

# WARBOROUGH & SHILLINGFORD

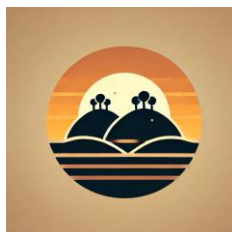
## REVISED NEIGHBOURHOOD DEVELOPMENT PLAN

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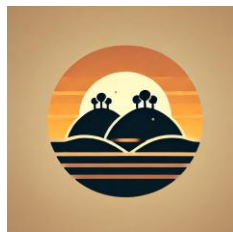
### 2025 TO 2041

This Warborough & Shillingford Revised Neighbourhood Plan 2025-2041 (WSRNP) was prepared by the Warborough and Shillingford Neighbourhood Plan Steering group on behalf of the Warborough Parish Council, under the Neighbourhood Planning (General) Regulations 2012 and in accordance with EU Directive 2001/42. November 2024

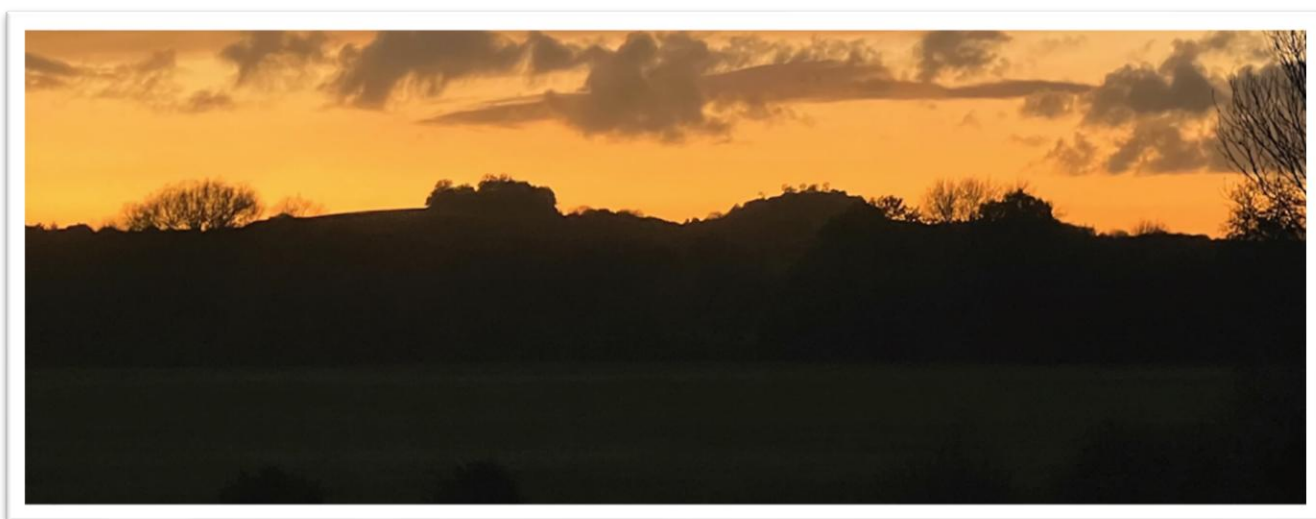


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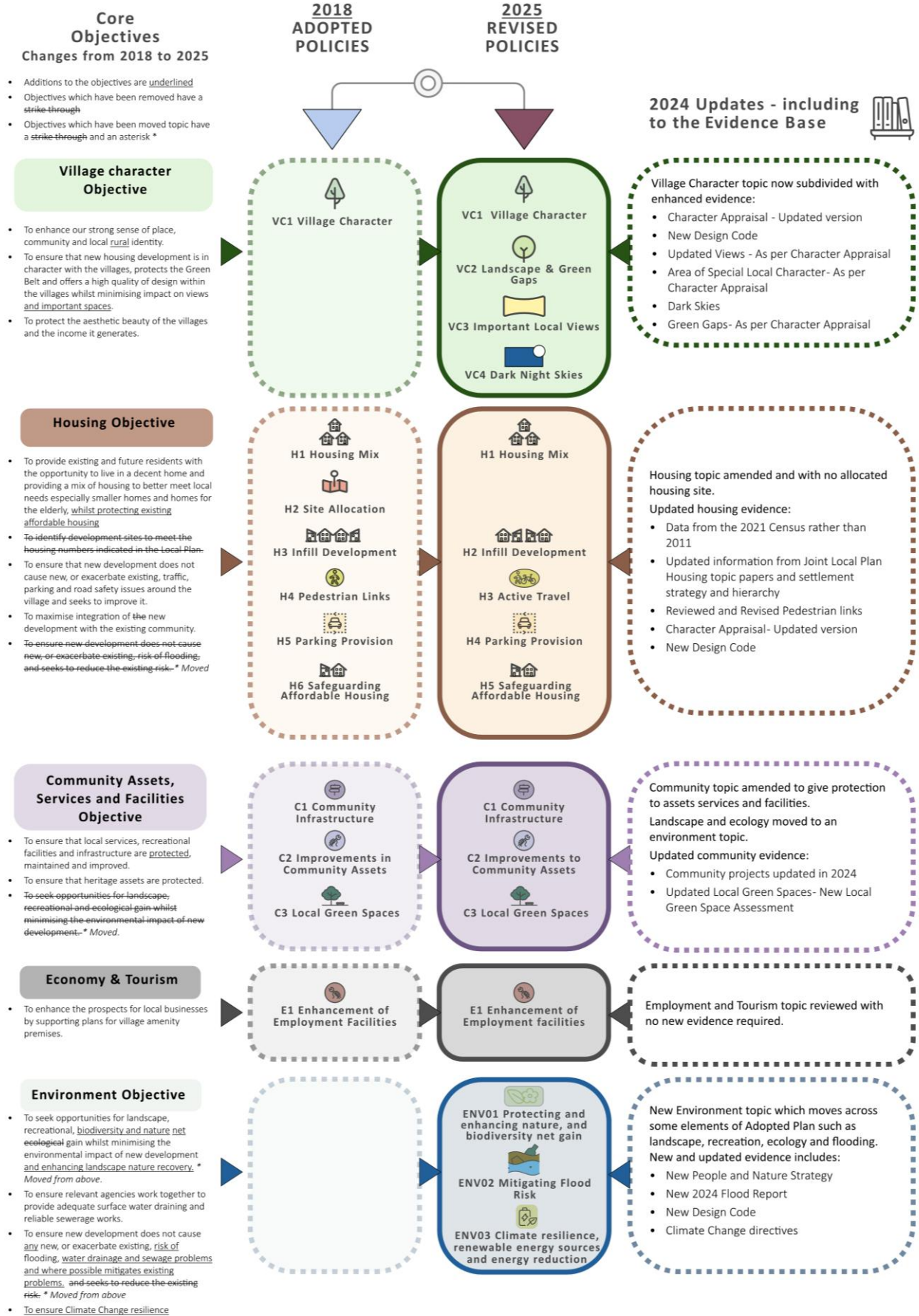
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*Figure 1 The Wittenham Clumps from Shillingford*

# 1. List of Policies and Changes WSNP 2018 vs WSRNP 2025

## Comparing Changes Between 2018 Adopted Plan and Emerging Review Plan 2025



## 2. Executive Summary

### 2.1. Background

The Warborough & Shillingford Neighbourhood Plan (WSNP), initially adopted with strong resident support in 2018, guides development in the Parish until 2036. The small village of Warborough and the Hamlet of Shillingford, combined for administrative purposes under the Warborough Parish Council (WPC), have built on this original plan to ensure that local views continue to shape the parish's future. This Revised Plan (RP) aligns with South Oxfordshire District Council's Local Plans (2035 and the upcoming 2041 plan) and was developed with input from residents, statutory bodies, and other interested parties.

PLEASE NOTE: Text may be expanded or condensed for final submission.

### 2.2. Sustainable Development

The RP maintains core objectives, adding a Design Code (DC), a Local Green Space Assessment and a revised Character Appraisal (CA) with a wider scope, to enhance Village Character policies and Community Assets Policy, and expand climate change mitigation through biodiversity, sustainable development, and flood management, underpinned by a Flood Report and People and Nature strategy. The WSNP initially focused on sustainability, and increased urgency for proactive climate measures at all planning levels has emerged. Section 2.3 introduces a dedicated Climate Statement addressing the parish's climate response.

The current NPPF was last updated on 20 December 2023. Some revisions had substantial changes, but sustainable development, design, housing, economy, landscape and climate change are key topics for change. A consultation draft NPPF was out for consultation until the end September 2024, and we are currently awaiting the outcome. This includes the potential for amendment to housing figures, 'Grey Belt', when plans are considered out of date and affordable housing. Together with the WSNP, the RP and its enhanced set of policies deliver sustainable development within the NPPF's three dimensions:

- Sustainable **Economic** Development:

The village of Warborough and the Hamlet of Shillingford are together defined as a small village in the SODC LP and Warborough is a Tier 4 settlement in the JLP 2041, with no housing requirements. The LP does allow growth for between 5-10%, for example, to achieve community benefit. The NP took advantage of that and allocated the Six Acre site. The development of 29 new homes, including affordable units, a school-adjacent car park, and a community meadow has been delivered, bringing total growth in the community to just under 9%. Sadly, despite it conflicting with WSNP H6 (now H5), SODC granted permission for SOHA to renovate St Lawrence House, which reduced affordable units by 3. The RP looks to the infill policy to deliver small scale, organic growth as appropriate for a small village, in line with SODC's spatial strategy.

- Sustainable **Social** Development:

The Six Acre site included 40% affordable housing.

The school-adjacent car park, shortly to be under WPC ownership, greatly improves road safety.

CIL monies have enabled improvements to parking in the centre of Warborough and renovations of sports facilities, and this RP allocates further Local Green Spaces for the benefit of residents and wildlife.

- Sustainable **Environmental** Development:

The Six Acre site delivered a community meadow which offers the opportunity for a vital biodiverse space within the built environment.

**a. Deliver high quality design**

The WSNP 's Village Character Policy (VC1) relied on the Character Assessment to guide new development. Now, the use of DC's is encouraged. The RP steering group engaged Bluestone Planning to deliver this, and a parish-wide Character Appraisal (CA). They provide professional guidance to ensure that new development is built in a way which comprehends and respects local character, traditions and materials.

**b. Safeguarding ecology and biodiversity assets through environmental focus**

The RP addresses the important ecological assets in the parish. Through the Strategy for People and Nature, supported by the CA, important biodiversity assets have been recorded with enhancement opportunities identified. The RP identifies important biodiversity areas within the Parish and biodiversity targets for any new development, withing the context of the wider ecological environment throughout the parish.

This RP gives new emphasis to the importance of the riverside, to the amenity of residents and visitors, to landscape value and biodiversity and to managing flood risk and climate change impacts. Whilst the WSNP allocated the Wharf as a Local Green Space (LGS) it mainly relied on Design Principles in these matters, in accordance with guidance at the time. This RP introduces new policies to ensure water management matters form a key part of upfront planning considerations and to safeguard a riverside buffer and valued flood meadows, in concert with guidance from Treescapes Oxfordshire.

The RP is also focusing on the severe flooding risks given the topology of our Parish given increasingly heavy rainfall patterns. The DC outlines acceptable approaches for individual homes and a new flooding policy ensures that important parties are consulted eg for waste provision in the floodplain.

**c. Designate Biodiversity Areas, Local Green Spaces and Local Gaps**

The WSNP allocated 4 areas as LGSs. Neighbourhood plans now focus more on public benefit than ownership and so, Informed by the Landscape Character Assessment. The People and Nature Strategy for Warborough & Shillingford (PNSWS), identified additional sites to set aside as LGSs, a list of sites are identified as Local Biodiversity Areas, Green Corridors, and there is a Green Gap policy protecting those valued green spaces that contribute to the quality of rural life in our community.

**d. Leverage Renewable Energy Sources and reduce energy consumption**

According to the NPPF, the "objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs" \*. A sustainable neighbourhood is a healthy, safe and resilient place to live, work and play and should have accessible, diverse and healthy green spaces and encourage water and energy efficiency. Future development without due consideration to the impact on Climate Change would add to the community's greenhouse gas emissions, particularly from transport, energy production and usage. The most effective way to tackle the climate emergency is to reduce the demand for electricity and energy, predominantly through improving energy performance. The NPPF 2019 6.51 Paragraph 148, states that "the planning system should support the transition to a low carbon future and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, including encouraging the re-use of existing resources and support for renewable and low carbon energy." The NPPF also encourages planning policies to plan for new development that can help to reduce greenhouse gas emissions such as through its

location, orientation and design and which should also help to increase the use and supply of renewable and low carbon energy and heat.

In addition to specific policies on renewable energy and energy reduction, consideration of Sustainable Development and Biodiversity underpin Design and Housing and is referenced in the WSRNP Design Code. And finally, the WSRNP encourages sensitive retrofitting of energy efficient measures in historic properties where it conforms to national best practise guidelines.

### 2.3. Climate Statement

Since the original Neighbourhood Plan was made, a much wider public discourse has taken place on the challenges facing us globally, nationally and locally because of climate change. Our low-lying flat Parish is triangulated between 2 large rivers and a series of clay gault hills, making us especially vulnerable to run off, ground water and river flooding. Mitigating the impacts and adapting to the changes we face requires action not just by government and businesses - the choices we make as individuals and communities matter too, and because of our unique situation, the community wants to go further in this review than we did in our original plan.

There is a strong legal and policy context in the form of the Climate Change Act 2008, which was updated in 2019, committing the UK to a 100 percent reduction in carbon emissions or 'net zero' by 2050. In response SODC's Local Plan 2035 has introduced new policies (DES1 and DES 7-10) that set high expectations for making efficient use of resources, promoting sustainable design, encouraging production of renewable and low carbon energy, and reducing carbon. The requirements allow flexibility of means but set precise and ambitious targets with regard to new development.

