

Warborough and Shillingford Parish Neighbourhood Plan

Public Consultation Event

Welcome

Please provide your thoughts on the Plan

1

Please take a look at the following exhibition information on each table. These provide summary information about a range of topics. There are questions on each topic and we would love for you to provide your opinions on each.

2

Take the opportunity to talk to the Steering Group or members of Bluestone Planning (independent Planning consultants), about the Plan progress so far and the topics on each table.

3

Please follow the instructions for each table. We would be grateful if you could take the time to provide us with your comments. Even if it is only to say that you approve, we would appreciate it, especially as we have to show an Independent Examiner that the community are behind the Plan.

4

If you would like to see changes to the information set out, please let us know for each topic. We will publish a list of anonymised responses and all of the changes and actions we have taken as a result for you to see, once the consultation closes.

All of the information is also available on the Parish website including a form which allows you to post feedback online

<https://www.ws-pc.org.uk/neighbourhood-plan/>

What is a Local Green Space?

- The map shows the current Local Green Spaces (LGS) in the current Neighbourhood Plan, but we are also looking at adding further spaces.
- The National Planning Policy Framework (NPPF) publishes criteria by which an area of value to the local community can be protected. These are known as a Local Green Space (LGS), and can be designated via a neighbourhood plan.

Which Areas Can be allocated as a LGS?

The criteria (in the NPPF) for designating a Local Green Space include:

- Is the space in reasonably close proximity to the community it serves?
- Where it is demonstrably special to the local community and holds a particular local significance; (for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife)?
- Is it local in character and not an extensive tract of land?

We have worked alongside our independent consultants using a recognised methodology to assess whether or not the proposed spaces meet the government criteria. An independent Examiner will review the assessment and any comments you make and have the final say on whether or not a space is designated.

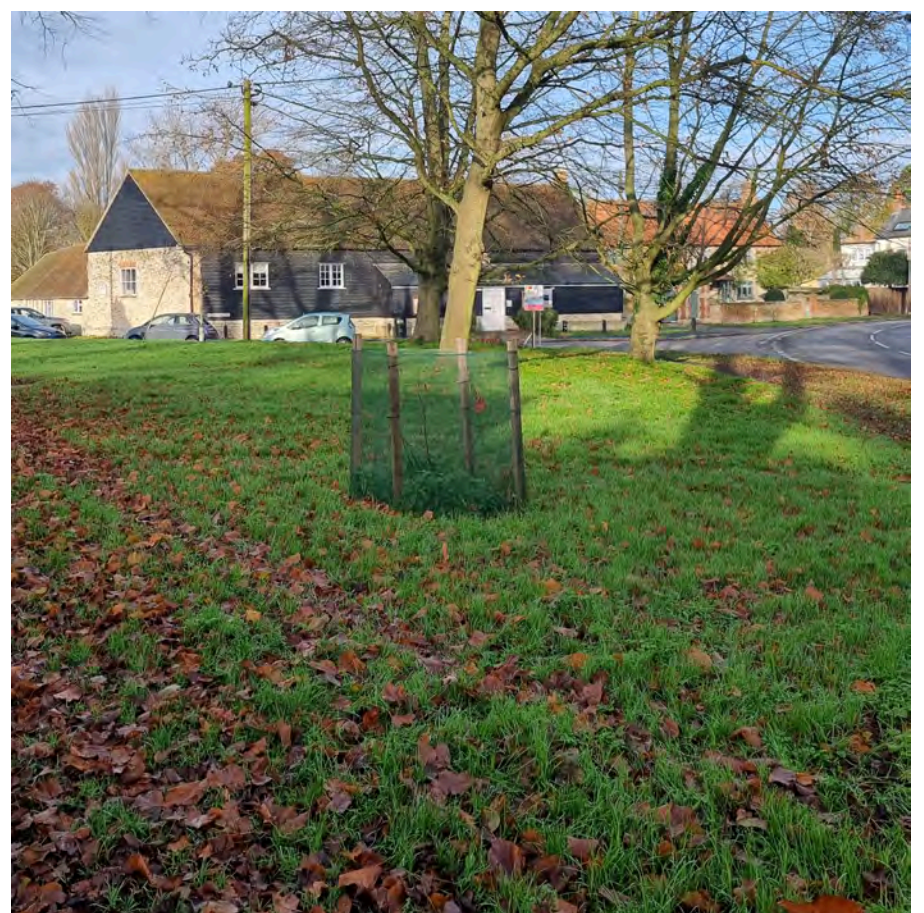
What Will this Mean?

- It should be noted that a LGS does not give the right of public access to spaces where it does not exist already. This is particularly relevant for private enclosed sites or those with wildlife or visual amenity value.
- The LGS is subject to the same development restrictions as Green Belt, ruling out new development except in special circumstances such as for agriculture or outdoor recreation for example.
- This will mean that the land will remain open and continue to contribute to the character of the area.
- A site cannot be nominated if there has been planning permission on the site or it is allocated for development.

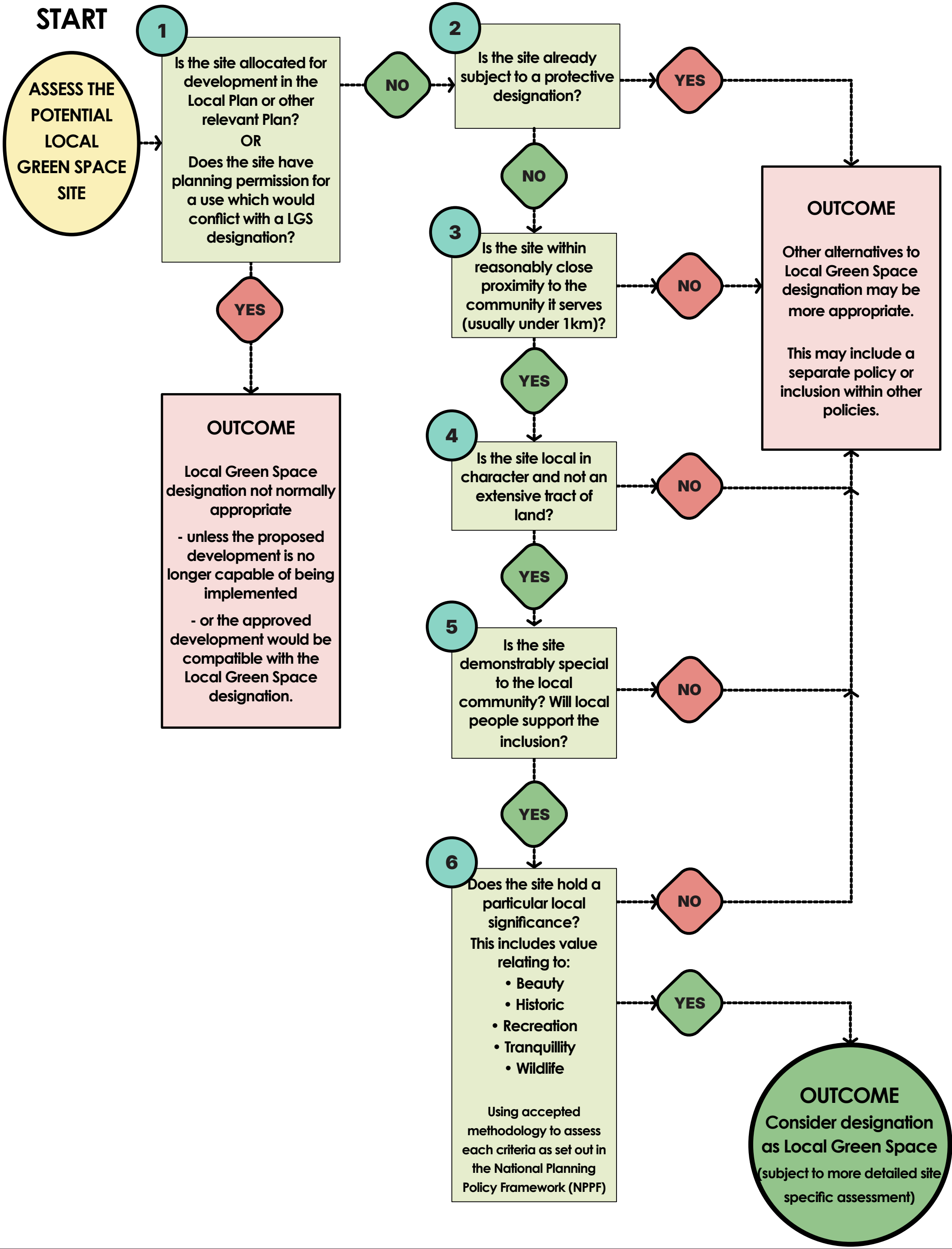
QUESTIONS

Based on our previous consultation, the potential LGS are shown on the plans, along with the spaces in the existing NDP- do you agree with each?

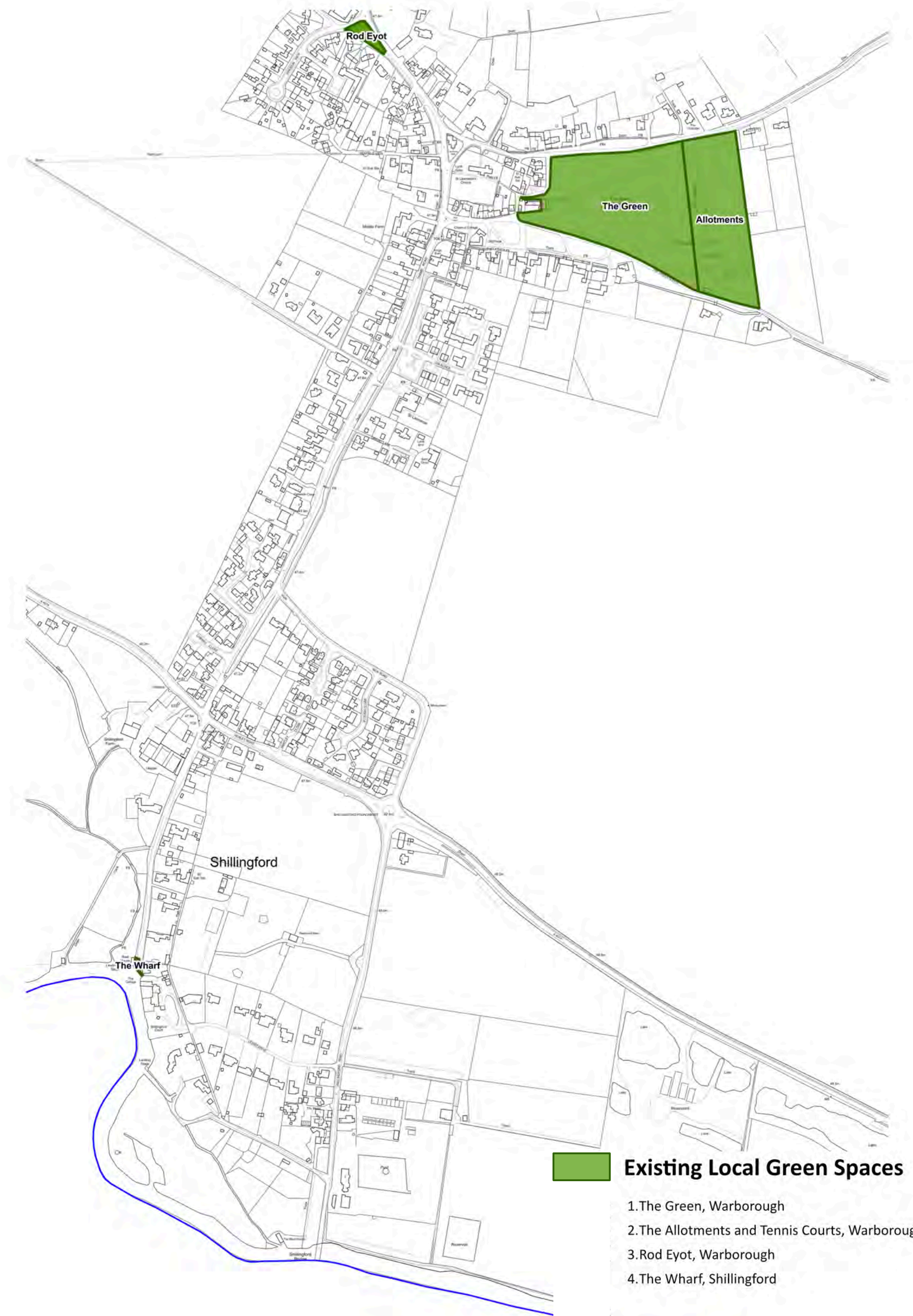
Are there any others you would like to see?



How to Assess a Local Green Space



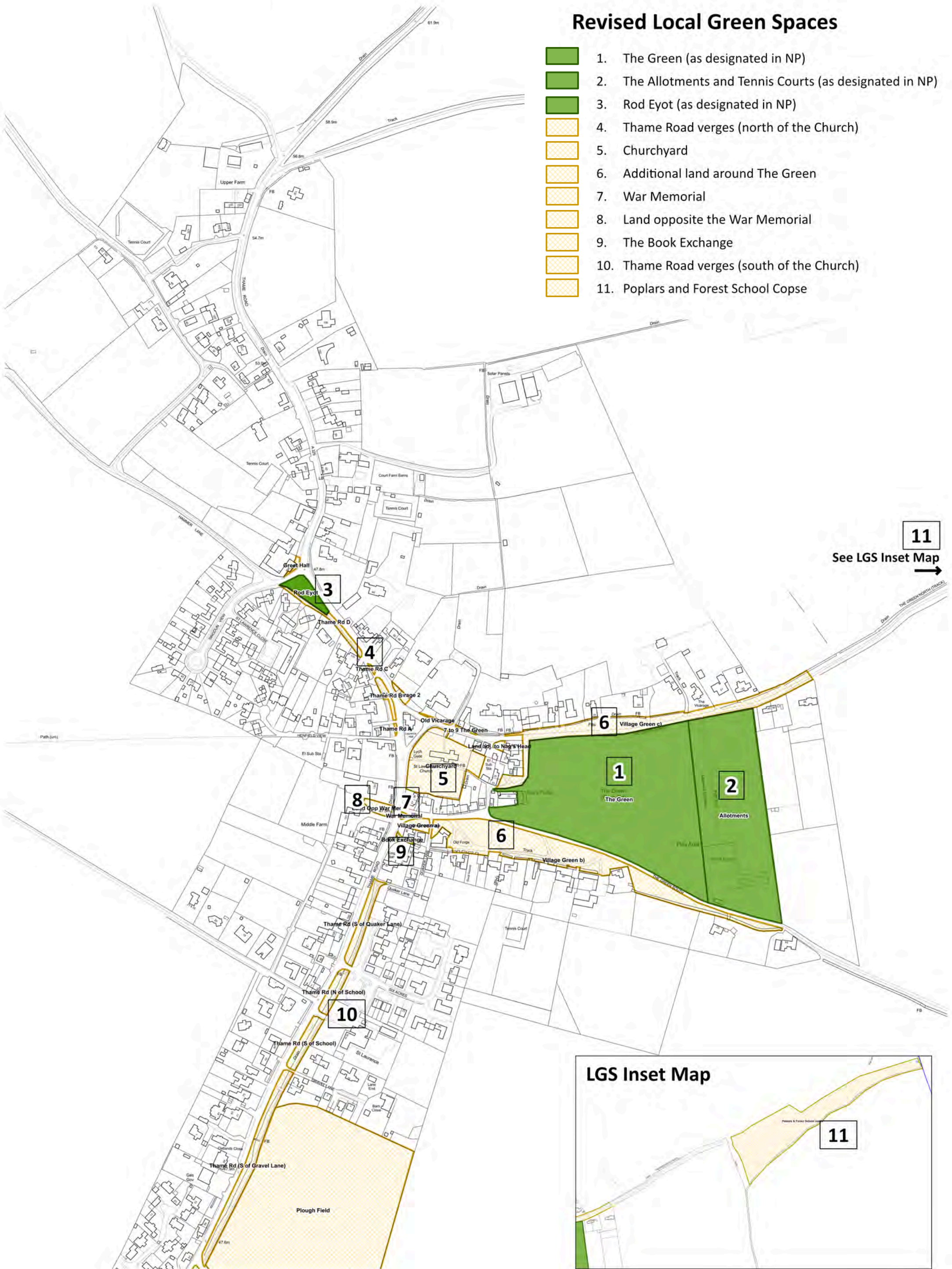
Existing Approved Local Green Spaces in Current Neighbourhood Plan



Detail Plan of Local Green Spaces in Warborough

Revised Local Green Spaces

1. The Green (as designated in NP)
2. The Allotments and Tennis Courts (as designated in NP)
3. Rod Eyot (as designated in NP)
4. Thame Road verges (north of the Church)
5. Churchyard
6. Additional land around The Green
7. War Memorial
8. Land opposite the War Memorial
9. The Book Exchange
10. Thame Road verges (south of the Church)
11. Poplars and Forest School Copse

