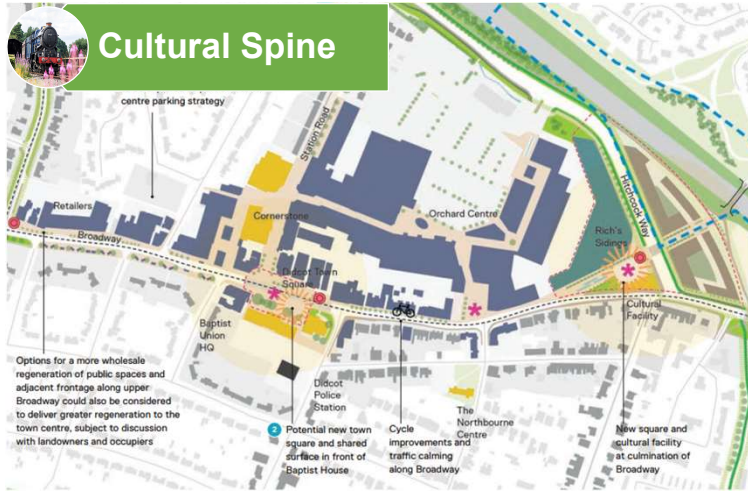
At some point in the future we will most likely review them during an update of the delivery plan and decide how to manage these ideas.

It is important that you stay in touch with us and with your local decision makers so that

we have a good understanding of the working issues in the community.

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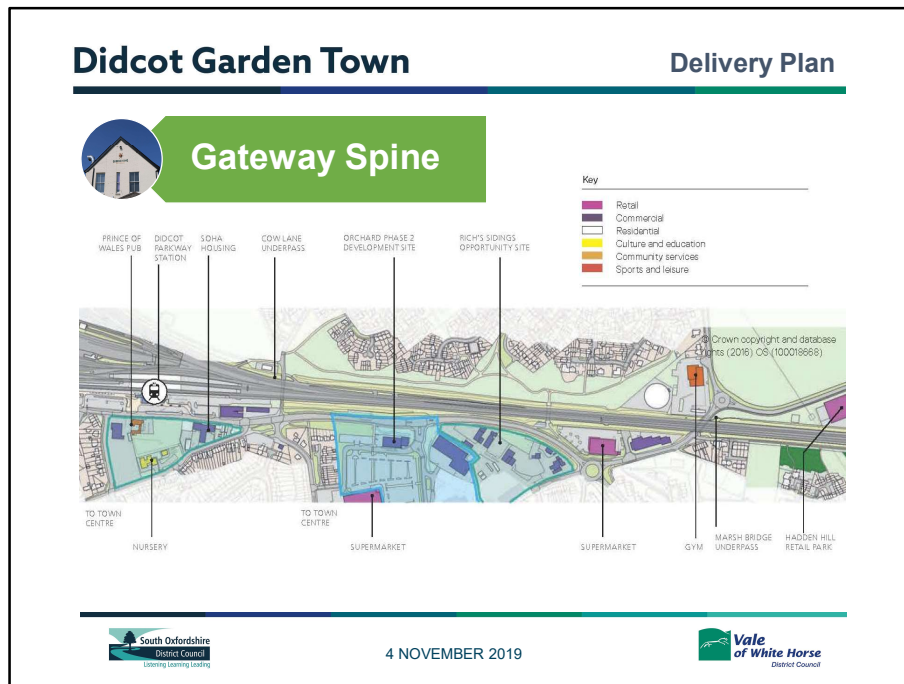
we are not actively working on them.
That being said, we do want to continue the community conversation about them.
At some point in the future we will most likely review them during an update of the
delivery plan and decide how to manage them.



There are 3 big ideas in the delivery plan that should be highlighted

1. Cultural Spine

- Links Broadway to a new cultural facility
- Idea of a new town square in front of Baptist House
- Cycle improvements and traffic calming along Broadway
- A new square and cultural facility at the other end of Broadway right at Rich's Sidings across from Aldi



Gateway Spine:

1. Prime regeneration site across from the railway station
 2. Gateway development to sign-post the town from Railway Station and A34
 3. Arrival space at station and urban treatment that clearly leads pedestrians to town centre
 4. This is an active project for Homes England in partnership with SODC, SOHA, Homes England and Greene King.
- A plan could be available for public comment early next year.

Didcot Garden Town

Delivery Plan



Garden Line



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1. Variety of cycleways throughout the development
2. Connection from Harwell to Culham
3. Connection from Didcot to Milton Park
4. Garden Line would later be shared with AV

Didcot Garden Town

Current Work



Engagement



Governance



Projects



Funding

Now I'll bring you up to date with what we are doing now

Didcot Garden Town

Current Work: Engagement

Didcot Garden Town

info@didcotgardentown.co.uk

01235 422473

Your chance to get involved with Didcot Garden Town!