All development within the Neighbourhood Plan Area will be subject to these policies. SODC has also signed off a Climate Action Plan in Feb 22 which outlines the steps it will take to achieve its aim of becoming carbon neutral within its own operations by 2025, alongside how it will support local efforts to tackle the climate emergency <https://www.southoxon.gov.uk/south-oxfordshire-district-council/tackling-the-climate-emergency/>



Figure 2 Historic rainfall in SE Spain Oct 2024

Examples of measures set out in the Climate Action Plan that relate to working with parish councils and Neighbourhood planning teams are:

- Supporting communities with their neighbourhood planning by providing up-to-date advice and guidance on climate measures and actions, encouraging climate considerations to be at the core of neighbourhood plans
- Building relationships with town and parish councils to support and encourage their climate action initiatives
- Working with town and parish councils to support their proposals for projects that reduce carbon emissions locally, providing advice and guidance for their projects to be a success
- Organising quarterly climate focused network meetings for town and parish councils, and voluntary and community organisations

Further to SODC's declaration of a Climate Emergency in 2019, Warborough Parish Council acknowledges the threats and challenges posed by Climate Change and has adopted the District Council's Emergency Plan. The PC is working with members of the community to assess the viability of a Community Emergency/Resilience Committee and Plan.

It is widely accepted that climate change and biodiversity decline are twin challenges. Nature-based solutions can help to address both, so this RP brings together our climate change policies with our new ‘Warborough & Shillingford Nature Group People and Nature’ plan to take advantage of the synergies.

There are several headline themes covering actions WPC can take, policies it can set which influence others’ behaviour, and measures that foster climate-wise choices by community and individuals. They are a mix of mitigation measures (i.e. seeking to reduce emissions) and adaptation measures (i.e. steps that address the issues associated with living in a climate characterised by drier, warmer summers and more unpredictable weather patterns with more frequent extreme weather events and increased risk of flash flooding).

They require further assessment with the community but include:

- energy efficiency measures and consideration of options for energy generation
- locally reducing pollution (air, water, ground)
- reducing impact on and use of resources
- encouraging active travel (i.e. cycling and walking)
- reducing use of plastics.

### 3. Background

The Localism Act 2011 introduced Neighbourhood Planning into the hierarchy of spatial planning in England giving communities the right to shape their future development at a local level.

Warborough Parish Council is a “qualifying body” and authorised to lead in the preparation of the Warborough and Shillingford Neighbourhood Plan (WSNP). To produce the Plan, WPC appointed the Warborough and Shillingford Neighbourhood Plan Steering Committee, which includes parish councillors and community volunteers, with support from Community First Oxfordshire (CFO), independent planning consultants, and South Oxfordshire District Council (SODC). The original plan was ‘made’ in October 2018 following a referendum with over 90% support from parishioners and form part of SODC’s development plan.

Parishes are encouraged to review their plans regularly and the WPC appointed the Steering Group in February 2022 to review this plan. The steering group again engaged Community First Oxfordshire to update them, and then appointed Bluestone Planning to produce the Design Code, Character Appraisal, and Local Green Space Assessment , and to help draft the RP. This RP presents updates to the original objectives and policies that will be used in shaping the future development of the parish. These have been established through extensive public consultation and are underpinned by both statistical information and local knowledge, from the work carried out for the original plan and with more recent consultations and evidence gathering. The aims and objectives of the WSRNP relate principally to planning matters but also have relevance to other issues important to the community.

The Development Plan currently consists of:

- [The adopted South Oxfordshire Local Plan 2035](#)
- And the [made WSNP](#)

The emerging Joint Local Plan for South Oxfordshire and Vale of White Horse district councils is currently at the Regulation 19 stage, which means it is out for a six-week period of public consultation until 12 November 2024. The following policies are relevant to the NP Area:

1. Policy CE1 – Sustainable design and construction.	2. Policy CE2 – Net zero carbon buildings. Policy CE3 – Reducing embodied carbon Policy CE4 – Sustainable retrofitting.
3. Policy CE5 – Renewable energy	4. Policy CE6 – Flood risk.

5. Policy CE7 – Water efficiency	6. Policy CE8 – Water quality, wastewater infrastructure and drainage
7. Policy CE9 – Air quality.	8. Policy CE10 – Pollution sources and receptors
9. Policy CE11 – Light pollution and dark skies	10. Policy CE12 – Soils and contaminated land
11. Policy CE13 – Minerals safeguarding areas	12. Policy SP1 – Spatial strategy
13. Policy SP2 – Settlement hierarchy	14. Policy HOU1 – Housing requirement
15. Policy HOU2 – Sources of housing supply	16. Policy HOU3 – Affordable housing
17. Policy HOU4 – Housing mix and size	18. Policy HOU5 – Housing for older people
19. Policy HOU6 – Self-build and custom-build housing	20. Policy HOU7 – Affordable self and custom-build housing
21. Policy HOU8 – Replacement dwellings in the countryside	22. Policy HOU9 – Sub-division of houses
23. Policy HOU10 – Meeting the needs of Gypsies, Travellers, and Travelling Show people	24. Policy HOU12 – Rural and First Homes exception sites
25. Policy HOU13 – Community-led housing development	26. Policy HOU14 – Build to Rent proposals
27. Policy HOU15 – Houses in Multiple Occupation	28. Policy HOU16 – Residential extensions and annexes
29. Policy HOU17 – Rural workers’ dwellings	30. Policy JT1 – Meeting employment needs
31. Policy JT3 – Affordable workspace	32. Policy JT4 – Community Employment Plans
33. Policy JT5 – Supporting the rural economy	34. Policy JT6 – Supporting sustainable tourism and the visitor economy
35. Policy JT7 – Overnight visitor accommodation	36. Policy DE1 – High quality design
37. Policy DE2 – Local character and identity ...	38. Policy DE3 – Delivering well-designed new development
39. Policy DE4 – Optimising densities	40. Policy DE5 – Neighbouring amenity
41. Policy DE6 – Outdoor amenity space	42. Policy DE7 – Waste collection and recycling
43. Policy HP1 – Healthy place shaping	44. Policy HP2 – Community facilities and services
45. Policy NH1 – Biodiversity designations	46. Policy NH2 – Nature recovery
47. Policy NH3 – Trees and hedgerows in the landscape	48. Policy NH4 – Chilterns and North Wessex Downs National Landscapes
49. Policy NH5 – District-valued landscapes	50. Policy NH6 –Landscape
51. Policy NH7 – Tranquillity	52. Policy NH8 – The historic environment
53. Policy NH9 – Listed Buildings	54. Policy NH10 – Conservation Areas
55. Policy NH11 – Archaeology and Scheduled Monuments	56. Policy NH12 – Historic Battlefields, Registered Parks and Gardens and Historic Landscapes Policy NH13 – Historic environment and climate change
57. Policy IN1 – Infrastructure and service provision	58. Policy IN2 – Sustainable transport and accessibility
59. Policy IN5 – Cycle and car parking standards	60. Policy IN8 – Digital connectivity

Once the RP has been made the WSRNP will form part of South Oxfordshire District’s Development Plan. This means that the Revised Neighbourhood Plan will have weight in deciding where any development should take place and the type and character of the development.

The pre-submission version of the RP, containing the draft proposals, will be consulted on in November/December 2024. At the time of writing, this was the current statement which will be updated as we move towards the final stages. Following consultation, modifications will be made to final version of the Plan to ensure its policies meet the basic conditions. A detailed record of consultation comments and the response will be included in the WSRNP Consultation Statement, currently in progress.

## 4. The Warborough and Shillingford Revised Neighbourhood Plan

### 4.1. Structure of this report

The RP vision, objectives and summary policies are set out in Section 6. Detailed policies, together with justification and evidence for these, are in Section 7. Several appendices set out supporting evidence.

Supporting documents track the RP process and evidence in detail:

- The Basic Conditions Statement
- Major changes summary
- The Consultation Statement.

### 4.2. How the WSRNP fits into the Planning System

Although the Government's intention is for local people to decide what goes on in their towns, the Localism Act sets out some important laws. Neighbourhood Plans must have regard to the National Planning Policy Framework and other national planning advice.

The RP must also be in general conformity with the adopted strategic policies contained in the development plan for the area. SODC is preparing a new Local Plan, referred to as the Joint Local Plan 2041 – South Oxfordshire District Council, which is scheduled to be adopted in 2025. This RP aligns with relevant principles that have emerged up to Regulation 19 consultations of that plan.

At the time of writing, the Joint Local Plan has now been published for a six-week period under Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012. Representations are expected to be made during this publication period, which started on 1 October and ends at 11.59pm on 12 November 2024.

Currently the development plan in South Oxfordshire, which this RP also aligns with, consists of:

- Adopted Local Plan 2035
- South Oxfordshire Core Strategy (2012)
- Saved policies of the Local Plan 2011 (2006).

Minerals and waste:

Neighbourhood Plans must also be compatible with European regulations on strategic environmental assessment and habitat regulations.

### 4.3. Designation

The RP retains the boundaries confirmed for the WSNP. In accordance with regulations, SODC publicised the Neighbourhood Plan application from Warborough and Shillingford Parish Council and advertised a 6-week consultation period ending on 15 January 2016. South Oxfordshire District Council designated the Warborough and Shillingford Neighbourhood Area on 1 March 2016, shown in Figure 3.

### 4.4. Community engagement

The RP builds on the foundations of the original plan, which was widely consulted on and which received significant support (>90%) in the 2018 referendum. The review was initiated when the WPC invited previous Neighbourhood Planners to form a steering group in January 2023. The group immediately welcomed new members and subsequently followed a community consultation strategy, encouraging community involvement through open meetings, via newsletters, the via WPC web site. Monthly updates were provided at public WPC meetings and stage-gate decisions were made by in public by WPC for key aspects of the approach.

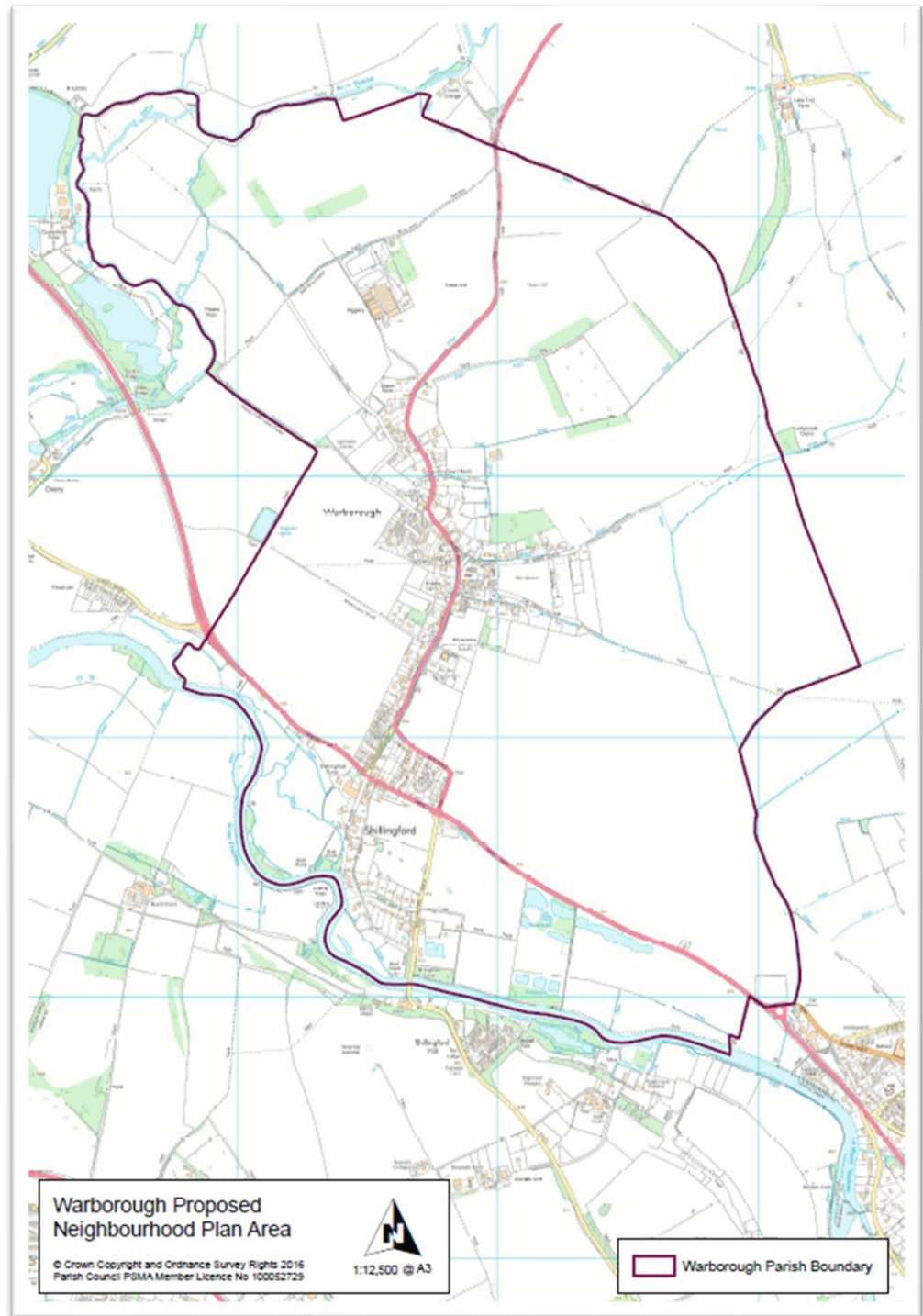


Figure 3 Parish Boundary

The 2016 WSNP community survey was comprehensive and extensive and independently collated. As there has been modest change in our small community, is still considered valuable evidence for this review when viewed alongside 2023/24 consultation events, which will be comprehensively documented in the RP Consultation Statement.