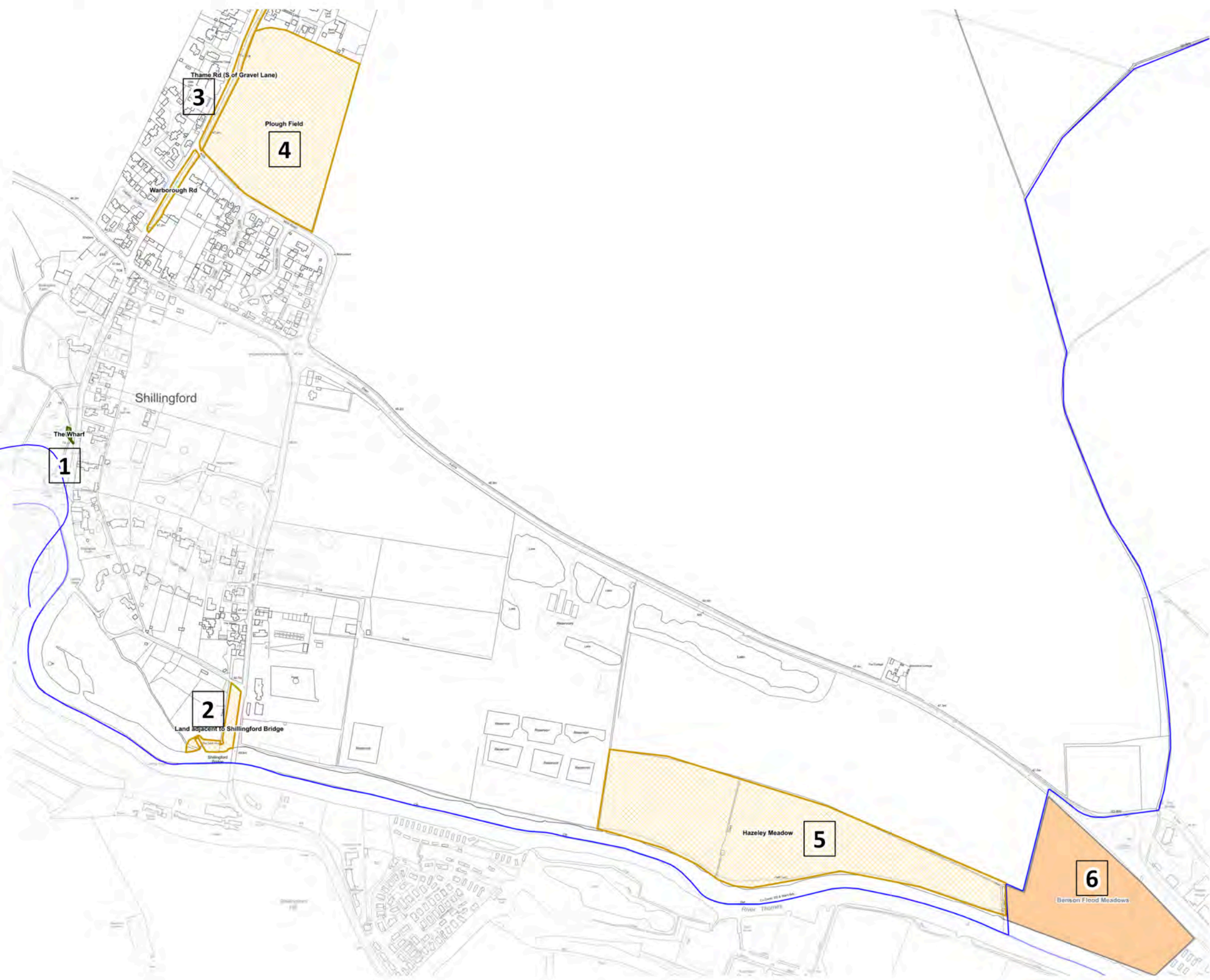


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See LGS Inset Map
→

LGS Inset Map

11

Detail Plan of Local Green Spaces in Shillingford



Revised Local Green Spaces

- 1. The Wharf (as designated in NP)
- 2. Land adjacent to Shillingford Bridge
- 3. Thame Road verges (south of Gravel Lane)
- 4. Plough Field
- 5. Hazeley Meadow

Local Green Spaces Outside the Parish*

- 6. Benson Flood Meadows

*The Local Green Space in adjacent Benson Parish is not covered by this Neighbourhood Plan, but it forms a cumulative area of benefit with the proposed Hazeley Meadow Local Green Space

What is an Important View?

- In the context of neighbourhood planning, '**Important Views**' refer to views or panoramas that are considered significant to the character and quality of the area.
- These views can be either natural or built-environment based
- They often contribute to the sense of place and amenity within a community.

Can you Provide Examples of Important Views?

Clearly this can be a subjective matter, but there are criteria to set out what is or is not considered to be 'important'. However, some generally accepted important views often contain:

- **Scenic vistas:** Panoramic views of the countryside, hills, or rivers. In this instance this could include the Chilterns, the North Wessex Downs and the River Thames and Thame.
- **Historic landscapes:** Views of significant buildings, monuments, or archaeological sites. These have been identified in our heritage section
- **Parish Character and Built Form:** Views of the villages with distinctive architecture and design. These have been identified in our Character Appraisal
- **Natural features:** Views of trees, woodlands, rivers, or other natural elements that contribute to the area's character. These have been identified in our Biodiversity section

What Will Protection of these Views Mean?

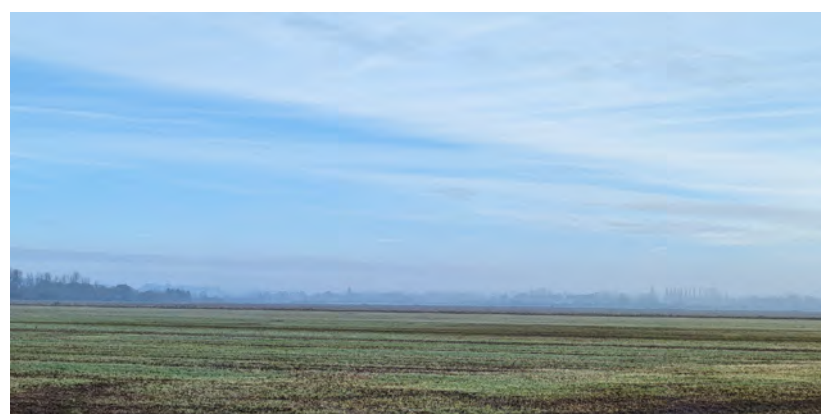
Once identified, important views will be protected through neighbourhood plan policies and design codes. This may involve:

- Limiting development that could obstruct or degrade the view.
- Protecting significant trees and hedgerows and other natural features that contribute to the visual quality of the view.
- Maintaining existing public access to viewpoints and their enhancement where appropriate.
- Educational initiatives: Raising awareness of the importance of these views and encouraging their appreciation.

QUESTIONS

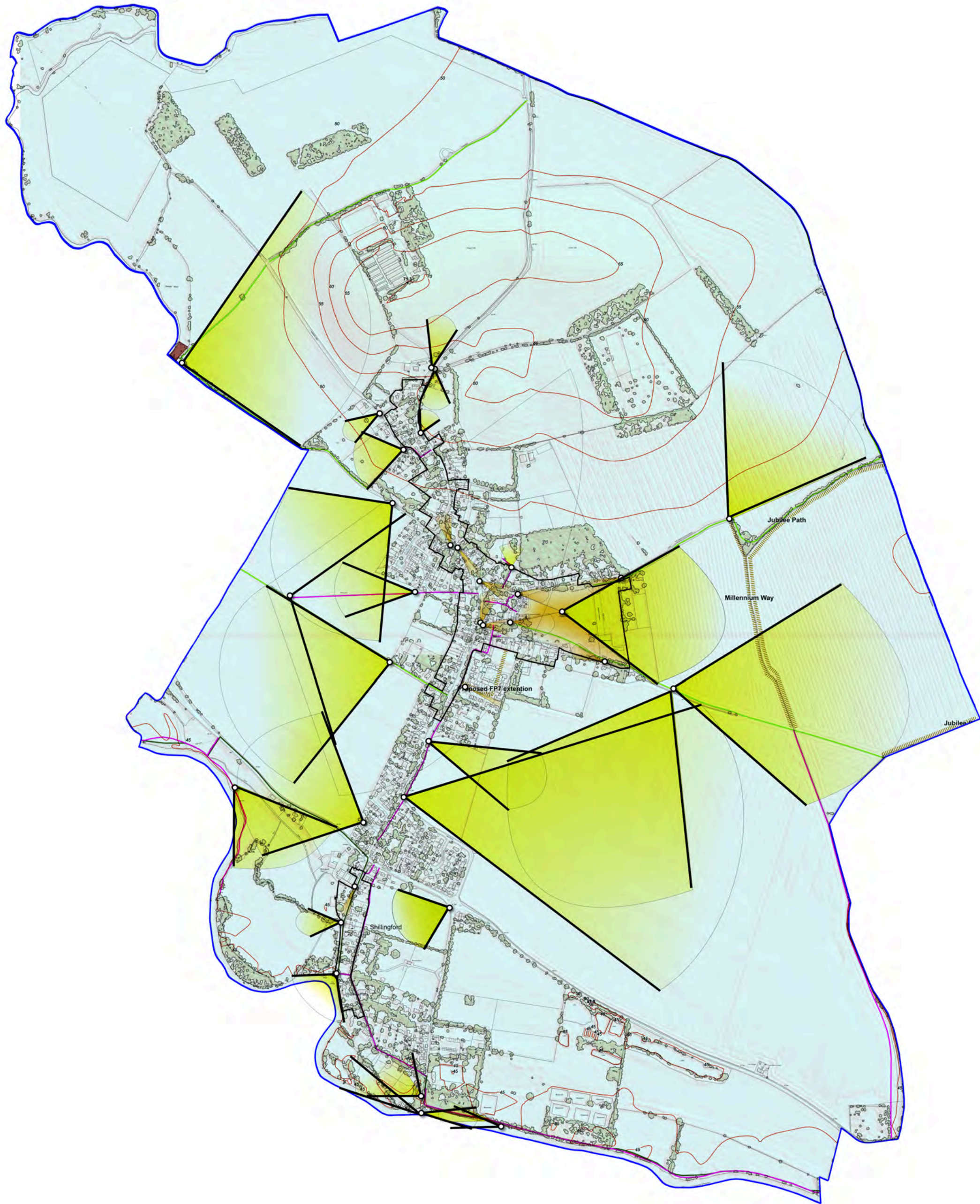
Based on our previous consultation, do you agree with the identified important views?

Are there any additional views you feel are important and would like to see?



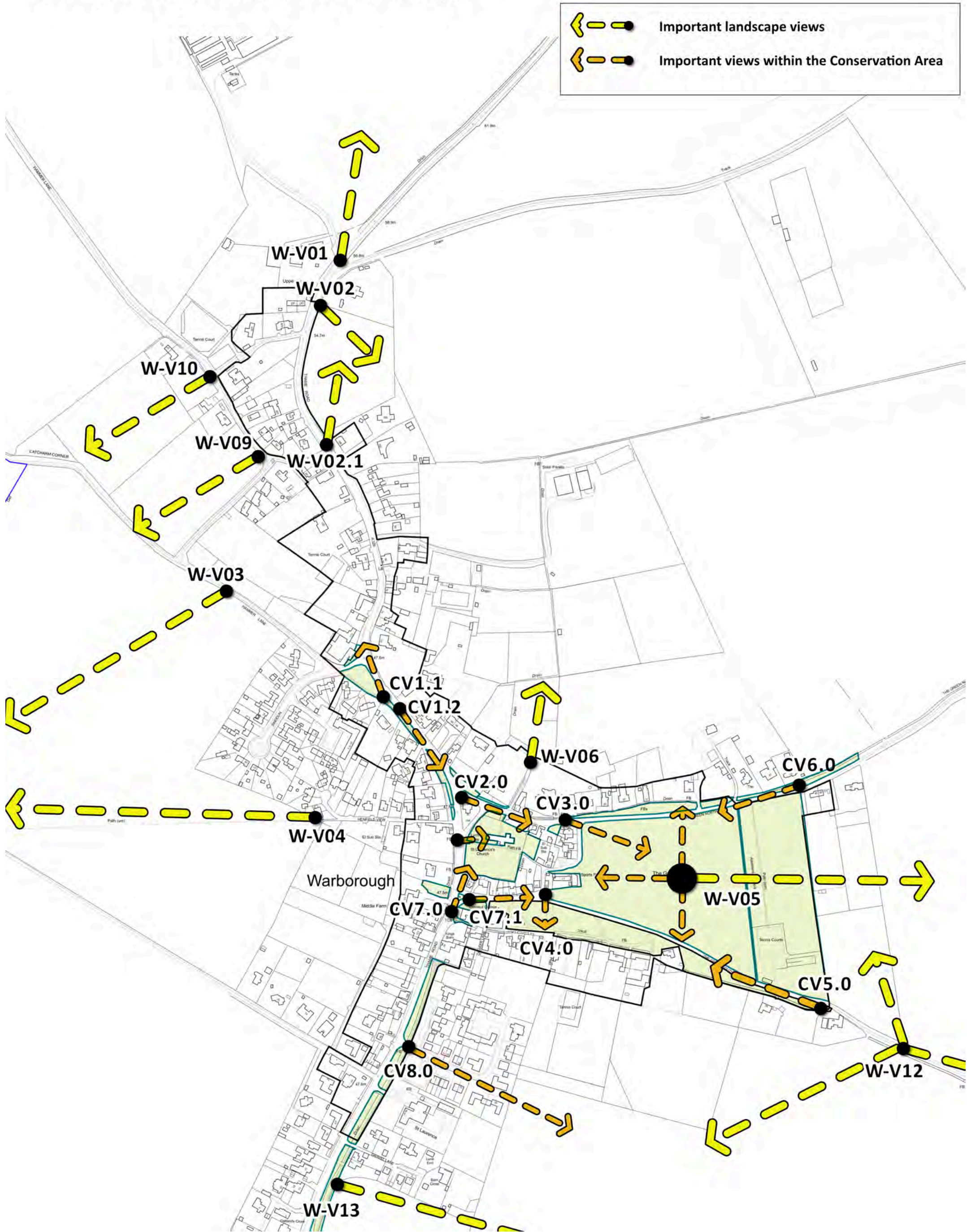
These can be countryside views or urban views, particularly of heritage assets, but must be public from roads and paths and not private views.

Overview Plan of Important Views (see detailed maps)

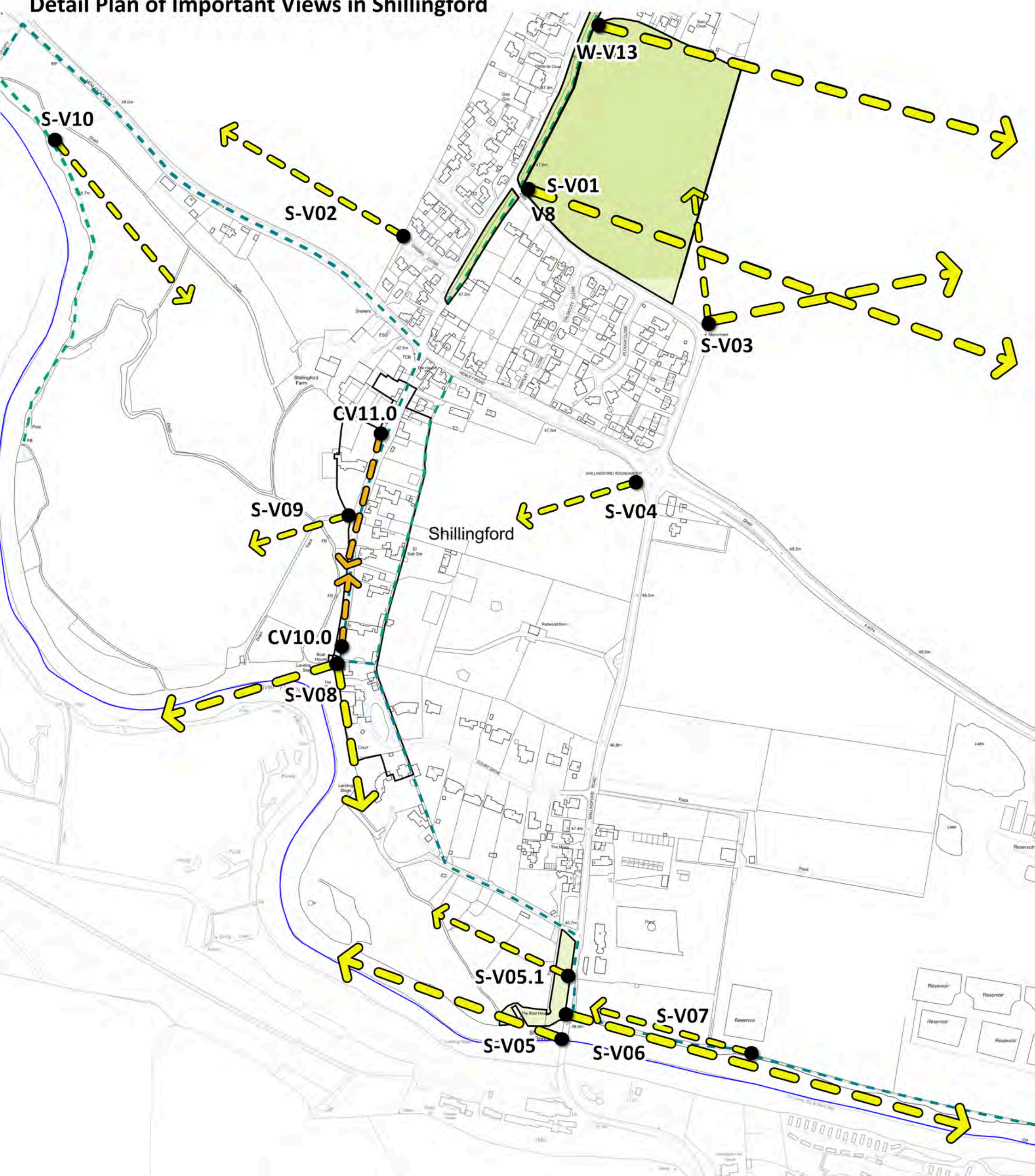


- Important landscape views
- Important views within the Conservation Area (see detailed maps for each village)

Detail Plan of Important Views in Warborough



Detail Plan of Important Views in Shillingford



-  Important landscape views
 Important views within the Conservation Area

Name or ID	Status	Type of View	Reason for Inclusion
WARBOROUGH			
W-V01	Existing NDP	This offers significant views of rising farmland where the rolling field and landscape character of the Clay Vale are visible from the A329 as you leave the village and Conservation Area.	Good Match for Protected View Status (Natural England) - scenic beauty, tranquillity, part of the Green Belt.
W-V02	Existing NDP	From the A329 as you enter the village and Conservation Area, now partially obscured by overgrown hedges, but with onward seasonal views to the Wittenham Clumps (North Wessex Downs protected landscape) towards the south.	View as you enter the village and conservation area, partial onward views to the North Wessex Downs (Wittenham Clumps) protected landscape and part of the Green Belt.
W-V02.1	Draft	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village. Provides scenic beauty and tranquillity.
W-V03 (FORMER V10)	Existing NDP	Hammer Lane edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs National Landscape and Wittenham Clumps. The distinct landscape character of the Thames floodplain is displayed. This view has Green Belt protection.
W-V04 (FORMER V9)	Existing NDP	From Hammer Lane Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape (Wittenham Clumps)	The distinct landscape character of the Thames floodplain is displayed with North Wessex Downs protected landscape (Wittenham Clumps) backdrop. Part of the Green Belt.
W-V05 (FORMER V3)	Existing NDP	View from the Village Green (East). From the Village Green there are expansive views to the Chilterns protected landscape. Highly valued and important to the setting of the Conservation Area.	Highly valued and important to the setting of the Conservation Area. The village green has been allocated as a Local Green Space, the view beyond the village green does not have green protection. High Match for Protected View Status (Natural England). Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth
W-V06 (FORMER AV02)	Draft	View from edge of Conservation Area northwards across open fields enclosed by woodland. It is a PROW but has the feel of a private driveway entrance.	Enclosed woodland view forming an important setting to the Conservation Area and grounds of the Old Vicarage (including Listed Walls and curtilage listed outbuildings
W-V07B (FORMER v05b)	Existing NDP	View from the Village Green (East). From the Village Green there are expansive views to the Chilterns protected landscape. Highly valued and important to the setting of the Conservation Area.	Highly valued and important to the setting of the Conservation Area. The village green has been allocated as a Local Green Space, the view beyond the village green does not have green protection. Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth.
W-V08 (FORMER PV024)	Draft	PROW Footpath by bathing place River Thame to Town Hill	View to Town Hill
W-V09 (FORMER pv21)	Draft	From PROW towards Chilterns, across farmland with avenue of trees alongside	Looking from PROW towards Chilterns protected landscape with avenue of trees Alongside
W-V10 (FORMER v04)	Existing NDP	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape Wittenham Clumps from the end of Green Lane	The distinct landscape character of the Thames floodplain is displayed.
W-V11 (FORMER v11)	Existing NDP	Views to the open countryside and farmland from the end of the Green north	Provides a valuable open public view and contribute to the setting of the conservation area.