<https://survey.southandvale.gov.uk/s/registerDGT/>



It is an exciting time for the Didcot Garden Town project as it comes off the delivery plan pages into real life community projects!

The Garden Town Team are using the information from the Didcot Garden Town Delivery Plan that was adopted in 2017. The plan sets out how the vision for the town will grow in an effective way. They are working on how to deliver the projects that the community has identified as the most important. These projects help plan for the expected new growth of just over 15,000 new homes and 20,000 new jobs coming in the town and surrounding areas.

The status has helped Didcot to receive significant investment from the government to help deliver growth in all areas - not just new homes and jobs.

Garden town status emphasises the importance of keeping areas of unique green space for everyone living in area. A garden town can attract new sustainable and smart technology that helps to reduce the impact on the environment and funding to help to improve connections between the town and local villages and the surrounding countryside.

Whether you are a resident, business, community organisation or parish council we want to keep in touch with you! To keep up to date with projects, events and key milestones, please sign up to receive notifications from the Garden Town Team.



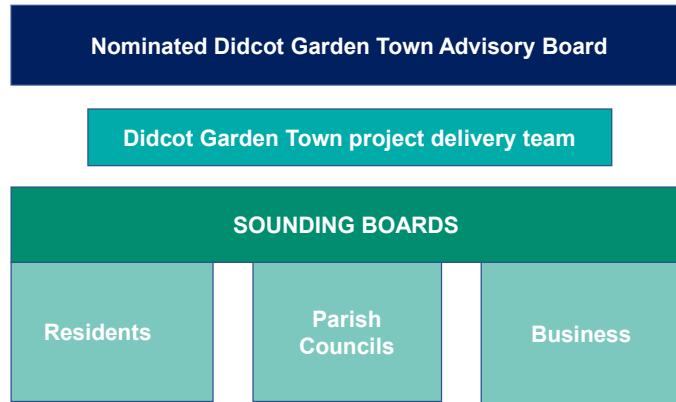
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1. Sign-up survey – 255 people have signed up, top concerns are roads, transport, cycling and walking and open space
2. Website update
3. Summer Fayre: Top 3 things we heard at the Summer Fayre were better connectivity, concern about the potential loss of HIF funding, green strategies – reduce plastic and increase trees, etc.
4. Local presentations to more than 15 different organisations
5. Sounding boards
6. Future event

Didcot Garden Town

Projects: Governance



- We have developed a working model for governance
- Requires cabinet approval by South and Vale

Didcot Garden Town

Current Work: Projects



Didcot Parking Strategy



Local Cycling and Walking Infrastructure Plan



Didcot Gateway Project



Housing Projects



HIF Transport Projects

We are keeping busy with current projects

Didcot Garden Town

Current Work: Parking Strategy

- Civil Parking Enforcement – lead is OCC
- Didcot parking strategy – follow on from CPE work



1. Seeking approval to work on a parking strategy for Didcot
2. Would build on the Civil Parking Enforcement work being done by OCC
3. Hope to work with local stakeholders on scope and work

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Current Work: Cycling

Cycling

- Policy
- Plan Review
- Construction



Policy work is an update for the Didcot area's LCWIP

Local Cycling and Walking Infrastructure Plan – public survey phase of work

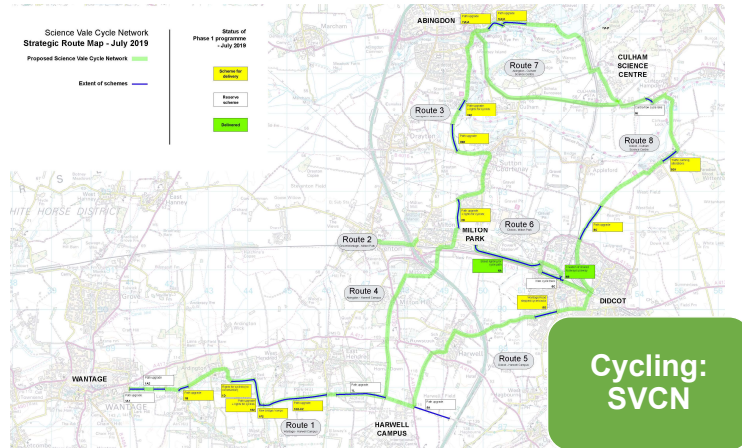
Results to be published this week

OCC is the lead (Patrick Lingwood)

Plan review – all planning applications is done by OCC

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Current Work: Cycling



Construction: Science Vale Cycling Network project by OCC

Improve cycling within six key corridors:

1. Wantage to Harwell Campus
2. Abingdon to Milton Park
3. Didcot to Harwell Campus
4. Didcot to Milton Park
5. Abingdon to Culham Science Centre
6. Didcot to Culham Science Centre