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#### 4.5. Draft Plan Creation

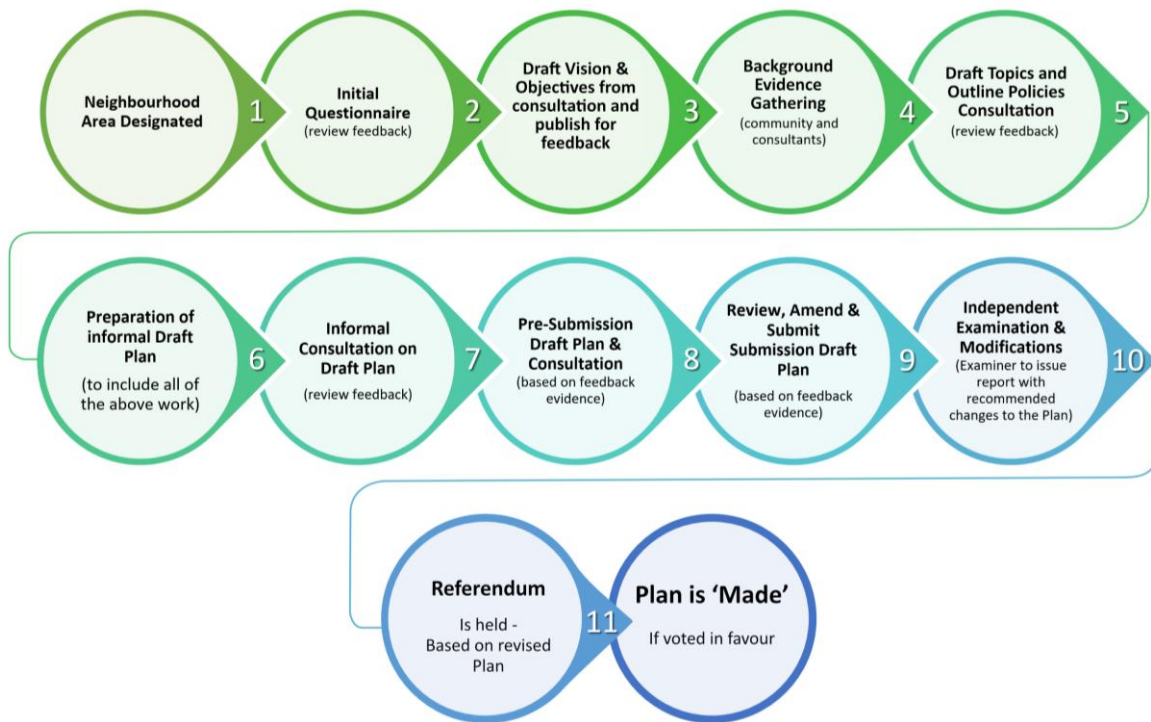
The NP Steering Group refined and drafted policies to meet the updated WSNP objectives. In this task, the steering group had input from Bluestone Planning and the District Council. Underlying evidence for policy changes was presented at a public meeting on October 30, 2024, and published on the WPC website. Comments were received and updates made. The planning justification and evidence and local support underpinning each of the WSNP policies is set out in this document. A Consultation Statement is being prepared as we progress the RP and will be submitted with Regulation 16 consultation materials.

#### 4.6. Relationship between Plan objectives and Strategic Environmental Assessment (SEA) Objectives/ Sustainability Appraisal

At the time of writing, SODC has indicated that a SEA is not required.

#### 4.7. Submission, Examination and Adoption:

This document is the Pre-Submission version of the Warborough and Shillingford Parish Council Revised Neighbourhood Plan (WSRNP) which is stage 8 on the diagram below. As this is a Review NP, it is an update to an existing adopted or 'Made' NP, where many of the principles have already been previously established. In several instances, changes are as a result of changes to national planning legislation, policy or guidance and to ensure that the NP remains up to date.

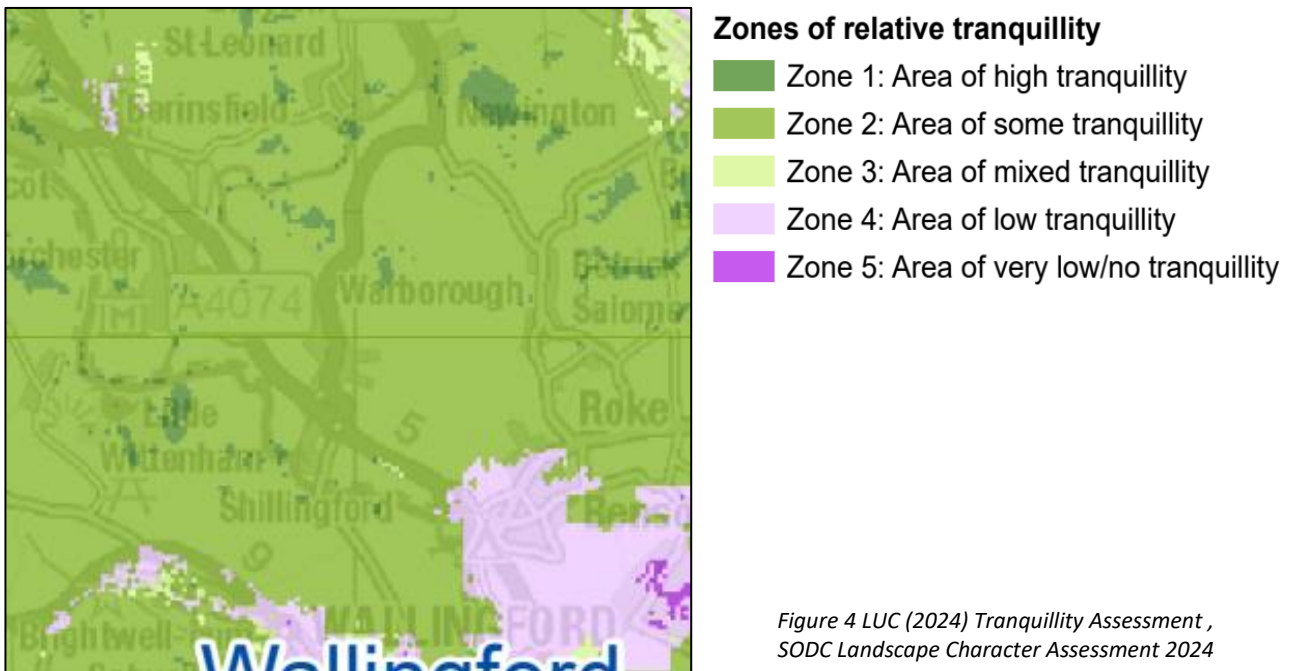


Following amendments to the WSRNP based on the Pre-Submission consultation, the revised draft known as the Submission Draft, will be submitted to the District Council. They will check that the RP has been submitted with the right documentation and that it meets the definition of an NDP. A further consultation period of six weeks will take place and then it will then be submitted to an independent examiner together with other Plan documents (Basic Conditions Statement and Consultation Statement). The examiner will check that it meets the 'Basic Conditions' or requirements for a Neighbourhood Plan and decide whether it should go forward to a community referendum. Any recommendations made by the examiner will be considered by the District Council.

## 5. Warborough Parish: Warborough Village and the hamlet of Shillingford

### 5.1. Development context

The RP has been prepared in the context of the SODC's LP 2035, where the Parish of Warborough and hamlet of Shillingford N of the A4074 are classified as a Small Village and Shillingford S of the A4074 as 'other'. In the emerging SODC JLP 2041, Warborough is classified by SODC as a 'smaller village' 'Tier 4'.



Here, large scale development is not normally considered appropriate. This does not preclude limited growth being encouraged through positive policies for infill and small-scale development within the built-up area whilst maintaining a sense of tranquillity, as indicated in SODC's Landscape Character Assessment Figure 4. Policies H1 and particularly H3 of the RP achieve this.

In the WSNP, a site was allocated which delivered valuable community benefits and 29 sensitively designed homes. Consultation events for the RP very strongly reflected a) support for this well-designed, well-connected and beneficial addition to the community and b) overwhelming opinion that there should be, at this time, no further large, green fields lost to new development. This was further demonstrated when two speculative applications, for 12 and 90 houses, were submitted through the planning process. Significant objections were lodged (over 350 in one instance), with no local support registered. The communities believe that they have made a substantive contribution to the district's housing supply, and despite enticements of 'extra protections' are not inclined to repeat the allocation process currently.

Whilst there may be some diversity in opinion when it comes to issues of development, evidence suggests a desire to limit development within the Parish to infill properties that are modest in size and in keeping in style to the older properties within the village. More substantial development is not supported because it risks harming the rural nature of the village that is seen as the key to its character; indeed, the impact on this most important attribute needs to be carefully considered for all development to avoid cumulative harm.

## 5.2. Location and a brief history

**Warborough** is an attractive village and civil parish in South Oxfordshire, about 2.5 miles (4km) north of Wallingford and about 9 miles (14 km) south of Oxford. The built-up areas follow the line of the busy Thames

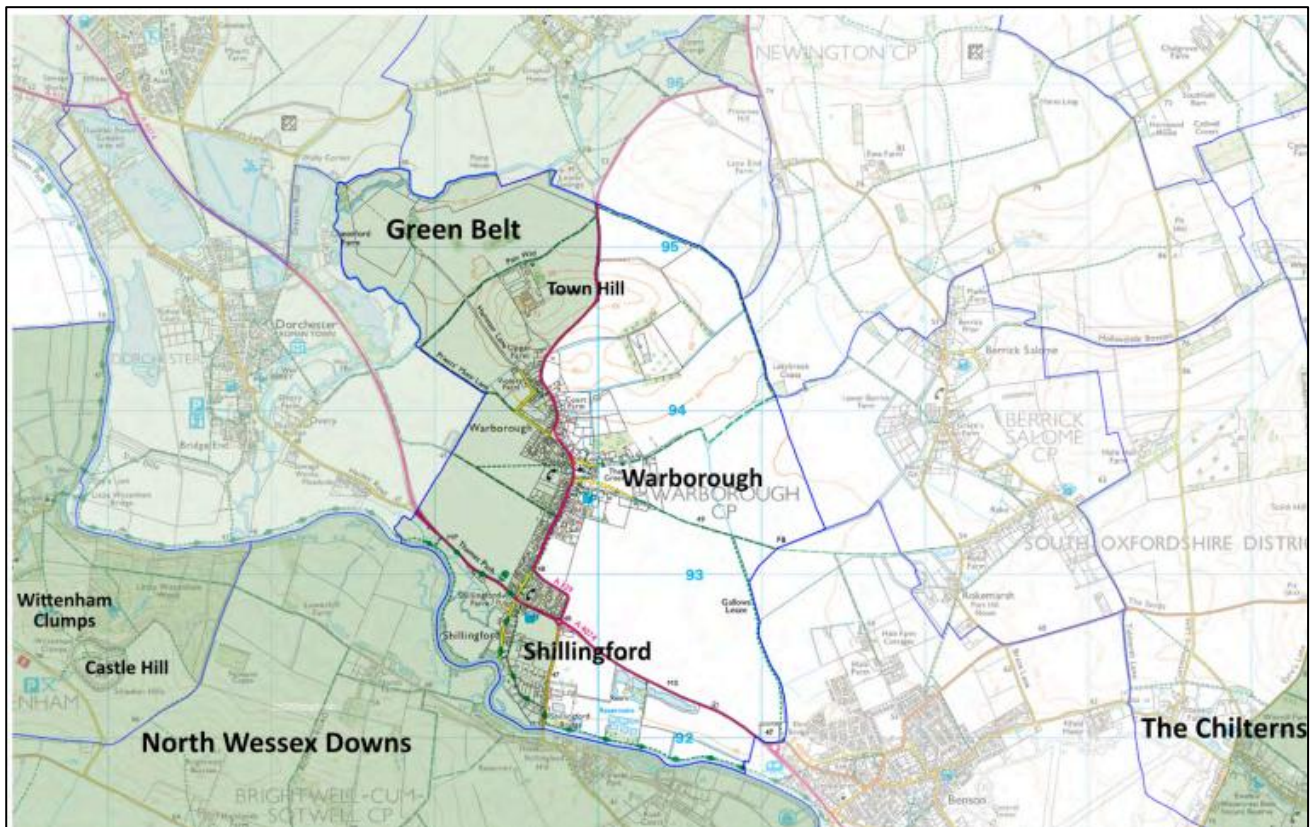


Figure 5 AONBs and Green Belt

Road, the A329. The Parish also includes the hamlet of **Shillingford**, south of Warborough, and beside the River Thames. The two distinct villages, combined for administrative purposes under WPC, sit on the southern tip of Oxford's greenbelt and offer a combined total of 466 households (2021 census).

Warborough and Shillingford are situated between farmland, within the settings of both the adjacent North Wessex Downs AONB and the Chilterns AONB, clearly visible across the low, flat Thames Valley floodplain as shown in Figure 5 AONBs and Green Belt.

The Parish was chiefly agricultural throughout the 17th and 18th centuries with corn and beans being grown on the higher ground to the north of the village, and barley on the lower ground towards the river. Cattle were also reared in the area. Before the General Enclosure Act of 1845 there was very little enclosure. To cover costs of enclosure, 130 acres of common land were sold to St John's College, together with sales to smaller tenants. The Green, a common pastureland before enclosure, was transferred to the Parish officers as a place of exercise and recreation for the inhabitants in 1853 at the request of the Reverend White.

The placename Warborough means 'Watch/look-out hill' and is a derivation from Old English *weard* meaning 'watch, ward, protection' and *berg* denoting 'a hill, mound' (Mills 2011, 483). It was first recorded as *Wardeberg* in 1200.

The heart of Warborough is centred on the square of land formed by St Laurence’s Church, The Green North, The Green South and The Green itself. There are many historic buildings throughout the village and some particularly attractive groups around The Green North and South and along Wharf Road in the south. Warborough is well known for its spacious green, the character of which is formed by the ditches around the edge, its cricket pitch, the prominent mature trees and the many historic buildings that overlook it. Ditches are also a feature along either side of Thame Road. There is a wide variety of building types in the village ranging from small cottages to large Georgian houses and late medieval farmhouses, with associated weather-boarded barns.

The centre of the Warborough around the church is made up of terraced and other small cottages, including two alms houses, while the larger farmhouses are found on the edge of the historic core.

Many older houses are detached and set in spacious curtilages. Several of the houses, now private residences, are named after their former use, e.g. The Old Vicarage, The Old Forge, The Old Bakery. Thame Road had been made a Turnpike in 1770.