W-V12 (FORMER PV25, PV06 and AV7	Draft	<p>Multi-directional view taken from village Green South Bridleway which is also a farm track which links to the Warborough Millenium Walk and tracks to Benson and Roke.</p> <p>View north-west to fields and woodland from green south bridleway before entering Warborough.</p> <p>View south-west to North Wessex Downs National Landscape (Wittenham Clumps).</p> <p>View east from PRoW over to open countryside and Chilterns protected landscape to the east</p>	<p>As walk, cycle or gallop up bridleway towards Warborough this view of trees maintains the open countryside feel, shortly afterwards turn the corner and enter Warborough.</p> <p>The village Green South Bridleway is the most widely used countryside village path and is very popular walk for walkers, dog owners and cyclists. It contributes significantly to the rural feel of the village, which is so highly valued by the residents, and is key to the inwards view of the village. The view beyond Plough Field has Green Belt Protection. High Match for Protected View Status (Natural England). Seek Local Green Space protection</p> <p>Expansive, wide-ranging, long-distance view and to Chilterns protected landscape</p>
W-V12.1 (FORMER pv20)	Draft	From the PRoW as enter Warborough from Benson, long ranging views towards North Wessex Downs protected landscape.	Looking back towards W&S & the North Wessex Downs protected landscape from the intersection of the public right of way, permission path and footpath to Benson
W-V13 (FORMER AV08)	Draft	First open view as you exit build area of Warborough over the last remaining gap separating Warborough and Shillingford settlements to the open countryside /Chilterns AOBNB to the east	Expansive, long distance view and to Chilterns National Landscape
W-V14 (FORMER AV01)	Draft	From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape	Expansive, long distance view towards North Wessex Downs protected landscape
W-V15 (FORMER PV048)	Draft	PROW from lagoon at Diagonal path, historic stone in foreground,	View of village nestling low in Thames Flood Plain across arable farmland with far reaching views to the Chilterns
Warborough Conservation Area Views			
CV1.1 (FORMER AV3)	Draft	Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal	Important Conservation Area view Capturing the Greet Hall, Rod Ayot and numerous heritage assets
CV1.2 (FORMER AV4)	Draft	View south along Thame Road	Important Conservation Area view / including numerous heritage assets
CV2.0 (FORMER AV05)	Draft	View adjacent to St Laurence Hall east towards The Green	Important Conservation Area view / including numerous heritage assets including the Church and Village Hall from the Thame Road
CV2.1 (FORMER AV05B)	Draft	Church and Lynch Gate	Conservation Area view - Street scene view focus on the Church, but with numerous heritage assets
CV3.0 (FORMER AV09)	Draft	View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background	Conservation Area view - across the village green with Chilterns protected landscape in the background.
CV4.0 (FORMER V12)	Existing NDP	The street scene along the part of the Green North nearest the Thame Road, and towards the 6 Bells	Makes a valuable contribution to the Conservation area.
CV5.0 (FORMER AV10)	Draft	View from southeast corner of village green towards Church bell tower & sports pavilion	Conservation Area view - across the village green and numerous heritage assets
CV6.0 (FORMER AV16)	Draft	View from Northeast corner of village green towards church tower, sports pavilion	Conservation Area view - across the village green and numerous heritage assets
CV7.0 (FORMER v14b)	Draft	Heart of Village: Shop, St Lawrence Hall, Lynch Gate and Old Vicarage, Church Tower, Alms houses, Memorial	Conservation Area view - Street scene

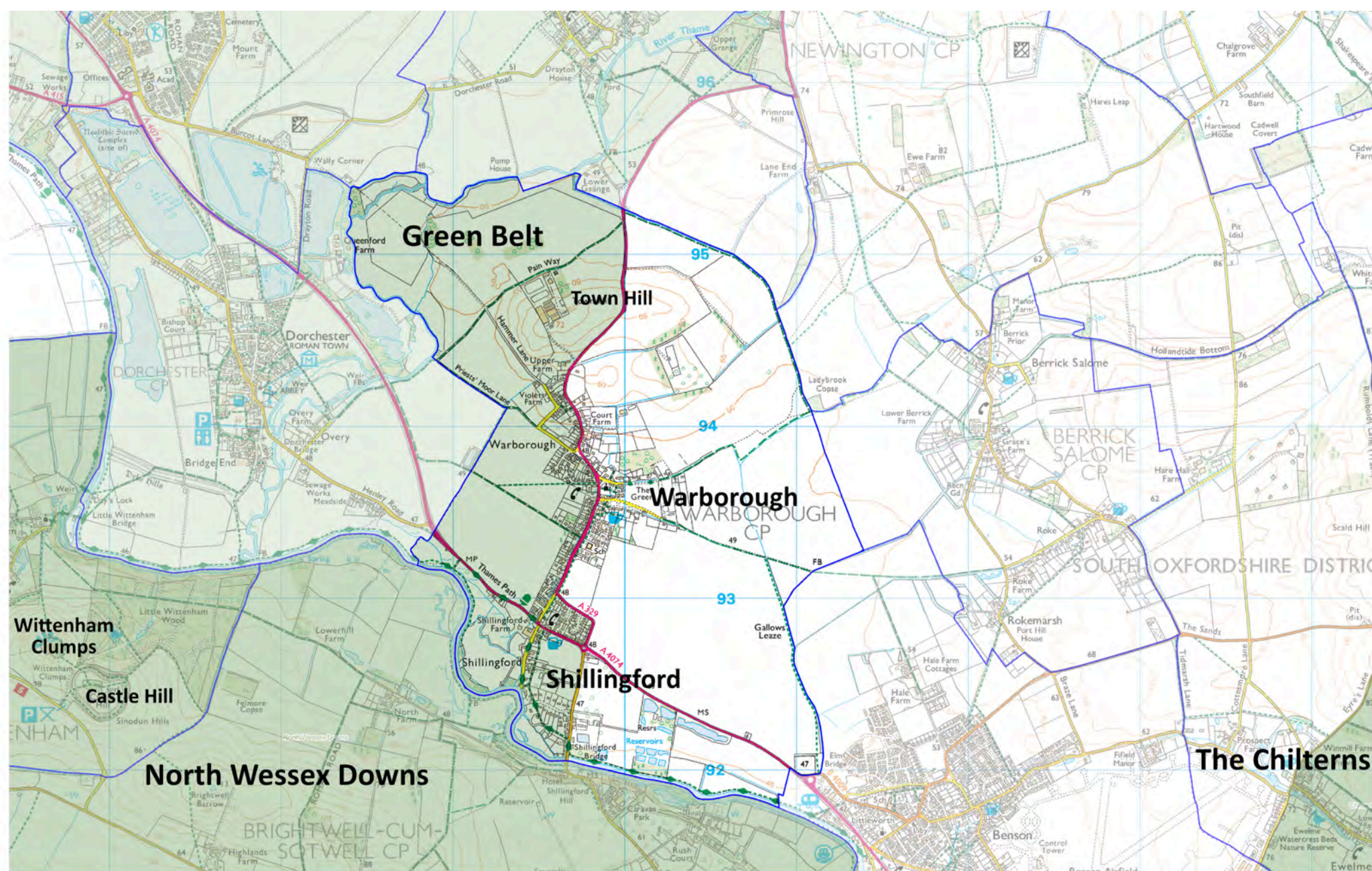
CV7.1 (FORMER v14)	Existing NDP	From the War Memorial view towards the Green South	From footpath by war memorial towards the Green South
CV8.0 (FORMER v13)	Existing NDP	Glimpse of the Chilterns Protected landscape from the A329; preserved through the Six Acres development	Views to the Chiltern Hills National Landscape from the A329 through the Six Acres development
CV9.0A (FORMER V05a)	Existing NDP	View from the village green (North) which is a local green space onto numerous heritage assets.	View from iconic village green onto numerous heritage assets.
CV9.0C (FORMER v05c)	Existing NDP	View from village green (South) towards Heritage assets.	View from the village green to the south encompasses the Six Bells Pub, The millennium stone and several listed homes including the old school, and the Manor (GII*) and it's barn.
CV9.0D (FORMER v05d)	Existing NDP	View from village green (West) which is a local green space towards Cricket Pavilion and Church Bell Tower and Six Bells pub.	From the Green and surrounding footpaths the views back to the cricket pavilion is often described as an excellent example of a village green. High Match for Protected View Status (Natural England). Many stories exist of international players and teams playing games on the village green.
SHILLINGFORD			
S-V01 (FORMER v06a)	Existing NDP	View across Plough Field from New Road Shillingford, expansive views across farmland to the Chilterns protected landscape	From the New Road Shillingford, there are expansive views out to the Chilterns National Landscape. The main important view in this area is towards the south and the Chiltern Hills in the distance across Plough Field. This is an important landscape feature in creating a separation between Warborough and Shillingford villages. Although seasonally partially obscured by overgrown hedges, this is very valued by villagers as it is the clearest and most expansive view out of the village toward the Chiltern Hills and a very popular walk for walkers and dog owners. It contributes significantly to the rural feel of the village which is so highly valued by the residents, and is key to the inwards view of the village from the adjacent arterial road, A 4074.High Plough Field has a memorial statue commemorating the world ploughing competition 1956.
S-V02 (FORMER pv19)	Draft	Cherry Close has distant views to North Wessex Downs protected landscape and across farmland.	Distant views to the North Wessex Downs protected landscape and across farmland
S-V03 N and E (FORMER PV07d PV07c)		Multi-directional view North, East and South-east From New Road across Plough Field to Chilterns protected landscape. From New Road across Plough Field to Warborough	Part of Heritage of W&S. Plough field with far reaching views to the Chilterns protected landscape Part of the heritage of W&S, defines the rural character as you enter W&S
S-V04 (FORMER v08)	Existing NDP	Views from the main A4074 across the flood plains to North Wessex Downs protected landscape (Wittenham Clumps)	This view has Green Belt Protection. Providing an important landscape features and setting for the Shillingford Conservation area, with onwards views to the Wittenham Clumps. It contributes significantly to the rural character of the hamlet.
S-V05.0 (FORMER AV15)	Draft	View from Shillingford Bridge into floodplain and listed building / willow maze	Wider ranging River Thames view from Shillingford Bridge including the floodplains and avenue of mature and veteran trees to the west serving as an important focal entrance to the village
S-V05.1 (FORMER pv16)	Draft	From Shillingford Bridge	View into Shillingford taking in listed building and River Thames
S-V06 (FORMER pv15)	Draft	From Shillingford Bridge towards Benson view of Thames and Thames path.	View of River Thames from Shillingford Bridge
S-V07 (FORMER AV14)	Draft	View from PRoW alongside the River Thames towards Shillingford Bridge and River Thames	Key River Thames view towards listed Shillingford Bridge

S-V08 (FORMER v07)	Existing NDP	There are westward views across the Wharf to river Thames, and then, out of parish and beyond is the North Wessex Downs protected landscape (Wittenham Clumps).	It contributes significantly to the rural character of the hamlet. The land opposite the River Thames has no Green Belt protection, it is Thames Flood Plain. The Thames path runs close to the Thames on the opposite side of the water. High Match for Protected View Status (Natural England)
S-V09 (FORMER AV12)	Draft	View westwards out of Shillingford Conservation Area across floodplain of River Thames with backdrop of North Wessex Downs protected landscape	Important view out of Conservation Area towards North Wessex Downs protected landscape.
S-V10 (FORMER pv18)	Draft	View from the Thames Path	View across floodplain and River Thames towards the parish boundary and hamlet of Shillingford
Shillingford Conservation Area Views			
CV10.0 (FORMER pv17)	Draft	Conservation area from River Thames up Wharf Road.	looking up Wharf Road Conservation Area from the River
CV11.0 (FORMER AV11)	Draft	View southwards from within Shillingford Conservation Area towards the River Thames	Important linear Conservation Area view with numerous heritage assets down to the River Thames

Criteria for Identifying Important Views:

The Landscape Institute provides guidance for identifying important views in neighbourhood plans. Key criteria include:

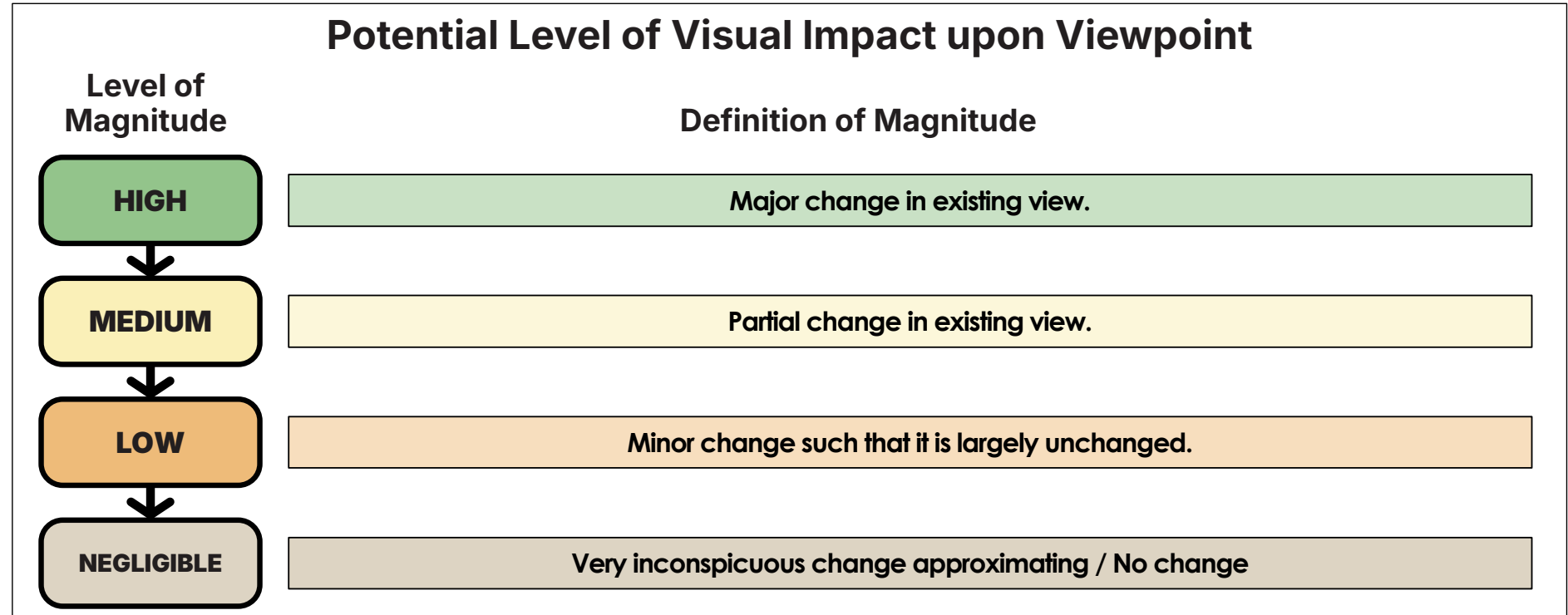
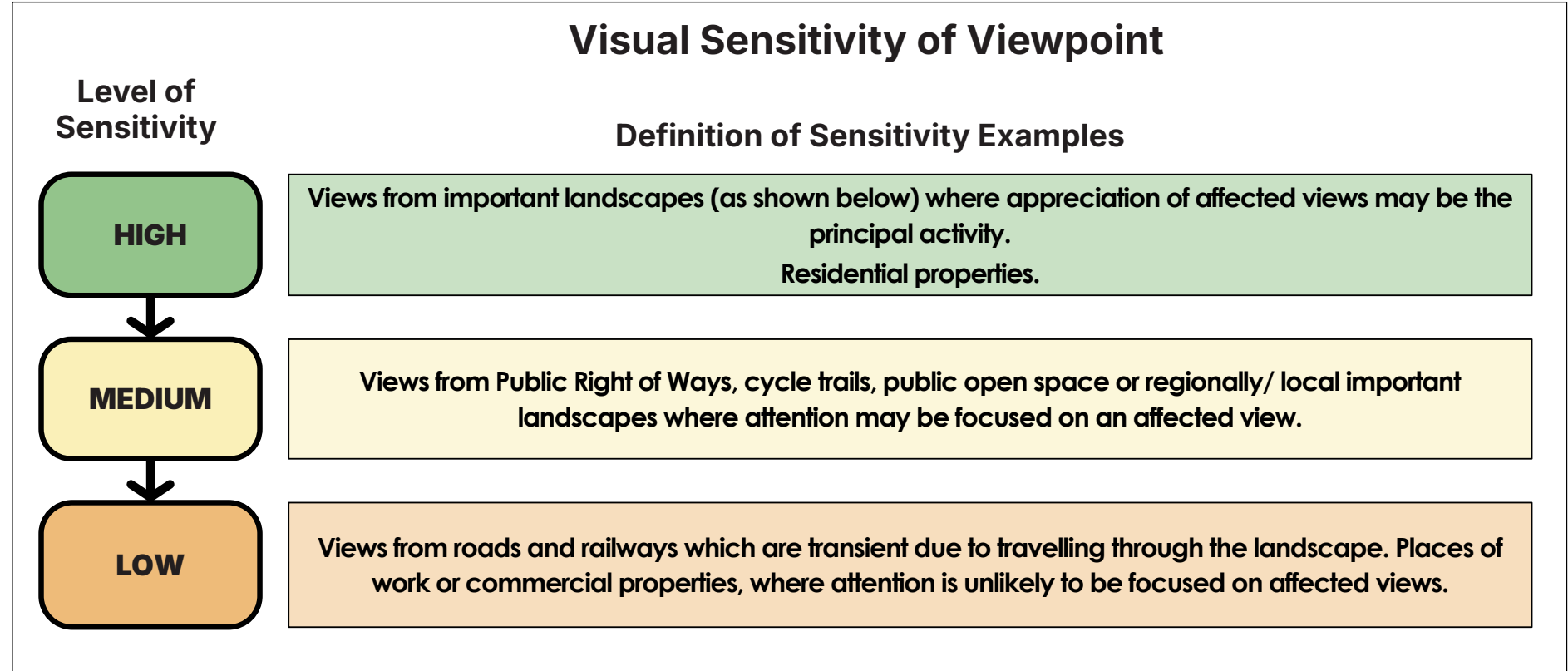
- **Visual Quality:** The view should possess exceptional visual appeal, offering a sense of awe, wonder, or aesthetic pleasure.
- **Distinctiveness:** The view should be unique or rare, standing out from surrounding landscapes due to its composition, elements, or cultural significance.
- **Cultural or Historical Significance:** The view may hold cultural or historical value, being associated with significant events, people, or landmarks.
- **Community Importance:** The view should be valued by the local community, with evidence of its significance in shaping the area's identity and character.
- **Accessibility:** The view should be accessible to the public, allowing for its enjoyment and appreciation.
- **Vulnerability:** The view should be assessed for its susceptibility to change or development pressures. Views that are particularly vulnerable to negative impacts may require additional protection.