Didcot Garden Town

Current Work: Housing



Gateway Project

300 homes by Homes England



Valley Park

4254 homes by Taylor Wimpey and Persimmon Homes



Ladygrove East

642 homes by Bloor Homes



NE Didcot

2030 homes



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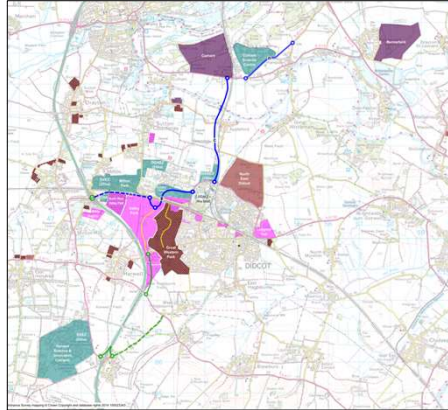
1. There are about 10,000 homes that have some level of entitlement
 2. We are working closely with the other landowners of the Gateway site: Homes England, SOHA, and Greene King
 3. Ladygrove East - 700 homes. The allocation in the Development Plan is 642 dwellings
 4. (The current application is for 750 homes)
 5. North East Didcot – The Development Plan allocation is 2030 dwellings.
- The outline application for 1880 homes was submitted by Croudace and Reading University.

Didcot Garden Town

Current Work: HIF

**Housing
Infrastructure
Fund**
£218 million

- A4130 capacity
- Science bridge
- Culham to Didcot river crossing
- Clifton Hampden bypass



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Housing Infrastructure Funding (HIF) awarded to Didcot Garden Town

- Accounts for 1/3 of £612 million needed to implement delivery plan
- Improvements must be constructed by 31 March 2024
- Map shows where the location of the 4 projects
- DGT team will work with transportation designers to ensure Garden Town principles are embedded in the projects

Decision was made by OCC cabinet on 15 October to:

authorise the Chief Executive, in consultation with the Leader of the Council and the Cabinet Member for Environment to:

- approve any final detailed amendments of the drafted Heads of Terms.
- approve the grant determination agreement.

Positive news. Waiting for final outcome on the agreement.

Didcot Garden Town

Current Work



View of Station Road car park entrance



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A cycle hub for 600 bicycles at Didcot Parkway Station (additional to existing cycle parking already at the station)

- Bicycle repair facilities
- The hub will cater for 'non-standard' bikes, such as recumbents
- The hub will be fully covered by CCTV, and the design has been developed with British Transport Police Designing out Crime officers

In terms of timescales, we aim to be started on site in the new year (if we can start earlier than that we will) with a completion timescale of the end of March 2020.

Didcot Garden Town

Current Work



View from Haydon Road



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- Project lead is Great Western Railway
- Funded by Department for Transport cycle-rail tranche 4 funding and a contribution from the railway industry
- Good quality cycle parking
- encourage access by bike to Didcot Parkway Station
- links to the improvements in the Science Vale Cycle Network
- Currently around 220 cycle parking spaces at Didcot Parkway
- already operating at capacity
- The DfT Cycle-Rail prediction tool demonstrates that there will be an increasing number of people accessing the station and looking to park a bike
- The cycle hub project also caters for future demand.

Didcot Garden Town

More Information

TOPIC	WEBSITE
DIDCOT GARDEN TOWN	www.didcotgardentown.co.uk
SOUTH OXFORDSHIRE LOCAL PLAN	www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2034
HOUSING INFRASTRUCTURE FUND (HIF) OCC CABINET REPORT	mycouncil.oxfordshire.gov.uk/ieListDocuments.aspx?CId=115&MId=5600&Ver=4
ACTIVE AND HEALTHY TRAVEL	www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-and-healthy-travel
SCIENCE VALE CYCLING NETWORK	www.oxfordshire.gov.uk/residents/roads-and-transport/roadworks/major-current-roadworks/science-vale-cycling-network



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Didcot Garden Town

Questions?

info@didcotgardentown.co.uk

01235 422473

- Marybeth Harasz, Project Manager
- Nicky Wyer, Project Officer

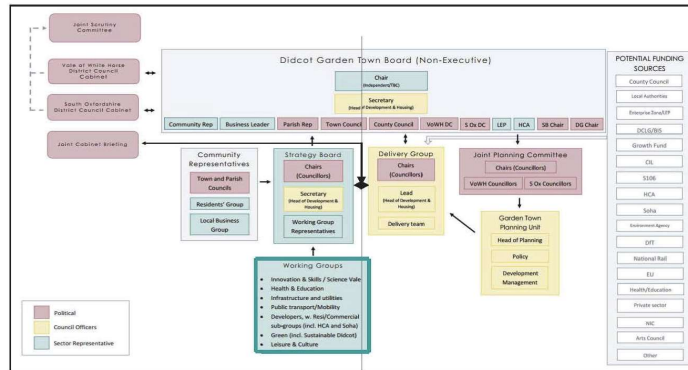


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Chapter 10 of the DGT Delivery Plan sets out the following proposed governance structure:



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The original approved governance structure – use only if question comes up