**Shillingford** emerged much earlier, during the Saxon period, and is on the busy A4074 Reading to Oxford Road at the junction with Thame Road. The A4074 separates the older part to the south from the predominantly newer



Figure 6 Warborough Conservation Area (red); listed buildings (blue)



Warborough Alms Houses

part to the north (except for a cluster of historic buildings around the A4074 and Warborough Road). The bottom of Thame Road was diverted whilst still a turnpike in the 1820s, to form a mini-pass so that it avoids the centre of Shillingford, leaving the original road as a quiet backwater<sup>1</sup>.

On the south side of the A4074, Wharf Road leads down to Shillingford Wharf, this is now a small Thames-side Parish space which is the only public access to the river Thames. Prior to the riverbank erosion in the early 19<sup>th</sup> century, Wharf Road continued to curve to the South-East towards the site of the ferry across the Thames to Wallingford. Shillingford ferry was replaced in 1764 by a timber bridge on stone pillars and a new straight stretch of road was constructed to link it to the Henley Road.

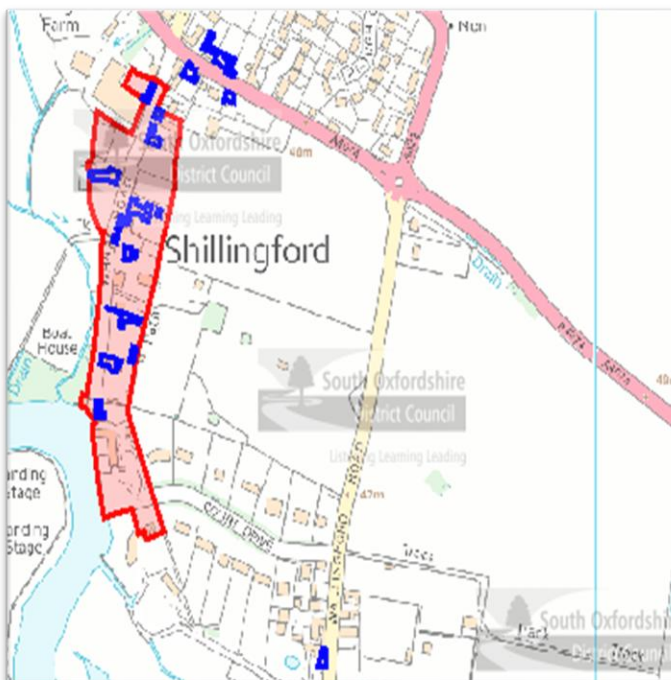


Figure 7 Shillingford Conservation Area (red); listed buildings (blue)

<sup>1</sup>Victorian History of Oxfordshire, 2016

The Thames-side terrace gravels have been a favoured area for settlement from pre-historic times. Neolithic

settlers at Dorchester and other downstream gravel sites along the Thames took advantage of the lighter, more workable soil, an accessible water supply and slight elevation above the most flood prone areas. This pattern of settlement persisted and was extended through the Roman and Saxon period. This continuity of settlement was also due to the strategic importance of the River Thames as a territorial boundary and for transport and trade.



Figure 9 Original timber Shillingford Bridge 1764

While there is no predominant vernacular building material in the parish, there are many good examples of red brick with flared headers, which are likely to have been manufactured at the Nettlebed kilns, soft rubble clunch stone, some flint work, dressed stone, timber framing, (both exposed and rendered), thatch, clay tiles and slate. The Parish sits beneath the clay Town and Spire hills to the north, bordered on the other three sides by the Thame (west), the Thames (south) and a large agriculture drain (east). It is one of the lowest parts of Oxfordshire Figure 56, contributing to the ‘Benson frost pocket’ effect.



Figure 8 Historic local construction

### 5.3. Our sustainability challenges

At the time of writing, SODC has indicated that a SEA is not required.

## 6. The Neighbourhood Plan – Vision, Objectives and Policies

The WSNP Vision, Objectives and Policies cascaded from a strategic direction (vision), thorough to directions of travel (objectives) and ultimately, planning laws (policies) which formed the basis of planning decisions in this parish. During the review, 2 consultation events (March 2023, October 2023) sought to clarify and add detail to the existing Vision and Objectives. A revised Vision and Objectives statement emerged, including minor modifications with an Environmental focus, into which existing objectives, with further clarification around sustainable energy, were structured. These were discussed at public events in March 2023, October 23 and at a 'stage gate' November 2023 WPC meeting, reviewed with SODC and then finalised and presented as a final draft to a WPC Meeting in May 2024. Feedback was given via the website, village magazine and village email. The final version was agreed at the WPC meeting in September '24, published on their website, and is set out below and changes from the Made NP are shown in Section 1:



Figure 10 Armistice Day at the War Memorial, Warborough

# Vision

To preserve and enhance the look and feel of our distinct villages, our community spirit, our biodiversity and our countryside, whilst supporting our identified housing and community needs and ensuring climate change resilience.

# Objectives

**VILLAGE CHARACTER**

To enhance our strong sense of place, community and local rural identity.

To ensure that new housing development is in character with the villages, protects the greenbelt and offers a high quality of design within the villages whilst minimising impact on views and important spaces.

To protect the aesthetic beauty of the villages and the income it generates.

**HOUSING**

To provide existing and future residents with the opportunity to live in a decent home and providing a mix of housing to better meet local needs especially smaller homes and homes for the elderly, whilst protecting existing affordable housing.

To ensure that new development does not cause new, or exacerbate existing, traffic, parking and road safety issues around the village and seeks to improve it.

To maximise integration of new development with the existing community.

**COMMUNITY ASSETS, SERVICES AND FACILITIES**

To ensure that local services, recreational facilities, spaces and infrastructure are protected, maintained and improved.

To ensure that heritage assets are protected.

**ECONOMY AND TOURISM**

To enhance the prospects for local businesses by supporting plans for village amenity premises.

**ENVIRONMENT**

To seek opportunities for landscape, recreational, biodiversity, and nature net gain whilst minimising the environmental impact of new development and enhancing landscape and nature recovery.

To ensure relevant agencies work together to provide adequate surface water draining and reliable sewerage works.

To ensure new development does not cause any new, or exacerbate existing, flooding, water, drainage and sewage problems, and where possible mitigates existing problems.

To ensure Climate Change resilience.

# Policies

- VC1 – Village Character
- VC2: Landscape & Green Gaps
- VC3: Important Local Views
- VC4: Dark Night Skies

- H1: Housing Mix
- H2: Infill Development
- H3: Active Travel
- H4: Parking Provision
- H5: Safeguard Affordable Housing

- C1: Community infrastructure
- C2: Improvements to Community Assets
- C3: Local Green Spaces

EC1  
Enhancement of Employment Facilities

- ENV1: Protecting & Enhancing Biodiversity
- ENV2: Flood Risk Mitigation and Management
- ENV3: Climate resilience, renewable energy and energy reduction

## 7. POLICIES

### 7.1. VILLAGE AND RURAL CHARACTER AND DESIGN

#### Objectives:

##### VILLAGE CHARACTER

To enhance our strong sense of place, community and local rural identity.

To ensure that new housing development is in character with the villages, protects the greenbelt and offers a high quality of design within the villages whilst minimising impact on views and important spaces.

To protect the aesthetic beauty of the villages and the income it generates.

#### Policies:

VC1 – Village Character

VC2: Landscape & Green Gaps

VC3: Important Local Views

VC4: Dark Night Skies



Figure 11 The Green, Warborough

## Introduction

Our community comprises the village of Warborough and the hamlet of Shillingford and is known as the Parish of Warborough. Both communities have extensive conservation areas and each fall partly in the Green Belt; both have many Grade II listed buildings (Figure 1 shows the extent of the conservation areas and Green Belt).

The villages are richly populated with trees and hedges that feature prominently throughout. They sit amidst farmland with open views out across the surrounding countryside, particularly to the Chilterns Area of Outstanding Natural Beauty (AONB) and to Wittenham Clumps (North Wessex Downs AONB) and Oxford City. Although the Green Belt covers roughly half of Warborough and most of Shillingford, and the Conservation areas focus on two areas, the character is defined by wider boundaries, and this should be assessed as an entity. Our uniquely attractive villages are enjoyed by both residents and visitors alike and major housing growth should not be allowed to impact negatively on this, as unsympathetic over-development did in the late 1960s and early 1970s.

Historically, the enclosures of the 19<sup>th</sup> century gave a framework around which subsequent growth took place in our villages.

**Warborough** - the built-up area of which follows the line of the busy Thame Road. The core of the settlement is centred on the square of land formed by the shop and Post Office, St. Laurence Church with its hall to the west, The Green North, The Green South and village pub, the Green itself with a sport pavilion and the allotments and open fields to the east.

**Shillingford** - is to the south of Warborough stretching to the River Thames and is divided by the busy main road (A4074) that runs between Reading and Oxford; Wallingford Road runs over Shillingford Bridge to the Shillingford Bridge Hotel. The Wharf Road conservation area runs down to the river, and the WPC owns the Wharf area there. The Thames Path runs along Wharf Road to the river, there are grass verges but no footways. The northern part of Shillingford contains most of the recent development in various closes, off the main roads.

This RP's DC, CA and Local Green Space Assessment build on the WSNP's Character Assessment to expand with professional detail on the style, design and layout of development that will protect and enhance our communities' identity through appropriate character, scale and design which informs the Village Character Policies below.



Figure 12 Warborough & Shillingford Conservation areas (outlined in red), green belt (green hatch) and listed buildings (highlighted yellow). Source: SODC GIS

## (VC1) Character, Design and Heritage

The one thing a visitor might take away if they met the residents of Warborough and Shillingford is how much we all love our villages. Everything. Ideally, as they are, without change. But change we must, and in doing so we wish to protect the rural ambiance, structure, and appearance as best we can. There are very few negatives about the structure of the villages, the main complaints are about flooding and traffic, along with concerns about the scale and pace of wide South Oxfordshire development (over 9000 new homes in the planning framework within five miles over the past ten years). The most positive? We have a lot to choose from - perhaps Warborough's Green or Shillingford's Bridge (depending on where you live in the parish). In character, you can't imagine a more enthusiastic community. It values its integration, social life, clubs, events, sports on The Green and boating on the river. It's a great place to live and the villagers are determined to keep it so.

The WSRNP Character Appraisal sets out the special interest, character and appearance of areas throughout our Parish to highlight their local distinctiveness and identity. The WSRNP Design Code provides design guidance on a wide range of matters including heritage, layout, siting and density, scale, height, massing, and lighting. Both provide considerations for individual householder development, and sustainable development, demonstrating good, local examples.

WPC supports the Local Plan approach where it can be demonstrated that development proposals reflect the sense of place, community and local identity and be complimentary in style, size, siting and other impact. Policy VC1 recognises the value of the SODC Design Guide and supports its approach to quality at every scale, but it also takes account that this is more easily applied to larger sites and that development that impacts on the street scene is very important locally.

The aim is not to constrain development or innovative design but to reflect the best in design. The character of the village and its rural setting are very important to us.



*Figure 13 A Village Walking Workshop for the Character Appraisal*

The WSRNP CA was drafted with input from a Village Walking Workshop held in November 2023 Figure 13. It helps ascertain the special interest, character and appearance to highlight the local distinctiveness and identity of the two settlements in the Parish.

The Parish is considered to have 6 settlement character areas alongside the remaining opening countryside beyond. These are demonstrated in and extract of the CA in Appendix 9.17 2024 Character Appraisal Area, detailed maps, shown at a high level below in Figure 14. Issues and Opportunities for each area set out below:

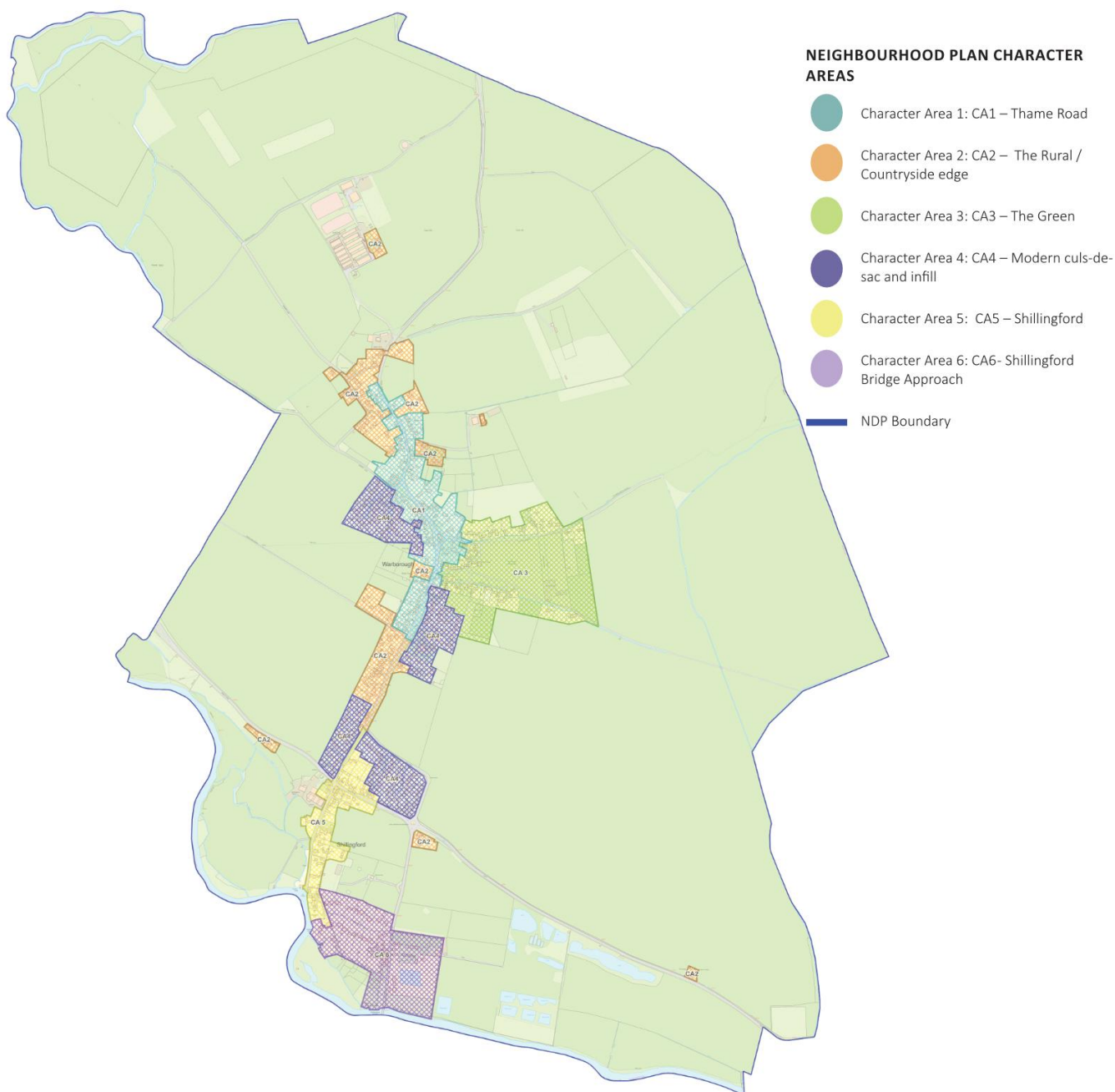

















Figure 14 the Character Areas of Warborough and Shillingford













- **CA1 - Thame Road** - those buildings which have a visible frontage onto Thame Road from the public realm and are the central focus of Warborough as one travels through from North to South. It should be noted that some buildings, whilst having an address on The Green, are highly visible from Thame Road and make a valuable contribution to this area and are not visible from The Green itself.