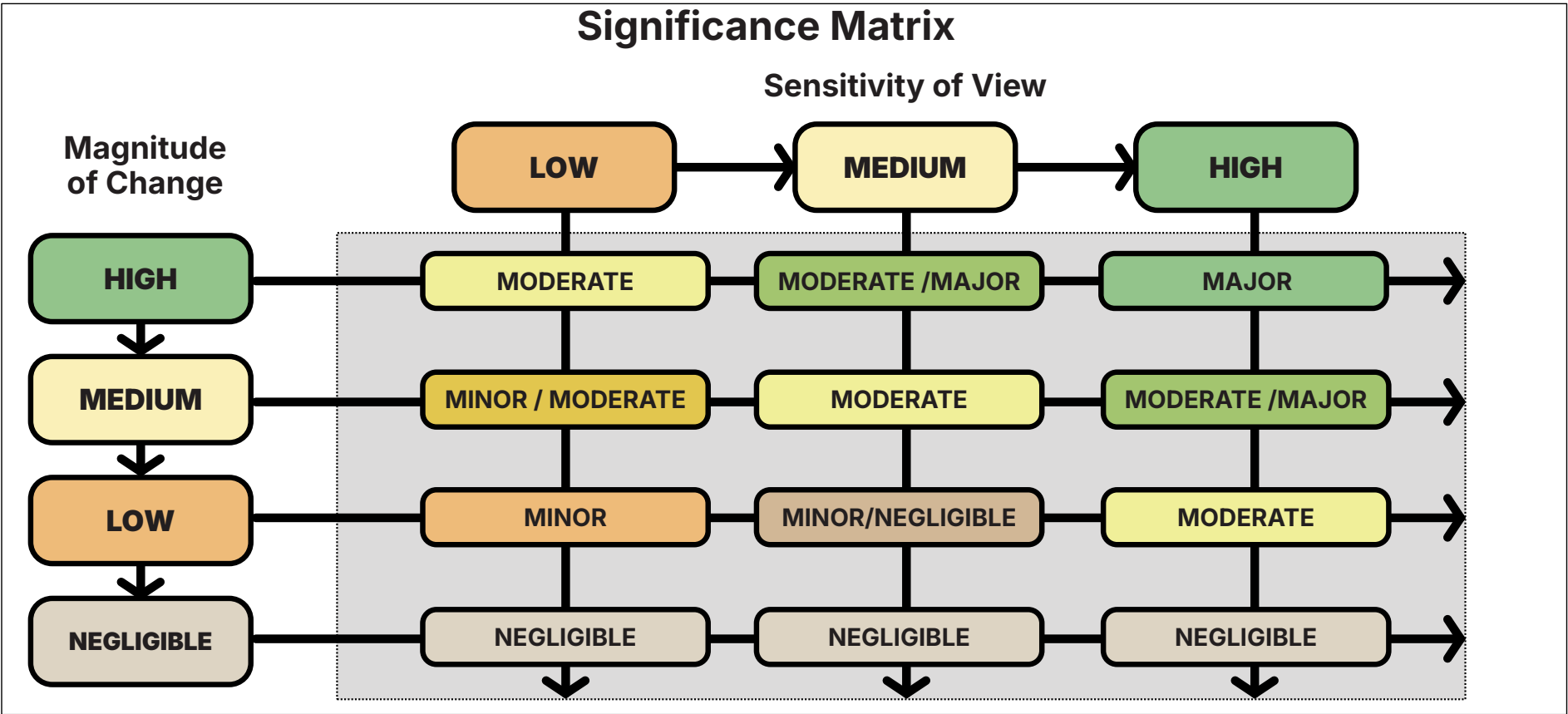
How to Assess the Impact of Development on Important Views:

The views were assessed as to how development may impact the view.

This was looked at in terms of how sensitive the view is considered to be and how development may impact upon the view.



A combined assessment of sensitivity and magnitude is undertaken to determine how significant an effect is, as shown below.



Green Gaps

Many terms are used to refer to land between neighbouring settlements that are vulnerable to physical or visual coalescence, including 'green gap' as we have used here.

Please be aware that the western side of the Parish falls within the Green Belt and in this regard, gaps have not been proposed as it is felt that the area is adequately covered by this policy.

What is the Purpose of a Green Gap?

1. It allows for the preservation of Open Space within and between settlements: These gaps help to maintain green spaces within villages and built up areas. It should be noted that designation does not necessarily provide public access or recreational opportunities.
2. Prevention of Sprawl and Creep of Development: By creating a physical barrier between settlements, local gaps can help to prevent urban sprawl and maintain a sense of place and individual identity between areas. Particularly where areas are very different historically as in the case here.
3. Flood Prevention: Green spaces can act as natural floodplains, absorbing excess water and reducing the risk of flooding. Even away from river flooding, there are many areas within the Parish where surface water and groundwater levels are high. Such open spaces allow for containment of such water and prevent further damage to property.
4. Noise and Pollution Reduction: Trees, hedgerows and other vegetation can help to mitigate noise and air pollution from nearby busy roads.
5. Biodiversity Conservation: Green gaps can provide important habitats for wildlife, supporting biodiversity and ecological connectivity. Even on arable fields, the presence of boundary trees and hedgerows are important, as is the opportunity to roam and forage among crops.
6. Visual Amenity: Local gaps can enhance the visual appeal of an area, providing a sense of openness and reducing visual clutter.
7. The proposed gaps are considered essential to ensure that the villages does not merge and or lead to further merger from other settlements

8.

QUESTIONS

Do you agree with the identified Green Gaps and important open frontage designations?

Are there any additional gaps or frontage designations you feel are important and would like to see?



What does Designation Mean?

The Warborough and Shillingford NDP will identify the location of the gap(s) and include policies to set out the types of development which will be permitted, based on the following principles:

1. It would not diminish the physical and / or visual separation of settlements; and
2. It would not individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

Where are the Gaps Proposed and Why?

There are three proposed gaps:

- **1. Plough Field** - this gap is the last remaining gap between the villages of Warborough and Shillingford. The gap extends over a flat area of land, which currently provides a clear visual separation between the two settlements as one approaches from the east.

- When viewed from the edge of Warborough travelling toward Shillingford, there are hedgerows along Thame Road and New Road, which can block views in summer months (when the hedges have not been cut), but at other times of the year there are full and uninterrupted views.
- There are also a number of key public vantage points which are also open year-round along the field edges.
- As the last remaining field between the two settlements, it is key that this should not be developed to maintain the separate identities of the settlements, which are distinctly different.
- **2. Thame Road** - the approach to Warborough from the north is extremely low key and rural in nature. Although there is one property on the eastern side of the village, this is very well screened and cannot easily be seen. In this regard, the impression of the eastern side of the village is a well vegetated environment with small enclosed field parcels. This is unlike the other areas of the village which have vast open arable fields giving rise to long distance views.
- This area of land originally formed an area of small orchards, which is very much characteristic of historic Warborough. Whilst none of the trees survive on site the small enclosed field parcels highlight the historic land use which can be identified on plans until the 1960s.
- The site is considered a small, but important green gap to maintain the rural countryside to village transition that is currently experienced.
- **3. Henley Rd / Wallingford Rd** - prior to the construction of the Shillingford Roundabout, a crossroads existed with the Old Bell Inn as its landmark feature. The fields to the southwest were visually open and a clear view of the properties on Wharf Road (now the Conservation Area) could be gained. Little has changed from this time and the area still provides an important gap between the Conservation Area and the busy Wallingford and Henley Roads.
- The area around the roundabout has been urbanised with signage and other visual clutter. It is important that no further urbanisation of this area takes place. It is essential that the setting to the Shillingford Conservation Area is not eroded further.

What Other Designations are There?

There are two other important landscape designations shown:

- **Important Open River Frontage** - this is an area alongside the Thames which has a unique waterside frontage. The views of the expansive River Thames are enhanced by its relatively undeveloped nature. Whilst there are some pockets of development outside of the Parish, this remains largely a clear and unobstructed area. It is enjoyed by walkers along the long distance Thames Path and from the key vantage point on the Listed landmark Shillingford Bridge.
- There is an overwhelming sense of tranquillity in this area, set within a key landscape environment that warrants future protection from adverse impacts.
- **Important Open Landscape Frontage** - some areas of the adjacent parishes have been subject to extensive development within recent years. Many of which if extended further, could adversely impact the rural nature of Warborough and Shillingford without sufficient landscape mitigation.
- **The approach along the Henley Road** from Benson is particularly important. Here there is a key low native hedgerow frontage alongside the road, gives open and expansive views towards the village of Warborough. Where glimpsed views of built form are nestled among a tree-lined backdrop to the northwest.
- Warwick Spinney, on the Parish Boundary is an important parish wildlife site, which is often overlooked. Maintaining an undeveloped buffer is particularly important in terms of wildlife corridors.
- To the southwest of the Henley Road, the verdant, well wooded edge of the River Thames is apparent and highly visible in this area of low lying flood plain. A similar view exists on the western edge of Shillingford along the Henley Road.
- It is considered important to maintain the rural approaches to the village and to ensure that further urbanisation through development or features that has currently taken place does not intrude further into the landscape.

Green Gaps and Land Use

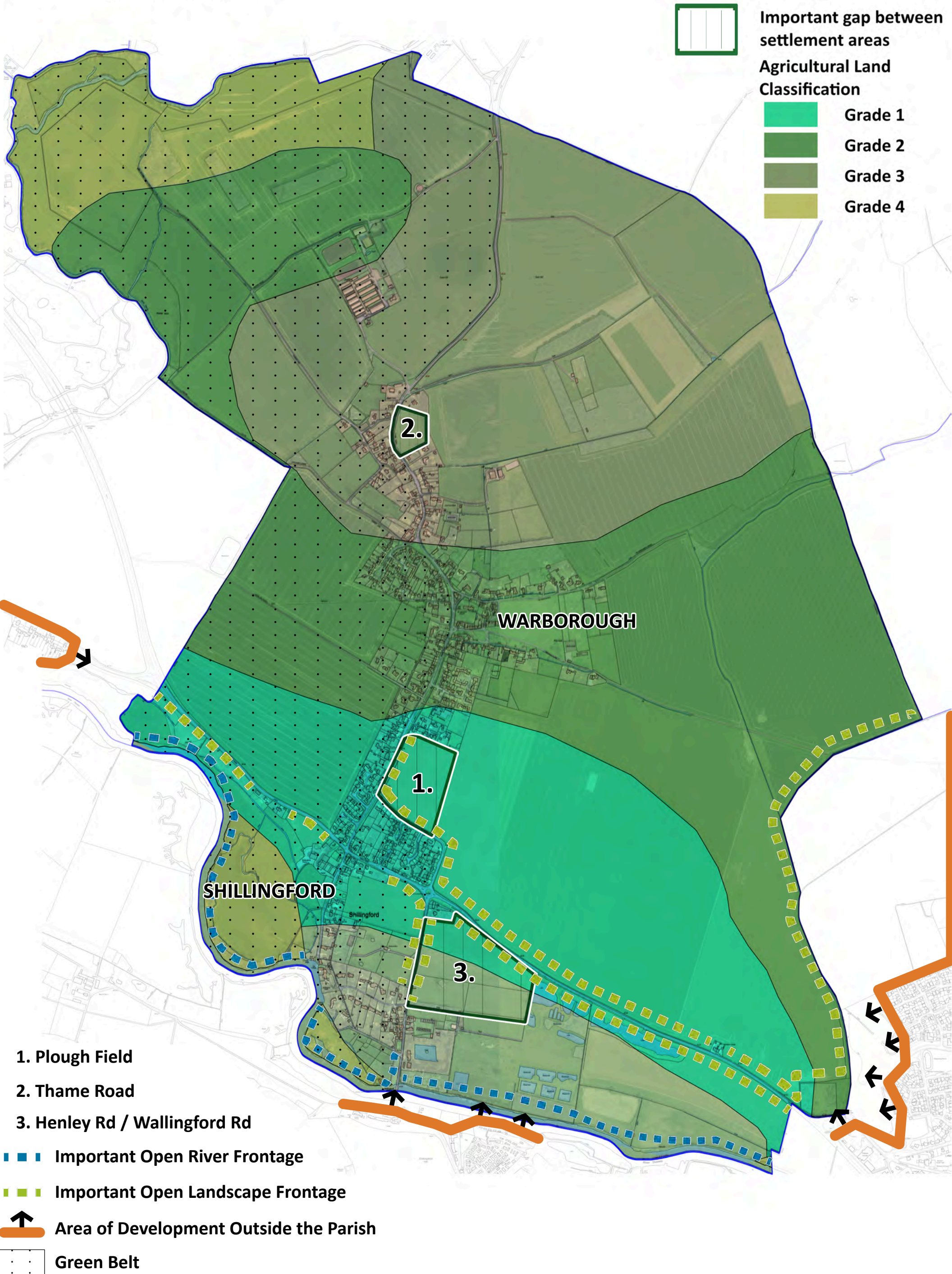


TABLE 3

Flooding, Drainage and Sewage Issues

- The Environment Agency (EA) flood risk maps shown that a significant part of the Parish are covered by flood zones or flood warning areas.
- In addition, there are areas which are affected by surface water and ground water flooding problems.
- To date residents have submitted information which highlights local areas of flooding which are not highlighted on the EA map.
- The surface water / sewer problems shown are partly to the low level of the surrounding land and also to the ground conditions in the area (including increased levels of development and hard surfacing).
- The Steering Group have been working hard to compile all of the flooding and drainage evidence submitted to support the Neighbourhood Plan.
- The policies will seek to ensure all of these areas are clearly identified to planning officers and developers and make it clear to see the current areas of concern and the information required to accompany development proposals.

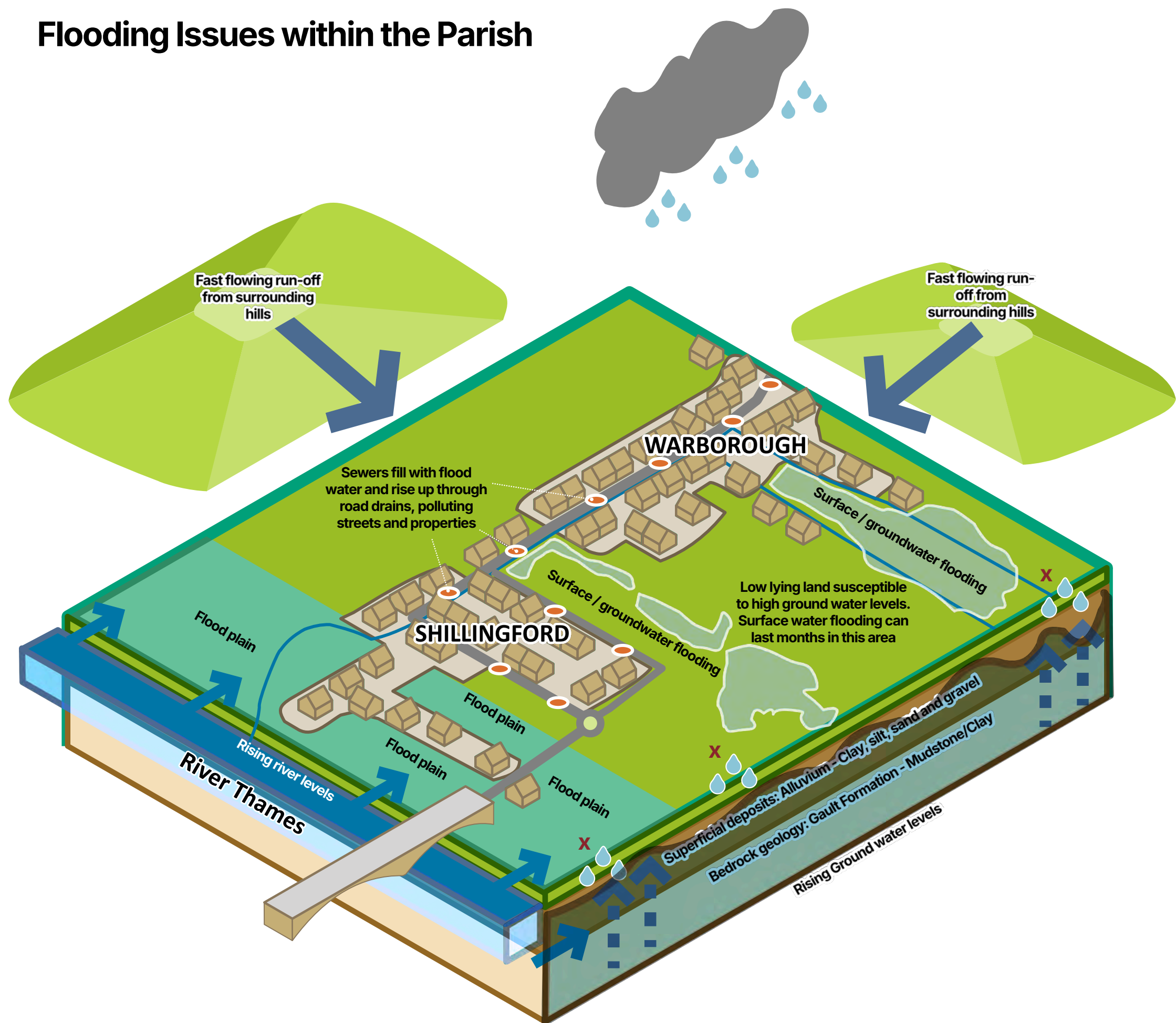
QUESTIONS

You have previously provided information on flooding in the Parish. What do you think about the official flood maps shown - do you agree with the areas highlighted?

