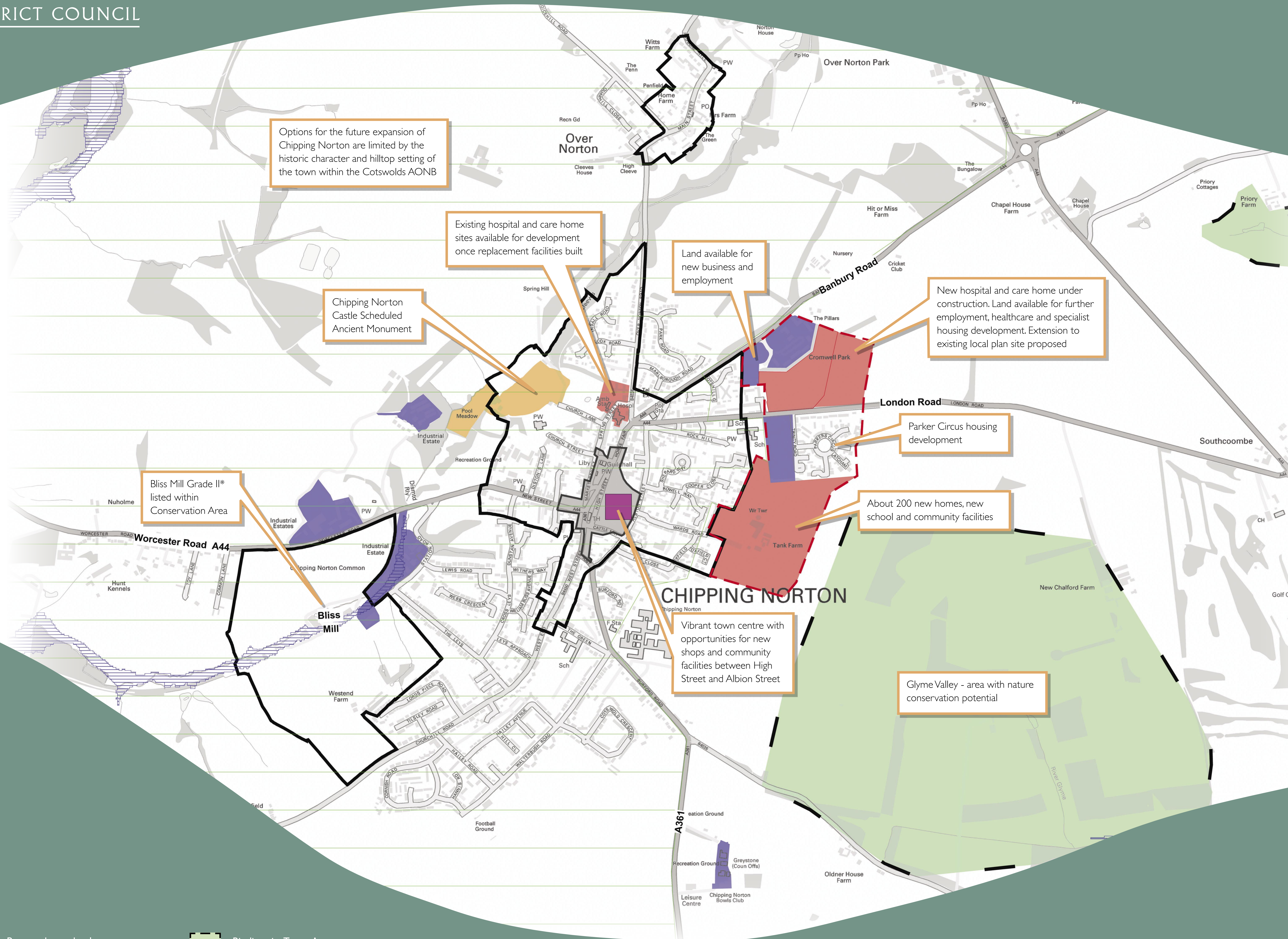




Planning for the future of Chipping Norton...



Options for the future expansion of Chipping Norton are limited by the historic character and hilltop setting of the town within the Cotswolds AONB

Existing hospital and care home sites available for development once replacement facilities built

Land available for new business and employment

New hospital and care home under construction. Land available for further employment, healthcare and specialist housing development. Extension to existing local plan site proposed

Chipping Norton Castle Scheduled Ancient Monument

Bliss Mill Grade II* listed within Conservation Area

Parker Circus housing development

About 200 new homes, new school and community facilities

Vibrant town centre with opportunities for new shops and community facilities between High Street and Albion Street

Glyme Valley - area with nature conservation potential

Further expansion of the town

The main area with potential for future development lies to the east. Here an extensive area is being promoted by landowners/developers. However, the Preferred Approach proposes a limited extension to the east of the town on fields close to Tank Farm and the water tower.

Opportunities

- 200 additional homes, including affordable homes, land for business, specialist housing, and community facilities.
- Land outside Cotswolds AONB
- General location on eastern side supported by County Highway Authority
- Vehicular access is available
 - north of London Road via the new access to the hospital and care home under construction
 - south of London Road across the former Parker Knoll site (Trinity Road)
- Good potential pedestrian/cycle routes to town centre and schools

Challenges

- High plateau where buildings and structures are highly visible
- Close to area with nature conservation potential for limestone grassland restoration and management
- Could increase traffic levels through the central area and add to air quality and congestion problems
- Town relatively distant from main urban centres (Banbury & Oxford)
- Existing primary schools are nearly full so need for the provision of new school facilities
- Existing sewers serving this area drain from east to west and have limited capacity. Further detailed investigation required
- Water source protection zone, surface water must be discharged to mains drainage
- Tank Farm water reservoir to be retained within area

KEY:

	Proposed new development areas		Biodiversity Target Area
	Area proposed for town expansion		Conservation area
	Town centre		Scheduled Ancient Monument
	Potential town centre redevelopment		Cotswolds Area of Outstanding Natural Beauty
	Employment site		
	Flood zone (1:1000 year)		