## CA1 Issues and Opportunities

1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside. 
2. Any **infill** development should be limited in number to avoid a significant change in the overall open character of the area. 
3. Ensure that the **development of modern buildings** does not degrade the predominant historic appearance and the opportunity as a filming location. 
4. Where contemporary designs are proposed, these must be designed with regard to the **local context**. 
5. Contemporary buildings can be well **integrated with the traditional surroundings** where attention is paid to levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of heritage assets. 
6. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. The character of these should be preserved and not urbanised. They provide an excellent level of informal connectivity and opportunities to explore and their appearance should be maintained. 
7. The level of through **traffic** has steadily increased over time which detracts from the visual appeal, in addition to noise and air pollution. Where **traffic calming** measures are considered, these should be rural in nature and not add urban clutter to the street scene through excessive signage, road markings, or built features. 
8. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing. 
9. The wide characteristic **verges** are also at threat from being surfaced and used for parking. Such verges should be protected from future development and urbanisation. 
10. **Flooding** often affects the Thame Road in the centre of village. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems. 
11. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
12. The characteristic **boundary treatments** of brick and stone walls or high native hedges must be maintained. Replacement with poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting. 
13. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain. 
14. The **key focal point** around shop, war memorial and church creates should be preserved and enhanced where opportunity allows 
15. Improvements to the appearance of **St. Laurence Hall** (the former school) would be supported, particularly the replacement of the former playground, with a permeable and landscaped surface. 

- **CA2 - The Rural/Countryside** – buildings with a more rural aspect which generally face out either onto open countryside or accessed via rural lanes or access points and not visible from the main through route. These include some farm conversions and low-density infill, as well as older cottages.








## CA2 Issues and Opportunities

1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside. 
2. Any **infill** development should be limited in number to avoid a significant change in the overall open character of the area. 
3. Ensure that new **development buildings** does not over develop the plot and compromise the level of space available for planting between buildings and views beyond. 
4. Where contemporary designs are proposed, these must be well integrated into the wider **landscape context**. 
5. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. New development can lead to the upgrading of lanes to improved standards. The character of these should be preserved and not urbanised. The rural appearance should be maintained. 
6. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing. 
7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems. 
8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
9. The characteristic **boundary treatments** of high native hedges must be maintained. Replacement with urban poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting. 
10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain. 
11. New development should maintain the **linear nature of development** which is generally informally located within a large plot. Courtyard developments may be appropriate when replacing groups of farm or outbuildings. 
12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets. 

- **CA3 - The Green** - those buildings which face onto and are visible from The Green itself rather than by address – i.e. the contribution they make is substantially towards the green space rather than Thame Road or another area.







### CA3 Issues and Opportunities

1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside. 
2. Any **infill** development should be limited in number to avoid a significant change in the overall the loose knit character of the area. 
3. Ensure that new **development buildings** does not over develop the the plot and compromise the level of space available for planting between buildings and views beyond, particularly to the East. 
4. Where contemporary designs are proposed, these must be well integrated into the **historic context** and the setting of heritage assets. Buildings must also integrate with the wider **landscape context** with sufficient native hedgerow screening and tree planting. Consider how the latter may add to the existing mature trees around the edge of The Green 
5. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. New development can lead to the upgrading of lanes to improved standards. The character of these should be preserved and not urbanised. The rural appearance should be maintained. 
6. **On street parking** can dominate the street scene as many properties do not have off-road parking. This is a particular problem around The Green where the lanes are narrow and there is limited space for residential parking. There is pressure to lose valuable front garden space to accommodate parking on-plot. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing. 

7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems. 
8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
9. The characteristic **boundary treatments** of high native hedges must be maintained. Replacement with urban poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting. 
10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key,development and important gaps leading to countryside views are important to maintain. 
11. New development should maintain the **linear nature of development and building line** which is focused around the central green space. 
12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets. 
13. Development must not harm the ability of the area to function as a **film set** to portray archetypal village green with its iconic cricket pavilion, and traditional thatched pub. 

- **CA4 - Modern Cul-De-Sac and Infill** - low to medium density modern development largely from the 1940s to the present day. These may comprise small to medium sized estate developments which have a clear identity. Each area may look different depending on the year constructed.









### CA4 Issues and Opportunities








1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside. 
2. Any **infill** development should be in keeping with the character of the individual design of the area. 
3. Ensure that new **development buildings** does not over develop the the plot and compromise the level of space available for planting between buildings and views beyond. 
4. There is additional scope for contemporary designs in these locations however, these must be well integrated into the wider **landscape context**. 
5. There are fewer narrow **unmade lanes** in these areas. However there are still many **footpaths** which have been identified as in need of upgrading. The rural appearance of paths should be maintained or enhanced where they have been degraded. 
6. **On street parking** can dominate the street scene as many properties do not have off-road parking. There is pressure to lose valuable front garden space to accommodate parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing. 

7. **Flooding** often affects many properties in the Parish. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems. 
8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
9. The **boundary treatments** here are often more urban. Opportunities to plant or reinstate native hedges or high quality brick, or stone walls will be supported. Where fences are required, these must be softened by appropriate planting. 
10. On the **edges of the settlements**, the rural character of hedged fields and paddocks interspersed with low key,development and important gaps leading to countryside views are important to maintain. 
11. New development should maintain the **linear nature of development**. Major, in-depth development would erode the character of the area. 
12. **Building heights** should be lower on the edge of the settlements to ensure there is no harm to views of the setting of heritage assets. 
13. Where existing **materials** are low quality or predominantly the same, new development should not follow, but look to the wider area for inspiration and an appropriate palette of materials and colour choices.

- **CA5 - Shillingford** - largely the conservation area and area proposed as an area of special character to the north.














### CA5 Issues and Opportunities

1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside. 
2. Any **infill** development should be limited in number to avoid a significant change in the overall historic character of the area which is punctuated by important gaps. 
3. Ensure that the **development of modern buildings** does not degrade the predominant historic appearance and the opportunity as a filming location. 
4. Where contemporary designs are proposed, these must be designed with regard to the **local context**. 
5. Contemporary buildings can be well **integrated with the traditional surroundings** where attention is paid to levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of heritage assets. 
6. The network of narrow **unmade lanes and footpaths** have been identified as in need of upgrading. The area is also home to the Thames Path which is a key national route. The character of the paths should be preserved and enhanced but not urbanised. They provide an excellent level of informal connectivity and opportunities to explore and their rural appearance should be maintained. 
7. **On street parking** can dominate the street scene as some properties do not have off-road parking. Any new **parking proposals** should be well screened and not result in the loss of native trees and plants or expansive areas of hard surfacing. 
8. The wide characteristic **verges** are also at threat from pressure to park on the wide grass verges, particularly for visitors to the area. Such verges should be protected from future development and urbanisation. 

9. **Flooding** is a key problem along Wharf Road. New development is likely to exacerbate the situation further given the geology and drainage capacity unless sufficient information is provided to mitigate such problems. 
10. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the expansive long distance views over the National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
11. The characteristic **boundary treatments** of brick and stone walls or high native hedges must be maintained. Replacement with poor quality brick, panel or close board fencing should not be supported. Where fences are required, these must be softened by appropriate planting. 
12. On the **edge of the Shillingford**, the rural character of hedged fields and paddocks interspersed with low key, development and important gaps leading to countryside views are important to maintain. 
13. The **key focal point** around The Wharf with its outstanding views of the river must be preserved and enhanced where opportunity allows. 
14. The historic heart of old Shillingford would have been located around The George Inn and The New Inn (former Kingfisher pub). Although it is not part of the Conservation Area, it has many qualities, cultural and historic associations which should be preserved and enhanced. 
15. The busy Henley Road detracts from the historic qualities of the area. There is much suburban clutter which has crept in. Opportunities to slow traffic and reduce clutter would be supported. 

- **CA6 - Shillingford Bridge Approach** - including Shillingford Court and Court Drive and excluding the Conservation Area but including the Bridge and the properties on its approach.

## CA6 Issues and Opportunities

1. Any development proposal requiring planning permission would need to avoid obscuring the identified **views** to countryside including those to the Thames and towards Wittenham Clumps. 
2. Where any minor development is permitted, it should be limited in nature to ensure that there is minimal impact upon the views gained from The River Thames or the North Wessex Downs National Landscape, to which the area is adjacent. 
3. Ensure that any alteration which results in a building of a **contemporary appearance** is not of a design which is overly dominant in the street scene or causes significant light pollution or glare from excessive levels of glass. Where contemporary designs are proposed, these must be designed with regard to the **local context**. 
4. Contemporary development should be well **integrated with the landscape** where attention is paid to high levels of native landscaping, plot sizes, appropriate gaps between buildings and a form and layout which respects the setting of nearby heritage assets where appropriate. 
5. **On street parking and reversing from driveways** onto Wallingford Road is problematic, particularly where boundary walls restrict visibility. Any new **parking or driveway proposals** should be well screened, but allow sufficient visibility and not result in the loss of historic walls and other such features. 
6. **Flooding** is a key problem. The entirety of the area lies within Flood Zone 2 (the second highest zone of concern), with the majority also lying within Zone 3 (the highest zone of concern). This means only water-compatible and less vulnerable uses are permitted. 
7. Alterations and minor extensions to building must take into account the likelihood of **flooding** and the flow of water across a site. In particular, ensuring that any new built form can allow water to pass through more easily at ground level 
8. No **street lighting** is considered a positive and adds to the visibility of Dark Night Skies, particularly given the proximity to the North Wessex Downs National Landscapes. New development should not include modern lighting which can increase glare and light spill. 
9. The **boundary treatments** of native hedges are preferred over brick and stone walls, as these allow water to pass. Replacement of hedges with poor quality brick, panel or close board fencing is not supported. Where fences are required, these must be softened by appropriate planting. 
10. On the **edge of the Shillingford**, the riparian character of The Thames and its wooded edges and floodplain pasture is a key feature which must be maintained and enhanced. Consider additional planting of water loving, native species for biodiversity and flood mitigation. 
11. The **key focal point** is the magnificent Grade II\* Listed Shillingford Bridge and its setting, with its outstanding views up and down the river, which must be preserved and enhanced where opportunity allows. 
12. The other **focal point** is the area around Ferry House, Bridge House and The Mews, all adjacent to the Bridge. Although it is not part of the Conservation Area, it has many qualities, cultural and historic associations which should be preserved and enhanced. 
13. The busy Wallingford Road detracts from the qualities of the area. There are many older Victorian buildings which are adversely impacted by the steady flow of **traffic**, which speed across the bridge to avoid waiting at the traffic lights. There is also much suburban clutter which has crept in. Opportunities to further slow traffic and reduce visual clutter would be supported. 

\*It should be noted that a character area does not define a settlement boundary or built-up area boundary. Indeed, many of the areas contain individual properties or those set in open countryside. The setting of buildings is key to their character and is explained in detail as relevant.

### Non-Designated Heritage Assets

In addition to Listed Buildings, the community can propose locally significant heritage assets, known as non-designated heritage assets (NDHAs). These can be buildings, monuments, sites, place or landscapes with significance to be noted in planning decisions. Advice from Historic England on NDHAs (Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)) has been followed.

In the case of Warborough, an existing Conservation Area Appraisal has been reviewed with the details updated given the passage of time since completion. All buildings of interest from that appraisal have been added as potential NDHAs and are detailed in Appendix 9.5 Table 1 List of Potential Non-Designated Heritage Assets.

The criterion for designation includes:

Design value	Group value	Archaeological value
Designed Landscape value	Landmark Status	Rarity
Local Distinctiveness	Documentary Evidence	Historic Association
Social and Communal Value	Intactness	

The identification of these buildings, structures and space has been used as the basis for the second part of the Village Character policy to protect and enhance non-designated heritage assets and their setting.

It has also been used to form part of the Design Code to ensure sensitive development takes place in the future including any extension.

The status will be taken into account as a material consideration as set out in paragraph 209 of the NPPF where 'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

The proposed NDHAs are shown in figures x below and listed in Appendix x, as well as the Character Appraisal.

### **Shillingford Special Character Area**

Within Shillingford, it is considered that a small area to the north of the Conservation Area, straddling both sides of the A4074, possesses unique and distinctive characteristics that warrant further protection. Whilst it is outside of the Conservation Area, there are numerous elements which are important, including:

- **Historical significance:** The area has a rich historical heritage including the site of former public houses, brewery and industrial works.
- **Location:** 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 several distinctive buildings and interesting architectural styles.

The proposed Special Character Area are important for several reasons as it is considered that as buildings are converted altered, the original design, function, and history is lost. This is already evident in this area and therefore it is key to protect the area's unique character and heritage. It also forms an essential part of the community identity of Shillingford, contributing towards the sense of place and community identity.