Are there any other key problem areas that you would like to see highlighted? If so, where and why?



Flooding Issues within the Parish



When too much rain falls on clay soil such as those found in the Parish, it leads to flooding and water-logging in many areas as highlighted on the diagrammatic plan above.

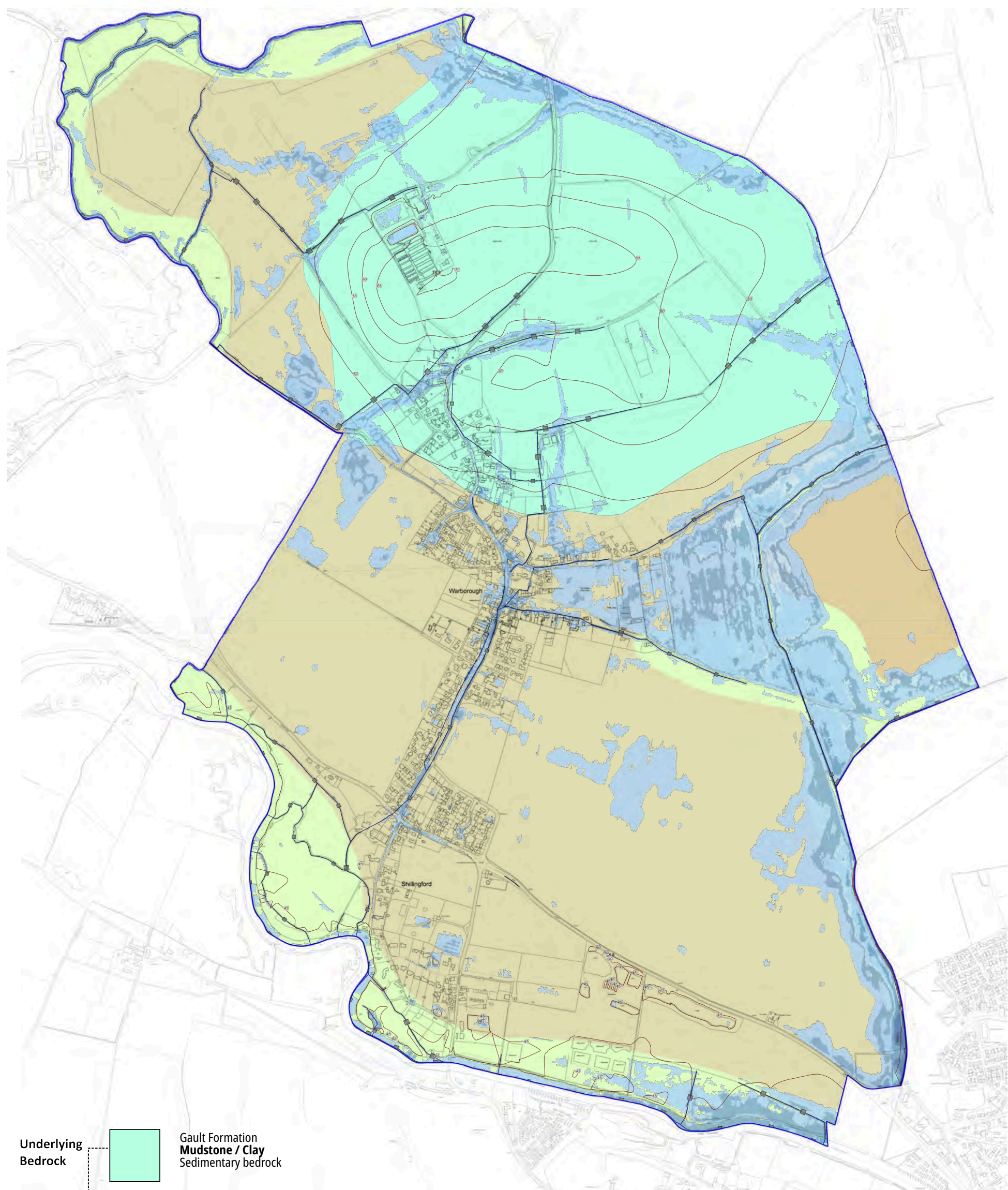
The clay soil and geology as shown can become compacted when the soil particles are too close together. This makes it harder for water to pass through.

When either rain falls so fast or for a prolonged period onto clay soil the underlying ground cannot cope, or drain it away fast enough.

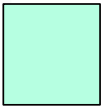
The hills around the Parish also contain a lot of clay which makes water run down slope towards the villages more quickly, rather than absorb into the ground.

The open land on the eastern side and between the settlements is critical to the future drainage of the Parish. Further development in this location will exacerbate the current problems highlighted and the number of properties flooded as a result.

Surface Water Flooding and Geology



Underlying
Bedrock



Gault Formation
Mudstone / Clay
Sedimentary bedrock

Superficial
deposit (i)

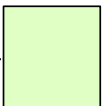


Northmoor Sand and Gravel -
Sand and gravel
Sedimentary superficial deposit



Summertown-radley Sand and Gravel-
Sand and gravel
Sedimentary superficial deposit

Superficial
deposit (ii)



Alluvium
Clay, silt, sand and gravel.
Sedimentary superficial deposit



Contour Lines and spot heights



Watercourses and ditches



A greater than 3.3% chance of
flooding from surface water each
year.

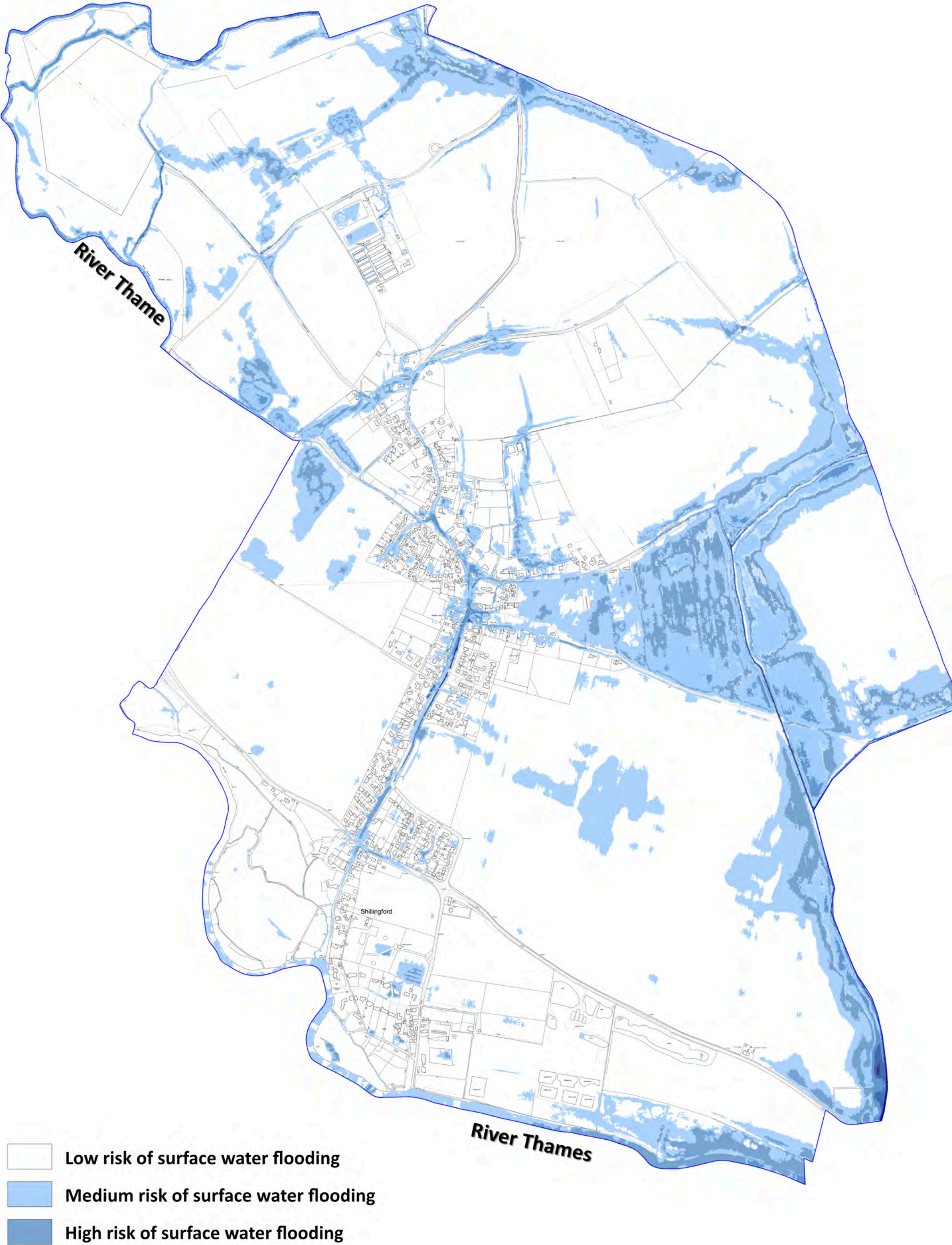


A 1% to 3.3% chance of flooding from
surface water each year



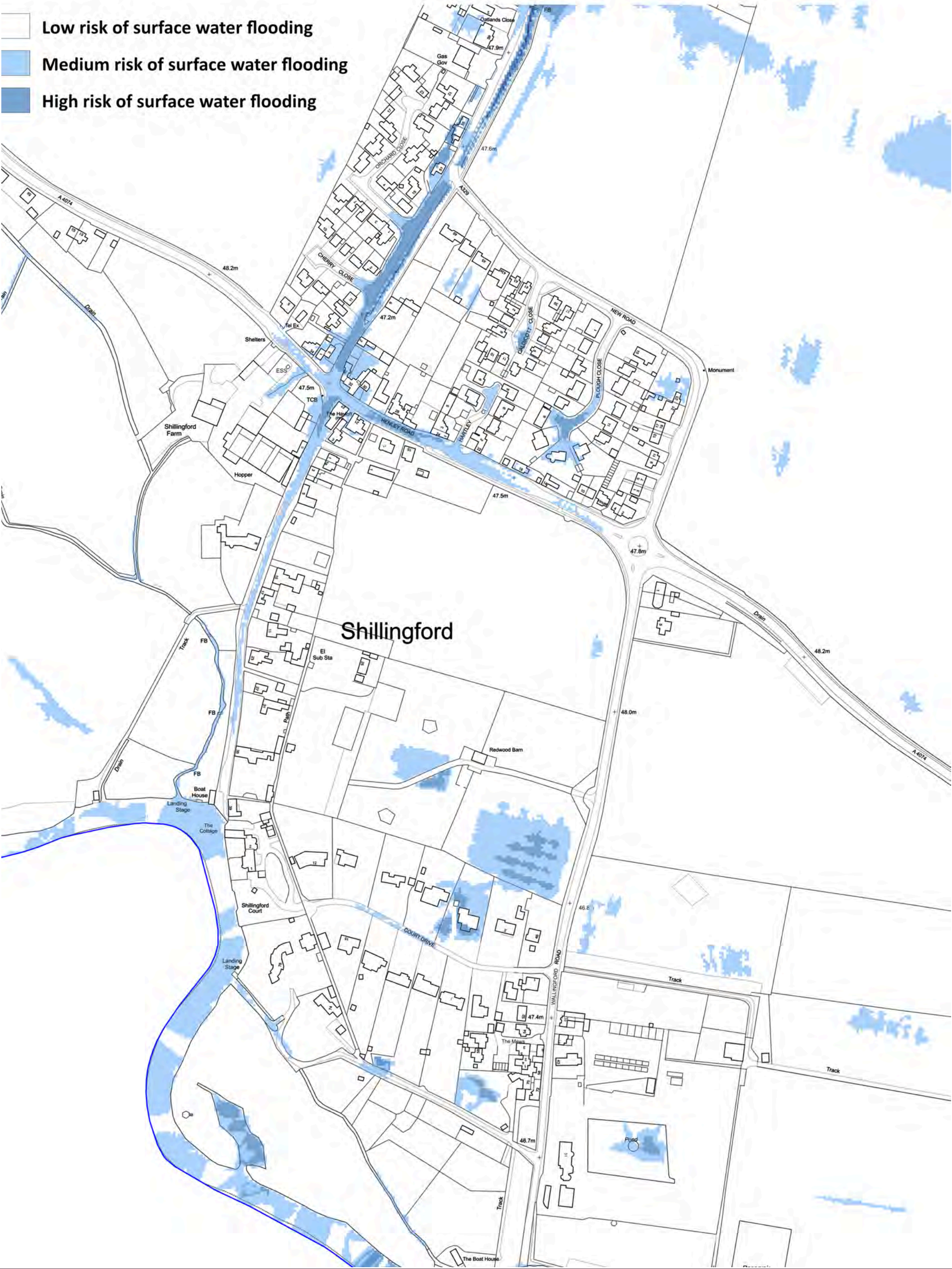
A 0.1% to 1% chance of flooding from
surface water each year.

Surface Water Flooding

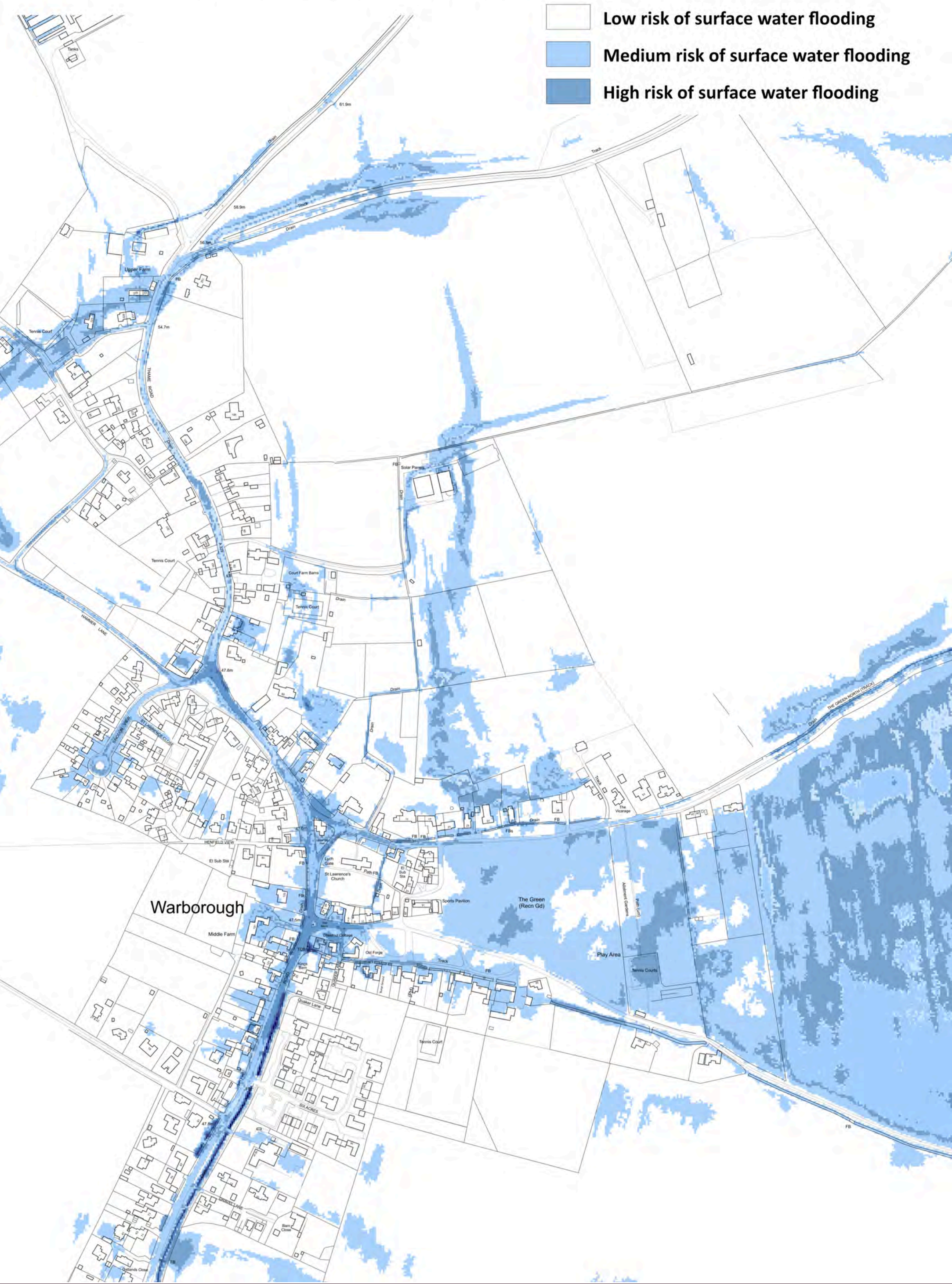


Detail View Surface Water Flooding - Shillingford

- Low risk of surface water flooding
- Medium risk of surface water flooding
- High risk of surface water flooding



Detail View Surface Water Flooding - Warborough



Biodiversity

Purpose

To develop options to maintain and enhance the quality and diversity of the natural biodiversity of the parish.

Focus

The display information has been prepared to look at the following elements

- Protection and enhancement of biodiversity and features where we want to avoid irreversible losses.
- Ensuring that new developments do not threaten biodiversity and positively encourage it.
- Augment and enrich existing wildlife areas and promote new habitat-rich areas which deliver net gains in biodiversity

What are the Designated Areas?

- A **Conservation Target Area (CTA)** is a designated area that's important for wildlife conservation.
- It is where targeted conservation efforts will have the greatest benefit.
- The boundaries of CTAs are defined, but they should be interpreted with some flexibility. It is recommended that the boundaries should be reviewed regularly, particularly as conservation action takes effect and new information becomes available. In this regard, our work with the Neighbourhood Plan seeks to update the current position.
- A **Local Wildlife Site (LWS)** is an area of land that is important for wildlife and is designated as a non-statutory protected site.
- A LWS includes rare or threatened habitats and species that are important for nature conservation. They are identified using scientific criteria and ecological surveys.
- They are a key part of Oxfordshire's ecological network and play a vital role in conserving wildlife.
- They are corridors for wildlife, connecting different areas of land.
- **Priority Habitats** are deemed to be of principal importance for the purpose of conserving biodiversity, being listed in the National Biodiversity Strategy and Action Plan.
- The Parish has traditional orchards, deciduous

QUESTIONS

Do you think people are aware that these biodiversity areas exist?

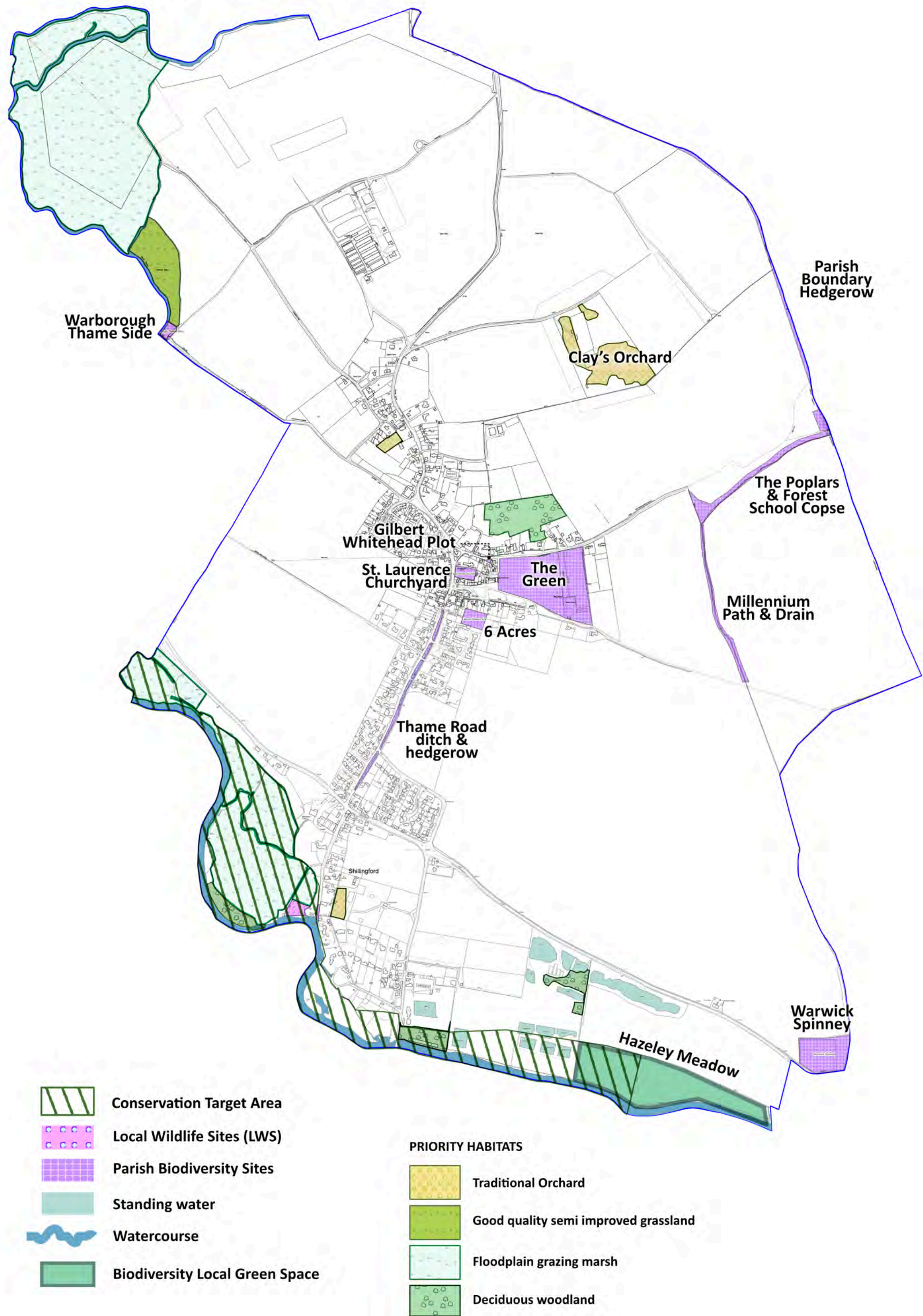
Take a look at the plans and background work and see if there are there any other potential biodiversity areas that you would like to see highlighted?



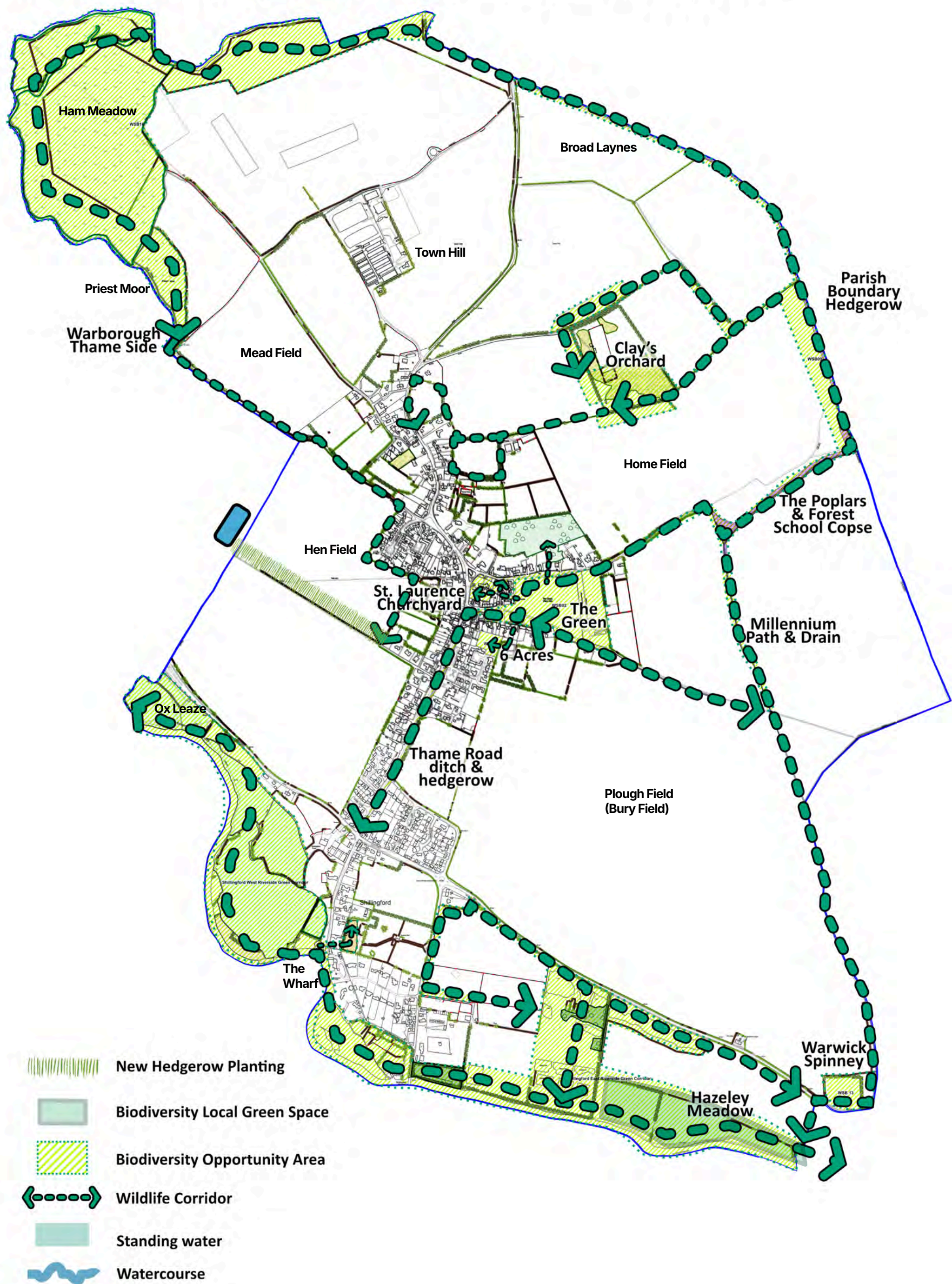
woodland, semi improved grassland and floodplain grazing marshes.

- There are also individual **Parish Biodiversity Sites**, which have been identified on the plans shown. These are based on local research and this is set out in the evidence base document entitled A Strategy for People and Nature in Warborough and Shillingford.

Environmental Designations in the Parish

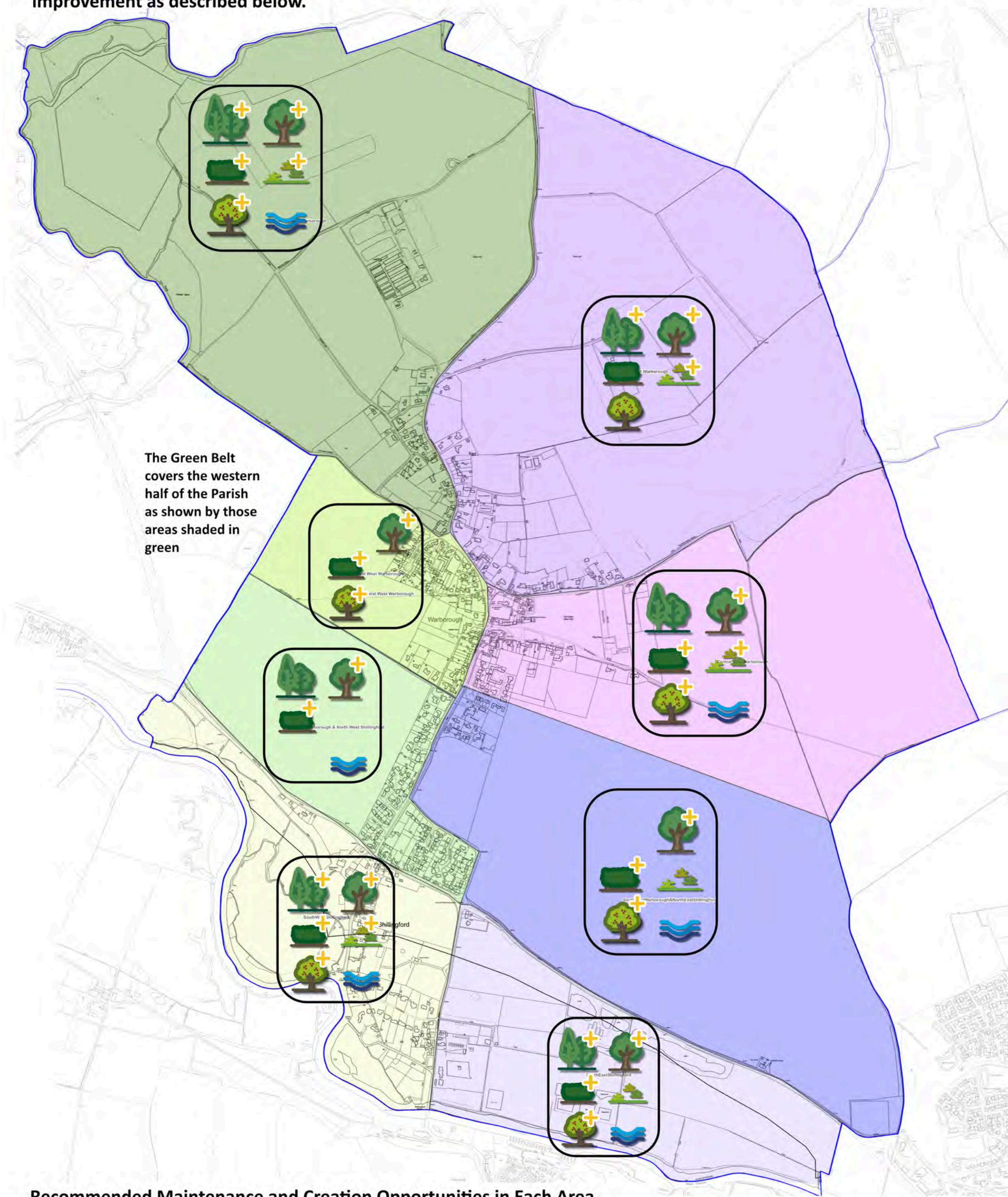


Potential Biodiversity Opportunity Areas and Wildlife Corridors in the Parish



People and Nature Recommendations

The following types of habitat have been found in each area, with the need for maintenance and opportunities for improvement as described below.



Recommended Maintenance and Creation Opportunities in Each Area



Woodland



Boundary Trees



Hedgerows



Grassland



Traditional Orchards



Watercourses



Please note that where a '+' symbol is denoted, this means that opportunities for habitat creation of this type has been identified and will be supported in this area. This is in addition to the need for maintenance and conservation of each identified habitat as set out in the strategy.

Local Heritage

The map above shows the nationally designated listed heritage assets, within the parish these include 13 Grade II, 2 Grade II* buildings / structures and 4 scheduled monuments.

What Are Listed Buildings?

- Grade I: Buildings of exceptional interest, often unique or nationally important.
- Grade II:* Buildings of particular national importance, demonstrating special architectural or historical interest.
- Grade II: Buildings of special interest, warranting preservation.

Historic England provides a comprehensive database of listed buildings in England, including their grade, location, and historical significance. You can search for listed buildings in your area using their online database:

<https://historicengland.org.uk/>

What Are Non-Designated Heritage Assets?

In addition to these, the community can propose locally significant heritage assets, known as non-designated heritage assets. These can be buildings, monuments, sites, place or landscapes with significance to be noted in planning decisions.

The criteria for designation is shown on the adjacent table.

How is Asset Identification Helpful?

The identification of these can be used to develop policies within the neighbourhood plan to protect and enhance non-designated heritage assets.

It can enable design guidelines that allow for sensitive development or extension.

The status will be taken into account as a material consideration within planning applications that may affect the area or the surrounding environment.

QUESTIONS

Based on our previous consultation and work undertaken by SODC, do you agree with the identified non-designated heritage assets?

Are there any additional assets you feel are important and would like to see?

Do you agree with boundary of the Special Character Area?

Special Character Area

Within Shillingford it is considered that the area to the north of the Conservation Area possesses unique and distinctive characteristics that warrant further protection.

Why is it considered important?

- **Historical significance:** The area has a rich historical heritage including the site of former public houses, brewery and industrial works.
- It is also sited at an important crossroads of the east-west London Way and from the landing stage and Wharf at the River Thames to the south.
- **Architectural interest:** The area has a number of distinctive buildings and interesting architectural styles.

How can the Character Area be Used?

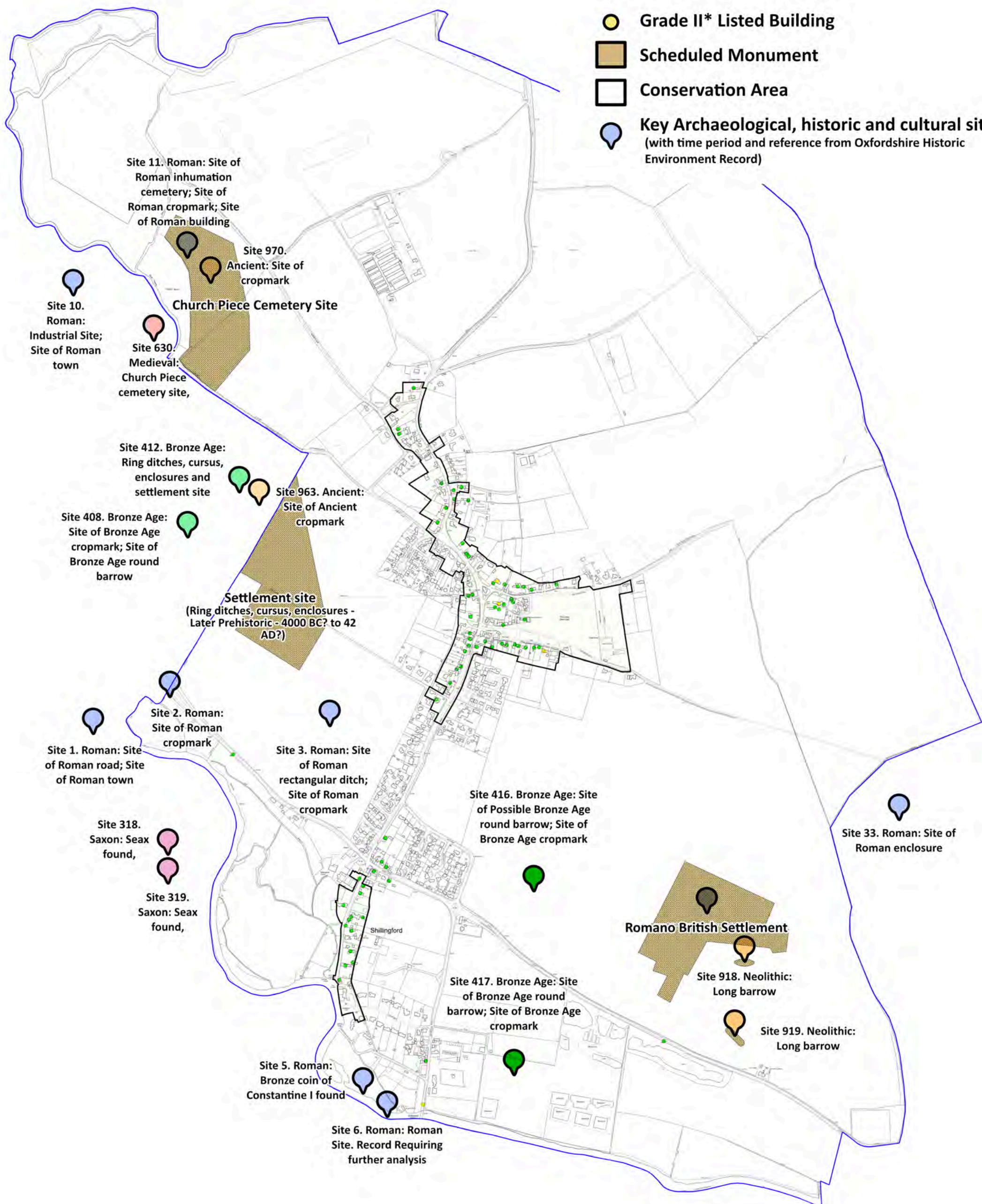
SCAs are important for several reasons:

- **Preservation of heritage:** They help to protect the area's unique character and heritage.
- **Community identity:** They contribute to the sense of place and community identity.
- **Design guidelines:** Setting out standards for new development to ensure it is compatible with the area's character and enable future enhancements.