The importance of the area must be considered in any new development proposals. Setting out standards within the Village Character Policy ensures new development is compatible with this objective, whilst allowing positive future enhancements.

The WSRNP CA identifies heritage assets in the Parish shown in Figure 15 and Figure 16.

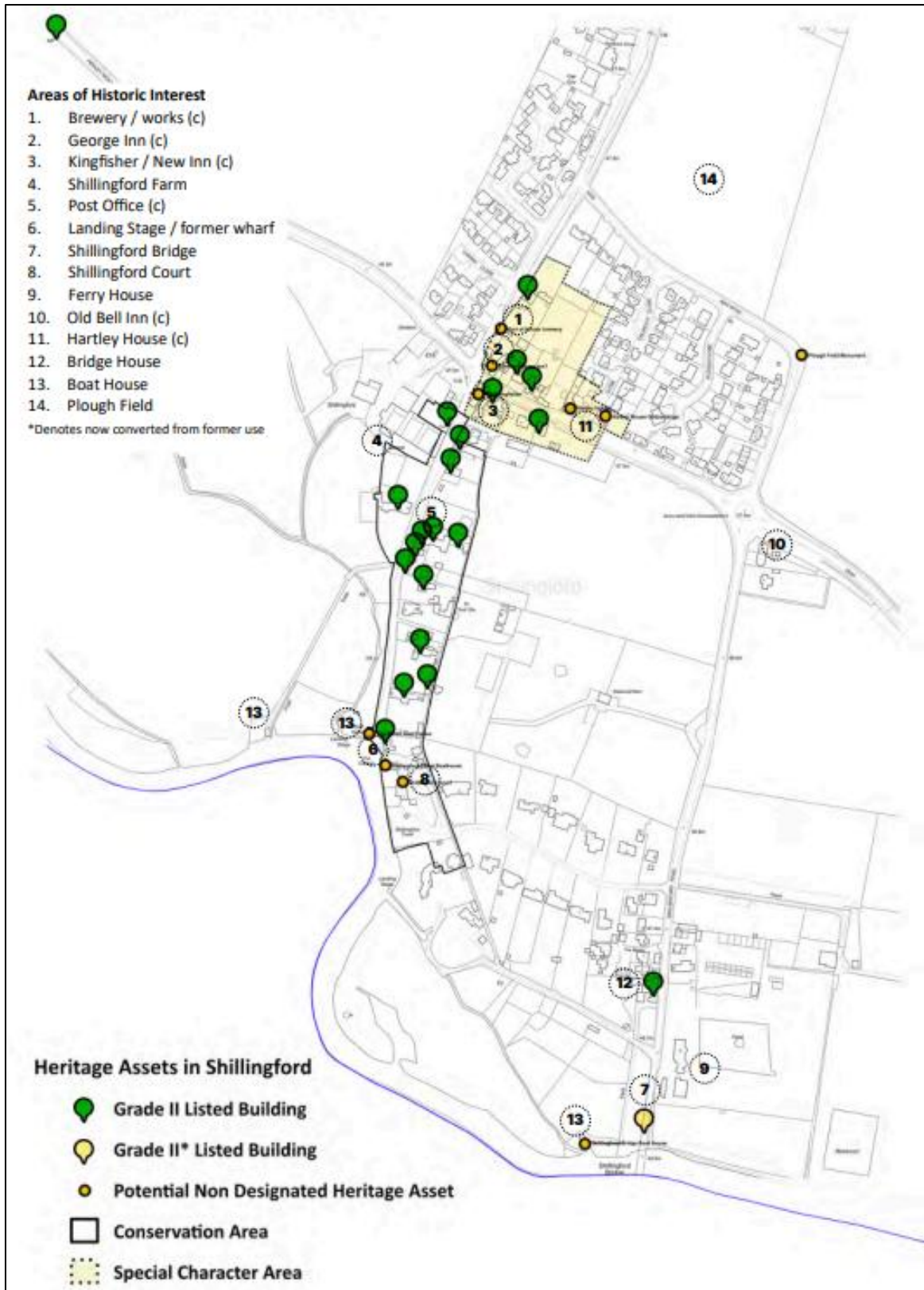


Figure 15 Plan of Heritage in Shillingford

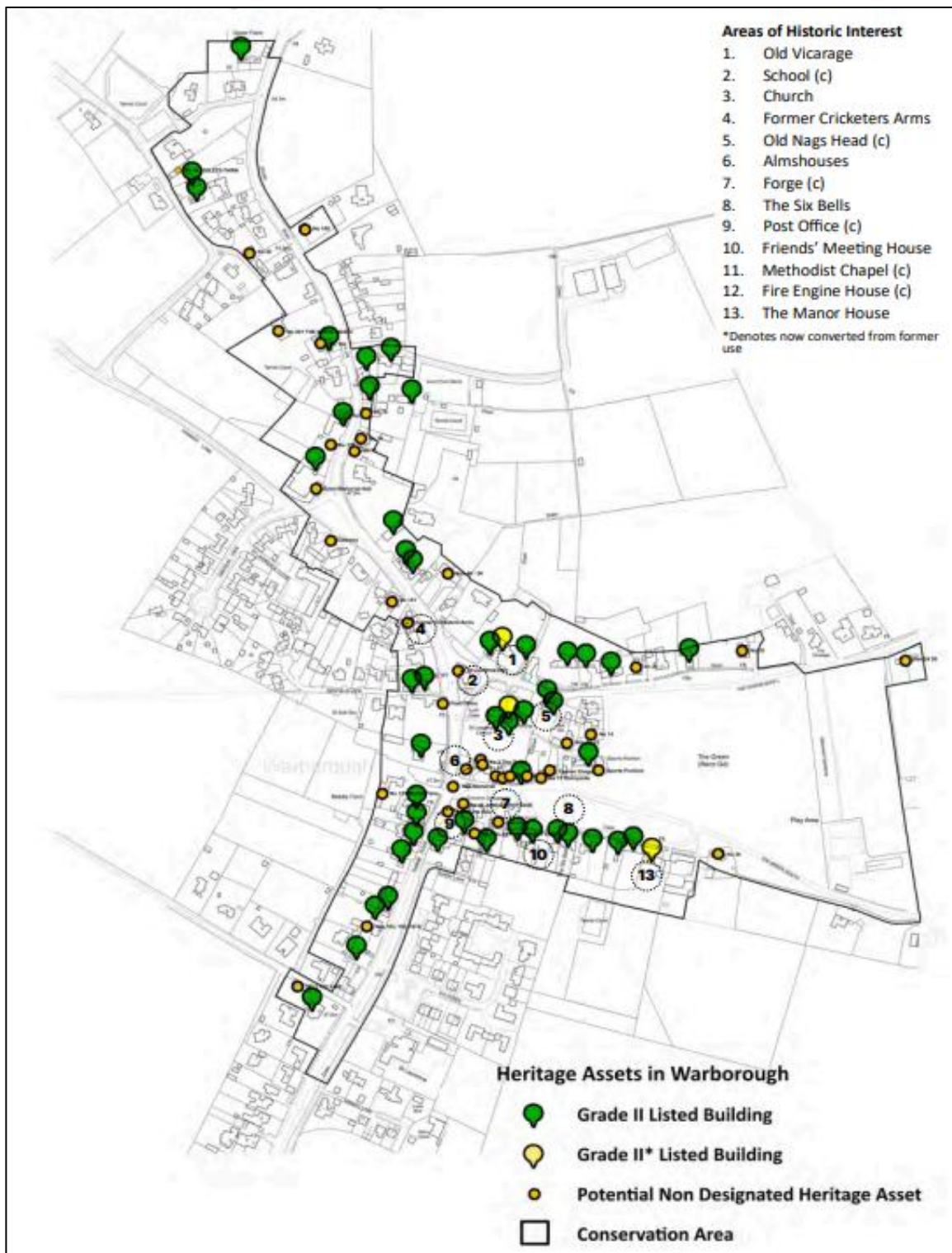


Figure 16 Plan of Heritage in Warborough

WPC supports the Local Plan approach where it can be demonstrated that the proposals will not cause physical or visual damage to a Heritage Asset or its setting. Throughout the parish, we have two conservation areas, listed buildings, a Special Character Area, and Heritage Assets both above and below ground. Any development causing physical damage to these will not be supported. To ensure support, the impact on the setting of such historic assets should be mitigated against, or as limited as possible.

We expect new development to add to Warborough and Shillingford's continual improvement and never to lead to a deterioration in our environmental quality or our enjoyment of our surroundings.

## Traditional Design

The older properties and cottages in the Parish make a positive and distinctive contribution to the character of the area. Their use of traditional buildings, forms, materials and detailing are key to this. Where possible, new development should be encouraged to continue features of interest, original building forms and materials. Alterations and extensions to existing buildings should allow for the original building to still be read and understood.

## Contemporary Design

The focus on traditional buildings does not mean that a contemporary approach will not be acceptable. Modern, high-quality design is encouraged, and to be successful, the proposal should be sensitive to locally specific materials, features and landscapes by utilising materials such as steel, timber, and glass within the more traditional palette. Positive examples, extracted from the DC, are highlighted in Figure 17, whilst examples of poor-quality materials may include:

- fake stone panels either standalone or with red brick quoins and lintels
- fibreglass canopy porches or bay windows
- expansive, plain red facing brick with little detailing or variation; and
- poor quality concrete tiles - either plain or pantiles

It should also be noted that the colour of roofing should be in keeping with surroundings - bright reds, or orange-coloured concrete tiles with a lack of variation are not acceptable, particularly as these do not dull over time in the same way as clay.

### Indicative Palette of Materials

**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 hedges.  
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

Simple roof forms - gables and full hipped roof forms  
Wide frontage - simple plan form  
Gable features should be subordinate  
1.5 - 2 storeys in height - up to 2.5 in centre of village for landmark buildings

Figure 17 Indicative Palette of Materials

## **Policy VC1 – Village Character**

### **Character and Design**

Development proposals should respond positively to the indicative palette of materials in Figure 16 and the relevant identified Character Area details, Issue and opportunities as set out in the Character Appraisal (Appendix 9.2 Warborough & Shillingford Character Appraisal 2024), taking account of the details about the following locations:

- A. Settlement Character Area 1 – see Figure 65
- B. Settlement Character Area 2 – see Figure 66
- C. Settlement Character Area 3 – see Figure 67
- D. Settlement Character Area 4– see Figure 68
- E. Settlement Character Area 5– see Figure 69
- F. Settlement Character Area 6– see Figure 70
- G. Open Countryside and Landscape – see Figures 13 and 18

As appropriate to their scale, nature and location, development proposals should demonstrate within their Design and Access Statement, or other submitted documentation, how they accord with each relevant matter set out in the Parish Design Code in Appendix 9.1 Warborough & Shillingford Design Code 2024)

Development proposals which harm the potential for the Parish to continue as a location for filming for television and film will not be supported.

Any proposal which could bring about an increased demand for parking or loss of car parking, particularly where it would have an adverse impact on the street scene or cause a loss to green spaces and gardens in identified problem areas identified in policy H4 Parking Provision, would not be supported.

### **Non-Designated Heritage Assets**

The Plan identifies a series of non-designated heritage assets for Warborough – see Figure 16, and Shillingford – see Figure 15. Development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset. Where a proposal would demonstrably harm a non-designated heritage asset, the damage caused to the identity and character of the asset will be weighed against the overall benefits that would arise from the proposed development.

### **Shillingford Special Character Area**

Development proposals must take particular care to respect the characteristics of the Shillingford Special Character area described above and shown on Figure 15.

## (VC2) Landscape Character and Green Gaps

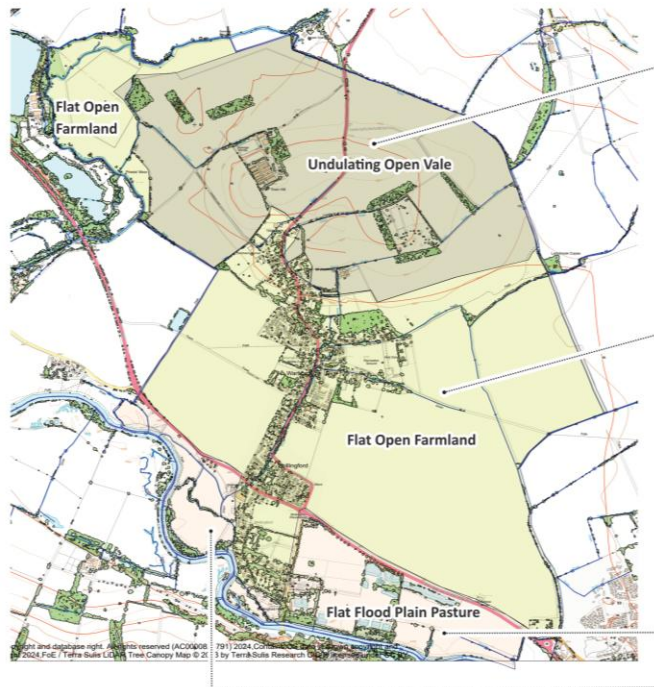
The setting of our rural communities is critical to its character charm, and it contributes to the quality of life of our residents. The WSRNP have commissioned Bluestone Planning, to explore these landscape features to identify sensitive development requirements. Figure 18 below refers to the different Landscape Character Types as identified in the South Oxfordshire Landscape Character Assessment (undertaken by Lepus Consulting in 2017) and provides further details highlighting the locally specific information relating to the Parish. The Plan Area contains following landscape types:

- Flat Flood Plain Pasture
- Flat Open Farmland
- Undulating Open Vale

More details are found within the Character Appraisal (Appendix 9.2) as the extract below highlights.

### Key Landscape Characteristics

- The River Thames Corridor is marked by its exceptionally flat topography, with elevations ranging between approximately 50 meters and 70 meters above Ordnance Datum (AOD).
- The North Wessex Downs National Landscape forms the south and south-eastern edge of the Parish Boundary. Whilst the Chilterns National Landscape lies some 4km to the east, but is clearly visible in the open landscape.
- The landscape is dominated by floodplain areas associated with the River Thames and its tributary, the River Thame.
- The River Thames and the River Thame have a strong influence on the location of built form across the area, settlements are located in close proximity to watercourses.
- The landscape features a distinctively 'wet' riparian character, characterised by a network of drainage ditches necessary for managing the frequently waterlogged conditions.
- The underlying geology is primarily Gault Clay. A thin strip of alluvium creates heavy soils with naturally impeded drainage, prone to flooding
- Further north of the River Thames, the floodplain consists of river terrace gravels, which are better drained and support lighter, more easily worked soils. These are largely under intensive arable cultivation.