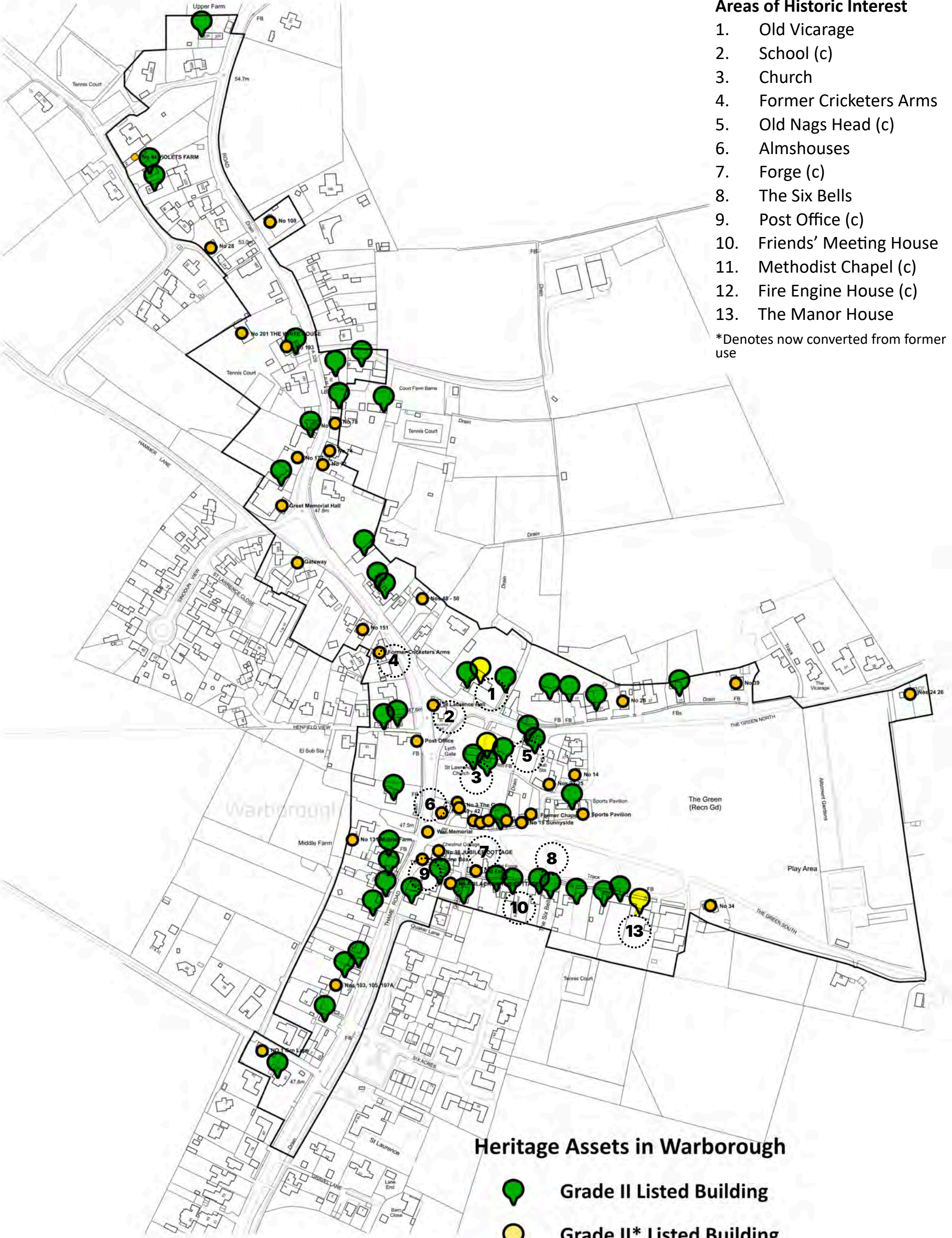
Overview Plan of Heritage (see detailed maps)

Heritage Assets in the Parish

- Grade I Listed Building
- Grade II Listed Building
- Grade II* Listed Building
- Scheduled Monument
- Conservation Area
- Key Archaeological, historic and cultural site
(with time period and reference from Oxfordshire Historic Environment Record)



Detail Plan of Heritage in Warborough



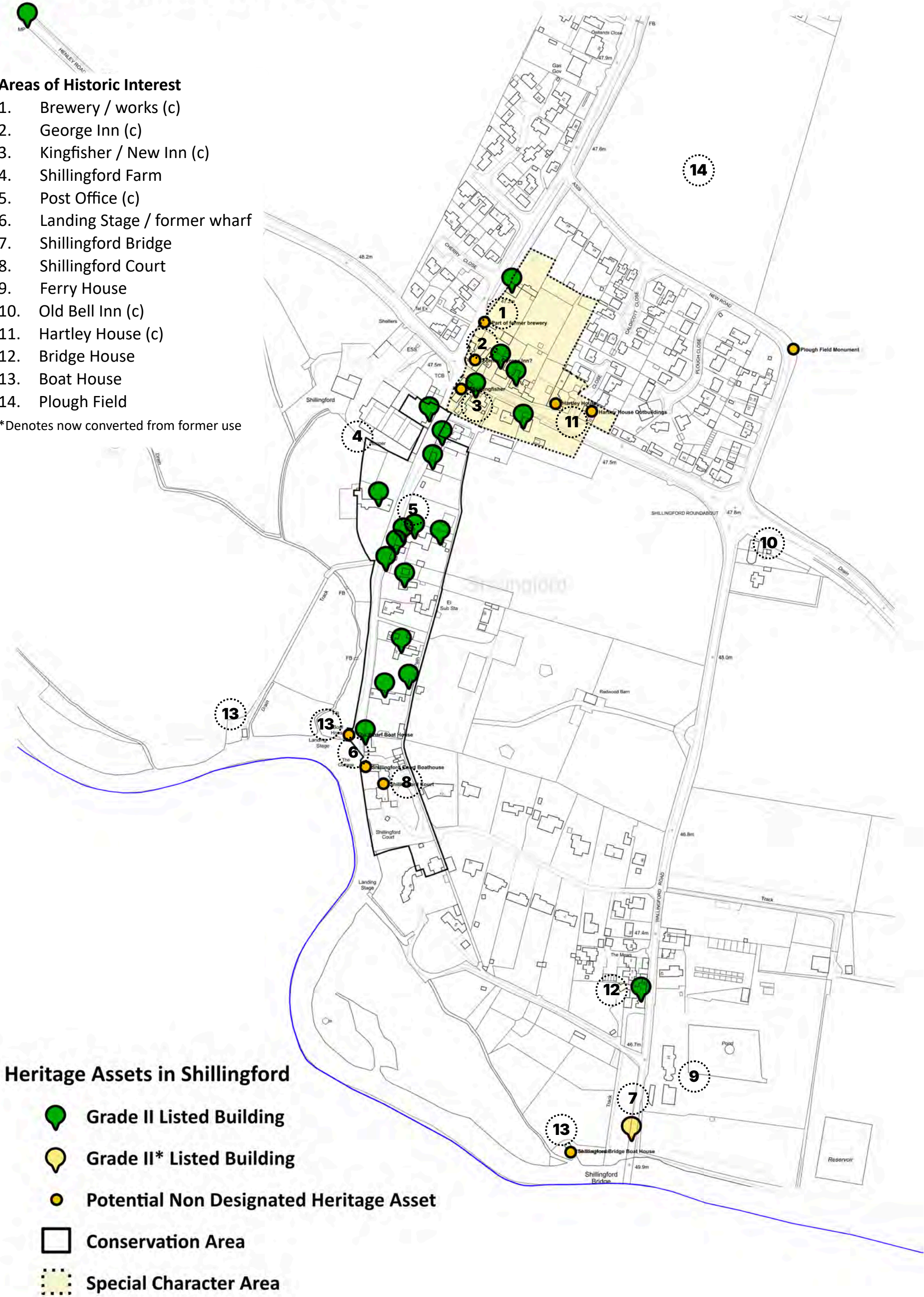
Detail Plan of Heritage in Shillingford



Areas of Historic Interest

- 1. Brewery / works (c)
- 2. George Inn (c)
- 3. Kingfisher / New Inn (c)
- 4. Shillingford Farm
- 5. Post Office (c)
- 6. Landing Stage / former wharf
- 7. Shillingford Bridge
- 8. Shillingford Court
- 9. Ferry House
- 10. Old Bell Inn (c)
- 11. Hartley House (c)
- 12. Bridge House
- 13. Boat House
- 14. Plough Field

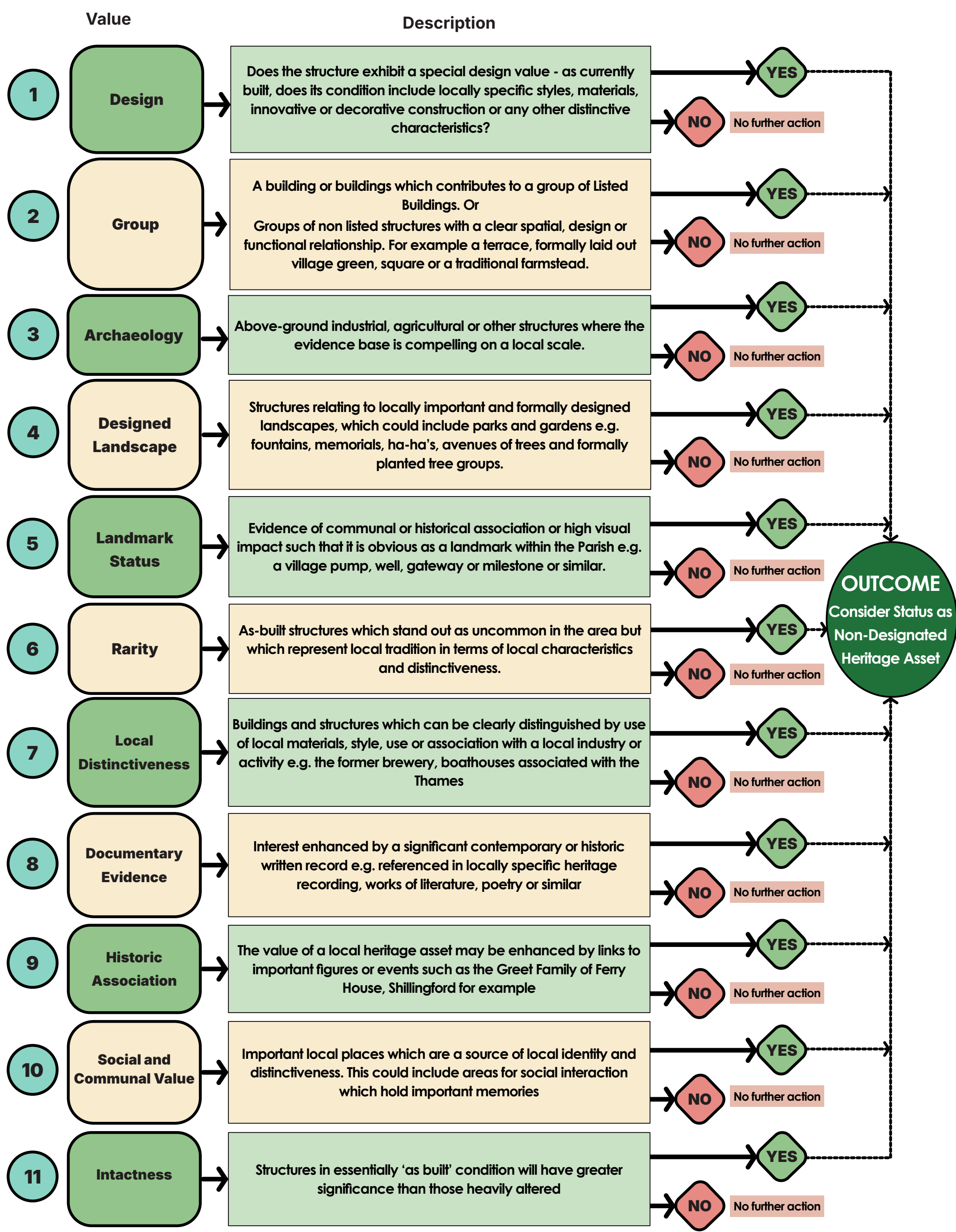
*Denotes now converted from former use



Heritage Assets in Shillingford

- Grade II Listed Building
- Grade II* Listed Building
- Potential Non Designated Heritage Asset
- Conservation Area
- Special Character Area

Criteria for Assessing Non-Designated Heritage Assets Sites



List of Potential Non-Designated Heritage Assets

Shillingford

Name	Status	Value
The Kingfisher	Draft	Social, Group, Landmark
The George Inn	Draft	Design, Social, Group, Landmark
Part of former brewery	Draft	Design, Group, Landmark
Hartley House	Draft	Design, Group, Landmark
Hartley House Outbuildings	Draft	Design, Group, Landmark
The Wharf	Draft	Social, Group, Landmark
Shillingford Court	Draft	Design, Group, Landmark
Shillingford Bridge Boat House	Draft	Design, Group, Landmark
Shillingford Court Boathouse	Draft	Design, Group, Landmark
Telephone Box	Draft	Landmark, Social
Plough Field Monument	Draft	Landmark, Historic, Social



Please note that status shows as:
Draft - which means not already identified in a Conservation Area Appraisal, but identified through separate Character Appraisal.
CAA BN - identified by SODC in a Conservation Area Appraisal as a Building of Note
CAA LL - identified by SODC in a Conservation Area Appraisal as a former Grade III listed building of note

Warborough

Name	Status	Value
War Memorial	CAA BN	Landmark, Historic, Social
Sports Pavilion	CAA BN	Landmark, Historic, Social, Group
Greet Memorial Hall	CAA BN	Landmark, Historic, Social
St Laurence Hall	CAA BN	Landmark, Historic, Social
No 44 Violets Farm	CAA BN	Design, Group, Local
No 108	CAA BN	Design, Local
No 28	CAA BN	Design, Local
No 201 The White House	CAA BN	Design, Local
No 193	CAA BN	Design, Local
No 78	CAA LL	Local, Historic
No 183	CAA LL	Design, Local, Group
No 74	CAA BN	Design, Local, Group
No 72	CAA BN	Design, Local, Group
No 177	CAA BN	Design, Local, Group
Gateway	CAA BN	Landmark, Social
Nos 48 - 50	CAA BN	Design, Local, Group
No 151	CAA LL	Design, Local, Group
Former Cricketers Arms	CAA BN	Design, Local, Social, Group, Landmark
Post Office	CAA BN	Social, Local, Group
Former Chapel	CAA BN	Landmark, Local, Historic, Social, Group
Nos 40 - 42	CAA BN	Design, Local, Group
Nos 23-25	CAA BN	Design, Local, Group
No 14	CAA BN	Design, Local, Group
No 131 Middle Farm	CAA BN	Design, Local, Group
No 4 Blacksmiths Cottage	CAA BN	Design, Local, Group
Old Forge	CAA BN	Landmark, Local, Historic, Group
No 38 Jubilee Cottage	CAA BN	Design, Local, Group
Nos 103, 105, 107A	CAA BN	Design, Local, Group
No 1 Grn Lane	CAA BN	Design, Local, Group
No 34	CAA BN	Design, Local, Group
No 39	CAA BN	Design, Local, Group, Landmark
Nos 24 26	CAA BN	Group
No 25	CAA LL	Local, Group
No 7 The Green	CAA LL	Design, Local, Group
No 9 The Oaks	CAA LL	Design, Local, Group
No 11 Lawrence Cott	CAA LL	Design, Local, Group
No 17 Cranbrook Cott	CAA LL	Design, Local, Group
No 19 Sunnyside	CAA LL	Design, Local, Group
The Gables	CAA BN	Design, Local, Group
No 3 The Green	CAA BN	Design, Local, Group

Character Appraisal and Design Code

What is a Design Code?

A design code sets out a number of rules for new developments in a simple concise and illustrated way which is specific to your parish area.

They are often divided into different elements such as codes for household and small scale development, for businesses or for large scale development for example.

These are based on the an analysis of the character of an area and identifying what makes it special or appealing. These elements along with a series of other factors are used to create a Code which is specific to your local area.

The Design Code and the Character Appraisal of the Parish are based on the National Design Guide which was published in 2019 and National Model Design Code in 2020. Whilst a lot guidance in the documents relates to a more urban environment than Warborough and Shillingford, there is also lot of guidance that can be used at Parish level. In general, they set out the characteristics of well designed places and demonstrates what good design means in principle and in practice.

Who Will Use it?

It is intended to be used by local authorities in determining applications and by the Parish Council and the local community in responding to proposals.

It is equally important for applicants and developers when drawing up their proposals allowing them to understand and establish design expectations.

Why do we Need it?

It is really important that we retain the elements of the Parish which make it unique and so valued by our community.

The Character Appraisal and Design Code has identified that design and appearance of buildings in the Parish including their materials is extremely important. As is how they are laid out around our green spaces, our mature trees and hedgerows.

The value of the history of our Parish is also a key element and should be celebrated where possible and recorded for future generations.

How Have we Responded to Climate Change?

With SODC having declared a Climate Emergency, a section of the Design Code looks at sustainability and climate change for new development.

We have identified that this is to be undertaken through a number of different methods including:

- Appropriate design
- Using the individual site characteristics (such as maximising sun and shade)
- Use of thermally efficient materials and design of buildings
- Rainwater harvesting and grey-water recycling
- Renewable energy technologies

The appropriateness of each will depend on location and other factors such as landscape and heritage designations for example.

More details are highlighted overleaf.

We have set out some extracts from our draft Design Code in this exhibition, with the full document available online. We would like your opinion on the work undertaken so far.

Roof



Plain Clay tiles - red / orange.
More limited slate or slate on outbuildings and extensions
Concrete tiles are inappropriate due to poor colour match, form and variety
Long Straw thatched roofs

Roof Windows



Small cottage casement dormer windows, generally set into the roof with some cutting of the eaves line. Simple form detailing or decorative bargeboards. Dormer windows are small, non dominant features

Walls



Decorative brickwork detailing on landmark or former commercial buildings
Clunch /stone - coursed rubble with tile capping
Decorative brickwork detailing - use of blue brick, with red quoins/ dressings
Red / orange brick quoins with clunch in uncoursed rubble
Clunch in uncoursed rubble
Light / pastel painted render

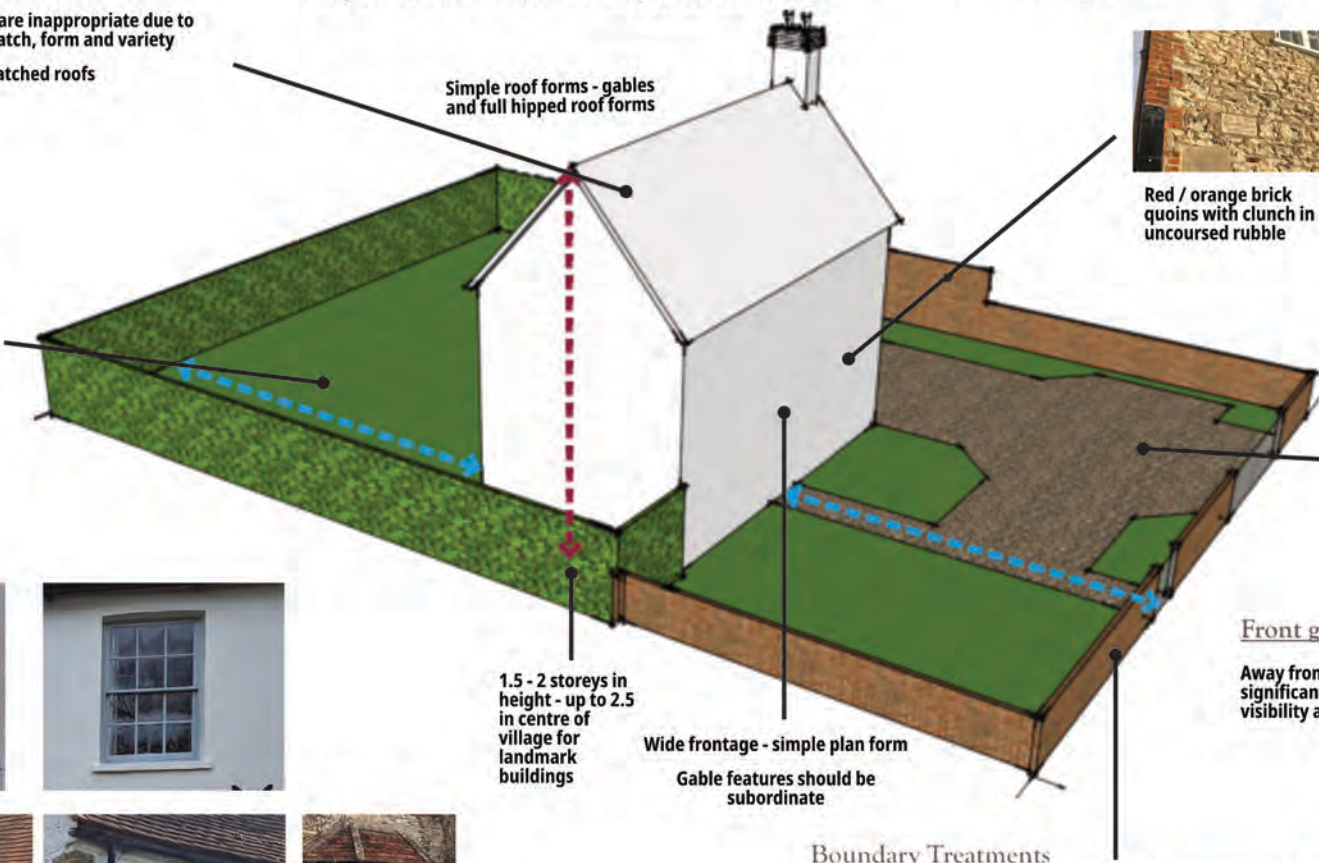
Gardens

Rear gardens over 12 metres in depth for modern areas, with more variety in space for older properties.
Size of garden should relate to the property and provide suitable amenity space for occupants.
Plot sizes should reflect those in the wider area

Windows



Equal mix of Cottage casement windows - with sash windows on higher profile buildings
other feature windows including bow, bay and arched, on older properties the former often relate to shop fronts and display windows



Off street parking

Not dominating the plot - in parking courtyards to be enclosed by walls or hedgerows.
Gates to reflect the prevailing character
Car barns or garage outbuildings to be separate and form boundary walls to reflect the agricultural nature of the area

Front gardens

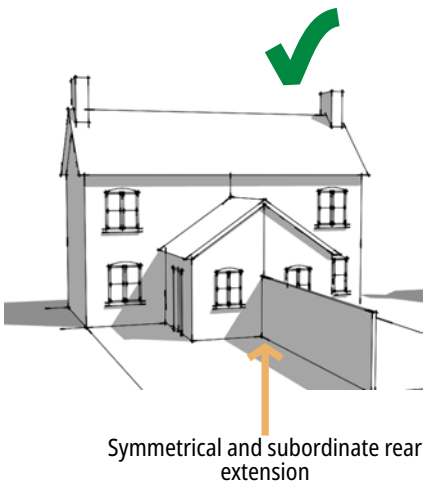
Away from the village centre average 5+ metres although many significantly larger. Well contained from roads and lanes, but visibility at eye level is not restricted

Boundary Treatments

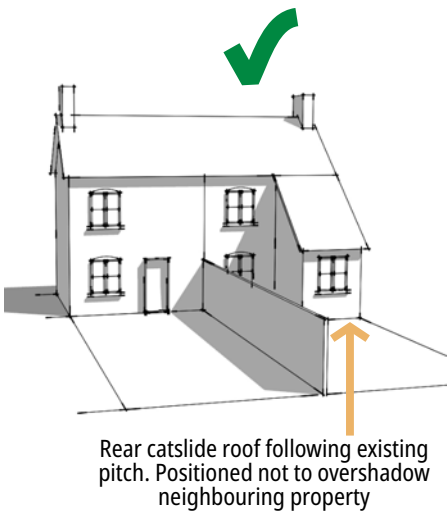


Uncoursed rubble stone wall boundary with stone coping
Low brick wall topped with railings
Local coursed stone / clunch wall boundary with clay tile capping
Mid height frontage brick wall boundary with half round brick coping
Hedged front boundary

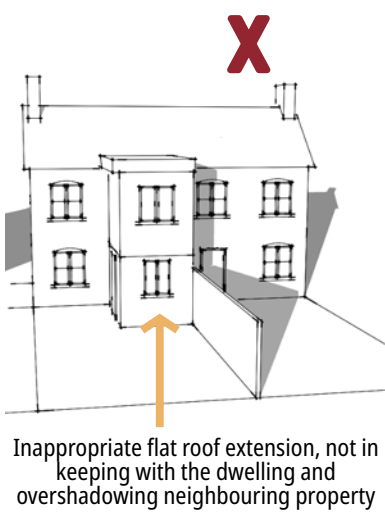
Extensions to Buildings - Good Practice and Examples



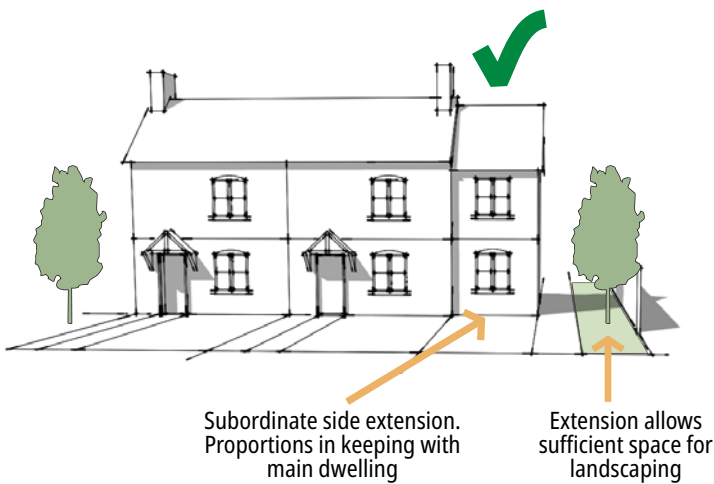
Symmetrical and subordinate rear extension



Rear catslide roof following existing pitch. Positioned not to overshadow neighbouring property

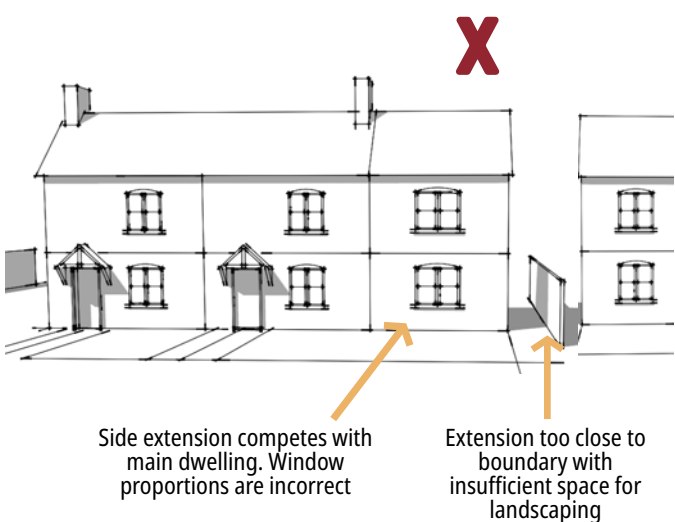


Inappropriate flat roof extension, not in keeping with the dwelling and overshadowing neighbouring property



Subordinate side extension. Proportions in keeping with main dwelling

Extension allows sufficient space for landscaping



Side extension competes with main dwelling. Window proportions are incorrect

Extension too close to boundary with insufficient space for landscaping



Example of a new build dwelling in the Parish which has adopted Low Carbon principles and uses contemporary materials in a way which adds character and identity without adversely impacting the heritage assets in the area

CODE WS.C01 - Low and Net Zero Carbon Buildings

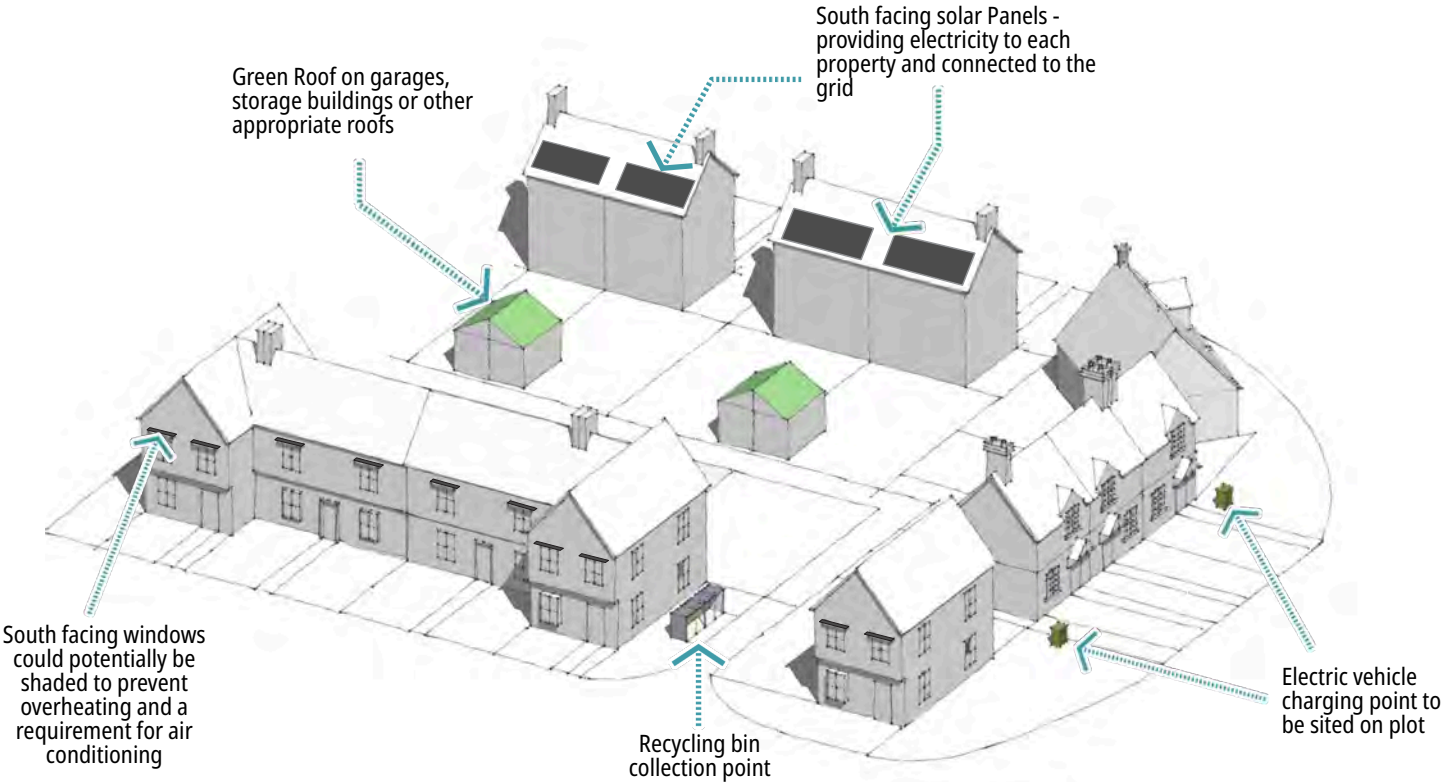
The following matters should be included in new development. Whilst new building will be required to follow Building Regulations, it may also be possible to retrofit energy efficiency measures to the existing buildings.

Low Carbon Buildings

- a. Insulation - greater levels of insulation must be provided in lofts and walls (both for cavity and solid walls)
- b. Air tightness must be increased with minimisation of draughts. Doors and windows are the most common source of problems, however floors particularly suspended floors can be easily insulated.
- c. New windows should be replaced by double or triple glazing, but should follow the guidance above. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.

- d. Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged.
- e. Water and electricity usage must be reduced by using more efficient products.
- f. Where possible, materials should be re-used in situ to reduce waste and embodied carbon.
- g. Green space, green roofs and walls must be maximised to reduce effects of flooding and overheating.
- h. In areas prone to river and surface water flooding particularly, floor levels and the position of items sensitive to water ingress must be considered.
- i. Design gardens and boundary treatments to allow water to move through without obstruction.

Incorporating Renewable Energy



CODE WS.C02 - Renewable Energy & Passive Solar Gain and Shading

It is important that the site layout should be designed to optimise renewable energy use. Including:

- a. The effect of site layout design and individual building design in relation to energy consumption.
- b. Improving energy efficiency through passive solar gain and efficient form
- c. High performance construction and materials.
- d. Early consideration of renewable energy in the design process.
- e. Types of renewable energy technologies include; solar power, wind electric systems, hydro power systems, biomass and a variety of heat pumps.

- f. With accurate design energy-positive buildings may be developable, in which the building produces more energy than it consumes. Where possible, new development should be designed to achieve and equal or greater level of energy generation to consumption.
- g. Where viable renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.
- h. To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.
- i. Deciduous trees can be strategically placed to provide summer shading and avoid overheating, as can louvre windows and other shading detailing such as a Brise soleil.

Trees & Hedgerows



Trees

Applicants must demonstrate how they have complied with the tree guidance (as set out below), for their individual site and its circumstances.

When choosing a species, designers must consider the following:

- a. Use potential - park, paved area, compatible with drainage, garden size, compatible with road type
- b. Mature size - small <10m up to extra large >25m - As well as height, think about root protection areas and to avoid issues with utilities and services
- c. Crown form - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?
- d. Crown Density - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable
- e. Natural habitat & Environmental tolerance - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.
- f. Aesthetic and Ornamental Qualities - Does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?
- g. A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.
- h. New development must be designed around existing trees including (but not limited to) those identified overleaf, wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.

Hedgerows

- a. Existing hedges including (but not limited to) those identified above, particularly where of native species should be maintained and enhanced wherever possible.
- b. Minor and major development sites which abut the open countryside and rural lanes must incorporate native hedgerows and vegetation.
- c. Native planting should be included in new development to help transition from the built to the natural environment and to act as a wildlife corridor.
- d. Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and native vegetation as a boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.
- e. New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants.
- f. Appropriate tree and hedgerow species include should be chosen from the adjacent list.

Native Trees & Hedgerows

Common Name	Latin Name	Size and Type	Soil Suitability
TREES			
Field Maple	Acer campestre	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Alder	Alnus glutinosa	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Silver Birch	Betula pendula	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Downy or White birch	Betula pubescens	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Hornbeam	Carpinus betulus	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Hazel	Corylus avellana	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Hawthorn (Midland)	Crataegus laevigata	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Hawthorn (common)	Crataegus monogyna	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Spindle	Euonymus europaeus	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
-Beech (common)	Fagus sylvatica	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Ash (common)	Fraxinus excelsior	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Holly	Ilex aquifolium	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Loam• Sandy
Juniper (common)	Juniperus communis	<ul style="list-style-type: none">• Small• Coniferous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Crab Apple	Malus sylvestris	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Black Mulberry	Morus nigra	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Scots Pine	Pinus sylvestris	<ul style="list-style-type: none">• Large• Coniferous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Poplar	Populus alba	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Aspen	Populus tremula	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Sweet Cherry	Prunus avium	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Bird Cherry	Prunus padus	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Holm Oak	Quercus ilex	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
English Oak	Quercus robur	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Goat Willow	Salix caprea	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Bay Willow	Salix pentandra	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Whitebeam	Sorbus aria	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Rowan	Sorbus aucuparia	<ul style="list-style-type: none">• Small• Deciduous	<ul style="list-style-type: none">• Chalk• Loam• Sandy
Wild Service Tree	Sorbus torminalis	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
English Yew	Taxus baccata	<ul style="list-style-type: none">• Medium• Deciduous	<ul style="list-style-type: none">• Chalk• Clay• Loam• Sandy
Lime, small-leaved	Tilia cordata	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Lime, large-leaved	Tilia platyphyllos	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
Lime, common	Tilia x europaea	<ul style="list-style-type: none">• Large• Deciduous	<ul style="list-style-type: none">• Clay• Loam• Sandy
HEDGEROW PLANTS			
<ul style="list-style-type: none">• Hawthorn• Blackthorn• Field Maple (neutral soils)• Hazel• Holly• Guelder Rose (neutral soils)• Hornbeam (damp soils)• Beech• Wild Service tree• Field rose• Dogwood (damp soils)• Dog Rose; and• Spindle (neutral soils).			