#### Landscape Type - Undulating Open Vale

##### Key characteristics:

- The surrounding terrain remains notably uniform, but is dominated by small areas undulating land such as Town Hill.
- There is a planned agricultural pattern of medium to large fields, established during the parliamentary enclosures.
- Fields are enclosed by regular hedgerows, however, the level of plant cover, maintenance and thickness of these hedgerows varies across the area, influencing the degree of openness or enclosure in the landscape.
- Away from some of the poorer field boundaries, there are a number of species-rich hedgerows, which provide important ecological corridors.

#### Landscape Type - Flat, open farmland

##### Key characteristics:

- Distinctively flat, low-lying farmland (below 50 metres AOD).
- Large-scale rectilinear field pattern with distinctive network of drainage ditches.
- Weak landscape structure with few trees, low or gappy hedges, open ditches and fences.
- Comparative inaccessibility creates a rural and remote character.
- Open, denuded landscape results in high intervisibility

#### Landscape Type - Flat Floodplain Pasture

##### Key characteristics:

- Flat, low-lying farmland, typically dominated by permanent pasture with a distinctively 'wet', riparian character.
- Prone to flooding with distinctive network of drainage ditches.
- Comparatively strong landscape structure with willows conspicuous along the riverside.
- Small-scale landscapes with intimate, pastoral and tranquil character.
- Generally low intervisibility, although views along the river corridor may be possible in some more sparsely vegetated areas.

Figure 18 Key Landscape Characteristics

For each of the Landscape Areas, there are specific recommendations / opportunities, these have been split into:

- Landscape Character
- Historic and Settlement Character
- Roads and Paths
- Land Use

Each recommendation or opportunity is then highlighted as to the potential level of impact relating to the Character Area / Type:

- 0: Neutral impact on Character Area / Type
- +: Minor positive impact on Character Area / Type
- ++: Major positive impact on Character Area / Type

**Table 1 Landscape Recommendations**

## Landscape Recommendations

	3 Clay Vale – Undulating Open Vale [19]	4 River Thames - Flat, open farmland [6]	4 River Thames - Flat floodplain pasture [5]
<b>Landscape Character</b>			
Promote opportunities for arable reversion to grassland, particularly on land adjacent to watercourses to benefit wading birds and provide distinctive extensive landscape tracts of land.	0	+	++
Species-rich rivers and ditches should be maintained with diverse banksides and aquatic vegetation through sympathetic management	++	++	++
Strengthen the hedgerow network with native hedgerow trees such as oak and ash.	++	++	++
Promote environmentally-sensitive maintenance of hedgerows, including coppicing and layering when necessary, to maintain a height and width appropriate to the landscape type.	++	++	++
Enhance and strengthen the character of tree-lined watercourses by planting willows and ash and, where appropriate, pollarding willows.	0	+	++
Promote small-scale planting of deciduous woodland blocks using locally characteristic species such as crack willow, oak, ash and alders.	+	0	++
Establish buffer strips/field margins to potentially benefit small mammals, invertebrates and birds adjacent to willow pollards	++	++	+
Preserve Dark Night Skies	++	++	++
Preserve tranquillity	++	++	++
<b>Historic &amp; Settlement Character</b>			
Maintain local distinctiveness by controlling the quality of built development taking into account its scale, setting and use of local building materials	++	++	++
Minimise the visual impact of intrusive land uses at the fringes of villages and farms with the appropriate planting of tree and shrub species that are characteristic of the area	++	++	++
. Protect local brick and stone walls from deterioration.	+	++	++
Conserve rural character – limit areas of extensive building, car parking, hard surfacing, urban boundary treatment (close board and panel fences), urban features	+	++	++
Areas of focal open / green space	+	++	++
Conserve the character of the Warborough Conservation Area	0	++	0
Conserve the character of the Shillingford Conservation Area	0	++	++
Retain rural setting and separate identity of each settlement	++	++	++
<b>Roads and Paths</b>			
Avoid urbanising road improvements such as pavements, street lighting, signage, gateway entrances etc which would urbanise this area	++	++	++
Conserve narrow, rural lanes and network of paths	++	++	++
<b>Land Uses</b>			
Minimise visual impact of intrusive uses and creep of urban areas	++	++	++
Business and Tourism – to be balanced with vehicle and parking generation	0	0	0
New Development - impact on floodplain and existing flooding issues	0	--	--
Recreation use / water-based activities – any increase needs to be balanced with adverse impacts such as traffic, noise, ecology etc	0	0	--

### 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. The WSRNP prioritises these important spaces because of a Green Gap designation:

- allows for the preservation of open space within and between settlements; these gaps help to maintain green spaces within villages and built-up areas
- protects against the 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
- provides 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 the containment of such water and prevent further damage to property

- reduces noise, light and air pollution: Trees, hedgerows and other vegetation can help to mitigate noise, light and air pollution from nearby busy roads and nearby settlements
- conserves biodiversity: Green gaps can provide important habitats for wildlife, supporting biodiversity and ecological connectivity. Even on arable fields, the presence of boundary trees and hedgerows is important, as is the opportunity to roam and forage among crops
- provide visual amenity: Local gaps can enhance the visual appeal of an area, providing a sense of openness and reducing visual clutter.

The proposed gaps are considered essential to ensure that the villages do not merge and or lead to further mergers from other settlements .Findings are summarised in Figure 20.

There are three proposed gaps in the parish:

**1. Plough Field** - this gap is the last remaining gap between the village of Warborough and the hamlet of 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 several 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



Figure 19 Warborough 1912

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 (see Figure 19 Warborough 1912). 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 of the Shillingford Conservation Area is not eroded further.

#### **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:

1. The approach along Henley Road from Benson is particularly important. Here there is a key low native hedgerow frontage alongside the road, which gives open and expansive views towards the village of Warborough. Where glimpsed views of the built form are nestled among a treelined backdrop to the northwest
2. 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
3. To the southwest of 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 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. This policy sets out the types of development that would be permitted in these important spaces.

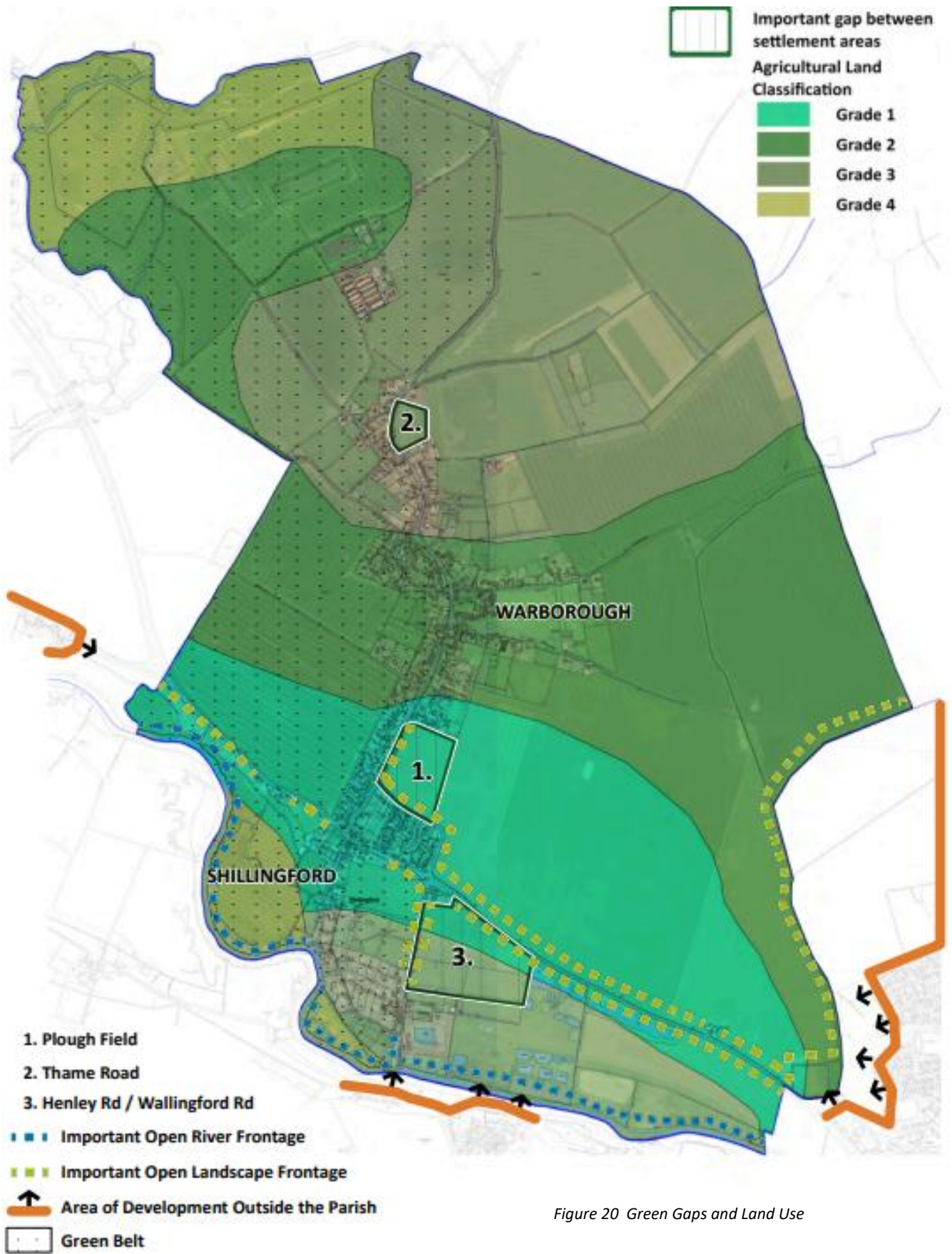


Figure 20 Green Gaps and Land Use

## **(VC2) – Landscape and Green Gaps**

### **Landscape Character**

1. Development proposals should demonstrate how they:
  - a) Preserve or enhance the identified distinctive character of the settlements and wider landscape setting as identified in Figure 18 Key Landscape Characteristics, and in Table 1 of Appendix 9.2 Warborough & Shillingford Character Appraisal 2024
  - b) Have taken into consideration the recommendations of the Design Code in Appendix 9.1.
  - c) Protect the key valued characteristics that contribute to the Villages'/Parish's character and the recommendations opportunities identified in Table 1 Landscape Recommendations, above.
  - d) Preserve the views within the Parish as highlighted in policy VC3.
  - e) Retain and where possible enhance the tranquillity of the Plan Area.
  - f) Minimise the impact of disruptive uses or major development on the landscape – including from neighbouring settlements.
  - g) Respect the identified important open landscape frontage and open important river frontage shown in Figure 20.

### **Green Gaps**

- h) Preserve the Green Gaps identified shown in Figure 20, to ensure that development would not:
  - diminish the physical and / or visual separation of settlements; and
  - individually or cumulatively with other existing or proposed development compromise the integrity of the gap.

### (VC3) Important Local Views

Views in and out and across the Parish are highly valued as they instill a sense and appreciation of our place in, and our connection to nature. They include to the west, the Wittenham Clumps and, to the east, agricultural fields framed by uninterrupted horizons of the Chilterns. To the north lie mixed use farmlands melding into small villages, thus creating the rural atmosphere to the village which makes it so popular to residents and visitors alike. These reinforce the sense of Warborough and Shillingford as small villages in a countryside setting. The WSRNP Character Appraisal has provided more insights to ensure the understanding of views remains relevant and provides sufficient detail to assist development decisions to include important landscape views as well as those within the Conservation Areas. The process used is outlined in the appendix in section 9.2.



*Figure 21 Chilterns View from The Green South*

Within the Warborough conservation area, views are characterised by historic and notable buildings in a variety of styles, dates and materials. Notable views within Warborough include those featuring The Green and the Church. These views are often channeled by the strong landscape features within the village. Similarly, the landscaping along the lanes and walks that lead out from the conservation area provide a suggestion of the countryside beyond and reinforce that strong link to the landscape. Views from these lanes also offer glimpses into private gardens and reveal the rear elevations of the village properties, and further out, strong views of the neighbouring AONBs, Wittenham Clumps and the Chilterns.

In Shillingford, the connection with the landscape is foremost, with street scenes within the conservation area, and the majority out across farmland and river meadows, and towards the AONBs. The connection with the river Thames is reinforced by views, especially from the Thames (national) footpath, and the Shillingford Bridge.

Since Covid, and with increased teleworking, villagers tell us that they have made more use of footpaths and PRowS, and the views, both short within the built environment, and longer panoramas are highly valued. This echoes the initial WSNP scoping survey which showed ‘protection of landscape and views’ and ‘development in keeping’ as highest importance for 95% of respondents up to date.



*Figure 22 Shillingford Bridge Boathouse, from the bridge*

In addition, the second largest number of comments made in the 2016 WSNP Community Survey concerned the need to “retain the rural character and spirit of the villages”. The 2016 survey also evidenced the importance of views from the village. ‘Minimise impact on open views’ ranked

second most important overall for design and layout criteria, after ‘quality of design’ ‘Low landscape impact’ ranked second overall in the site selection criteria. Updating views was discussed at village events, including the October 2024 consultation which shared details on all proposed views, which was supported by 100% of respondents to the feedback survey.

The Landscape Institute provides guidance which was used to assess important views in the WSRNP. 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.

Figure 25 Figure 24 and Figure 27 identify the location of the individual views and vistas that are listed in policy VC3, which are detailed in the table in Appendix 9.16.

Policy VC3 seeks to protect, and where possible enhance, those views and vistas that are important to the community (key views and vistas) and which help to define the character and setting of the villages and their rural area surrounding it. Reference should also be made to the WSRNP DC and CA, and associated maps/plans, in determining applications that affect the identified key views and vistas.



*Figure 23 Wittenham Clumps from the Green Lane Bridleway*

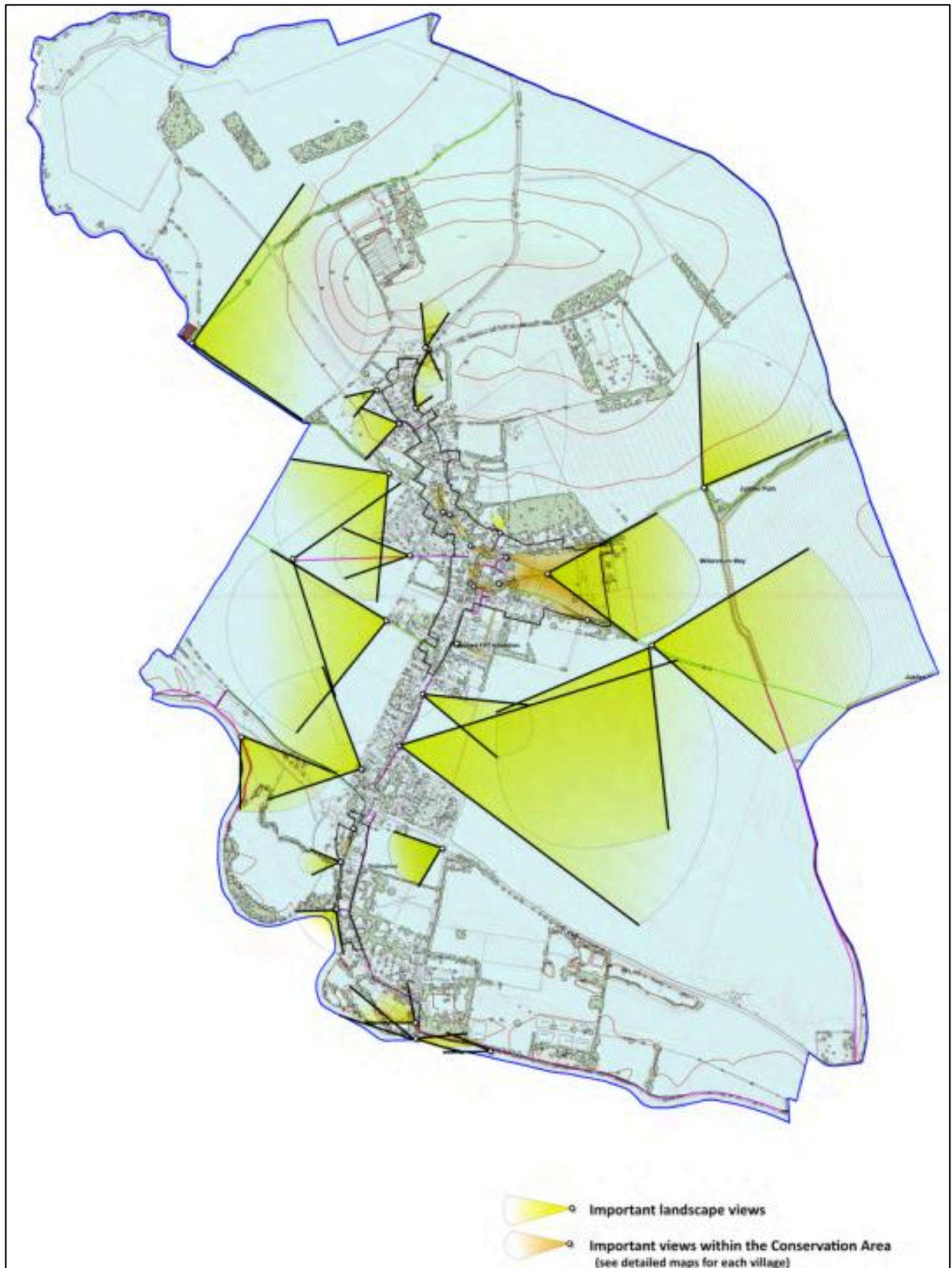


Figure 24 Overview Plan of Important Views

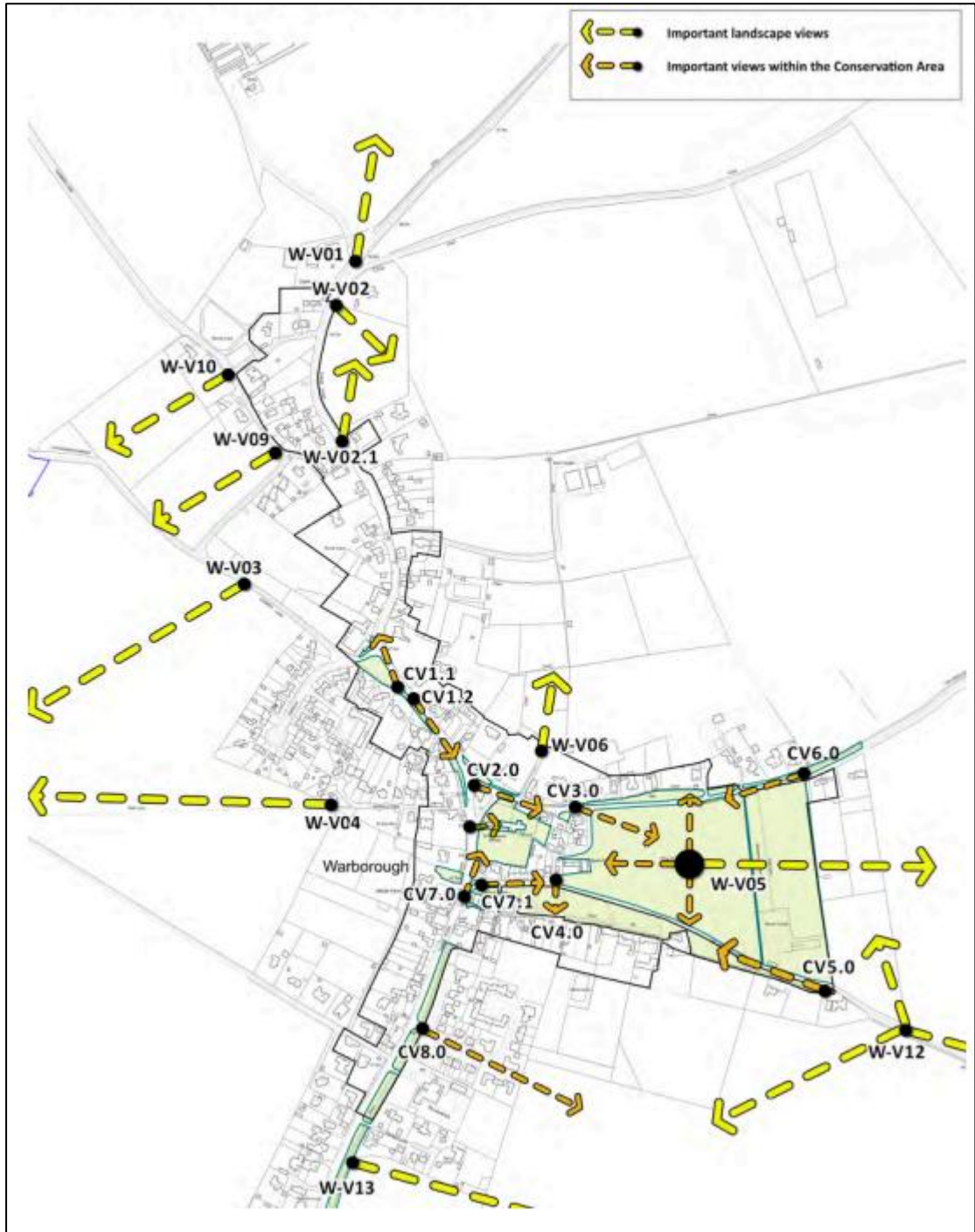


Figure 25 Important Views - Warborough



Figure 26 Lagoon Footpath milestone, towards Warborough, Wittenham Clumps to the right

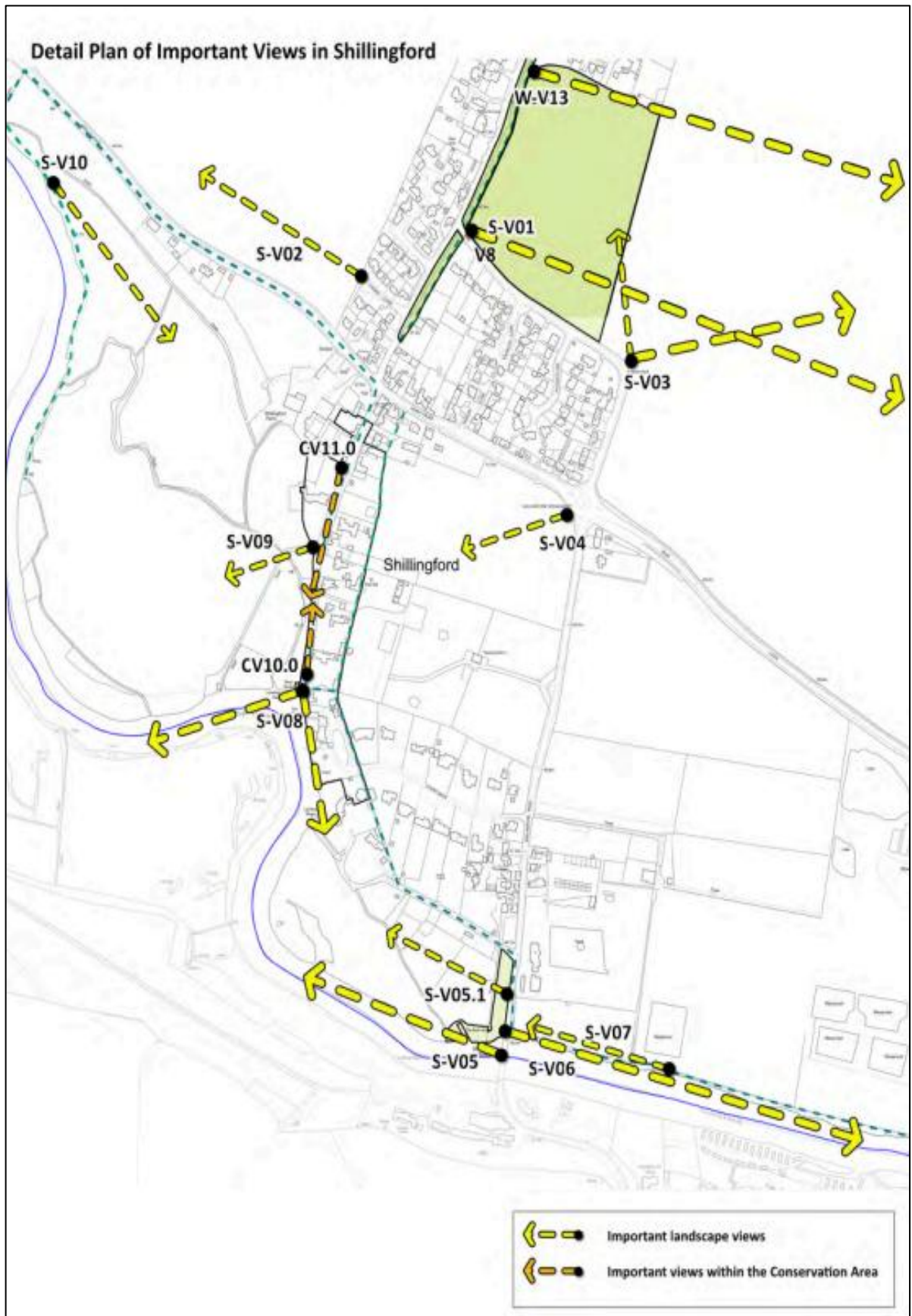


Figure 27 Important Views - Shillingford

### Policy VC3 – Local Views

Development proposals should maintain and where practicable enhance the following key views and vistas as shown in Figure 27 and in the table below:

View ID	Location and Type of View
<b>WARBOROUGH</b>	
<b>W-V01</b> (Former NP V01)	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.
<b>W-V02</b> (Former NP V02)	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.
<b>W-V02.1</b>	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village
<b>W-V03</b> (FORMER NP V10)	Hammer Lane edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).
<b>W-V04</b> (FORMER NP V9)	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)
<b>W-V05</b> (FORMER NP V3)	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.
<b>W-V06)</b>	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.
<b>W-V07B</b> (FORMER NP v05b)	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.
<b>W-V08</b>	PROW Footpath by bathing place River Thame to Town Hill
<b>W-V09</b>	From PROW towards Chilterns, across farmland with avenue of trees alongside
<b>W-V10</b> (FORMER NP v04)	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
<b>W-V11</b> (FORMER NP v11)	Views to the open countryside and farmland from the end of The Green North
<b>W-V12)</b>	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.  View north-west to fields and woodland from green south bridleway before entering Warborough.  View south-west to North Wessex Downs National Landscape (Wittenham Clumps).  View east from PRoW over to open countryside and Chilterns protected landscape to the east
<b>W-V12.1)</b>	From the PRoW as enter Warborough from Benson, long ranging views towards North Wessex Downs protected landscape.

<b>W-V13</b>	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
<b>W-V14</b>	From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape
<b>W-V15</b>	PROW from lagoon at Diagonal path, historic stone in foreground,
<b>Warborough Conservation Area Views</b>	
<b>CV1.1</b>	Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal
<b>CV1.2</b>	View south along Thame Road
<b>CV2.0</b>	View adjacent to St Laurence Hall east towards The Green
<b>CV2.1</b>	Church and Lynch Gate
<b>CV3.0</b>	View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background
<b>CV4.0</b> (Former NP V12)	The street scene along the part of The Green North nearest the Thame Road, and towards the 6 Bells
<b>CV5.0</b>	View from southeast corner of village green towards Church bell tower & sports pavilion
<b>CV6.0</b>	View from Northeast corner of The Green towards church tower, sports pavilion
<b>CV7.0</b>	Heart of Village: Shop, St Laurence Hall, Lynch Gate and Old Vicarage, Church Tower, Alms houses, Memorial
<b>CV7.1</b> (Former NP V14)	From the War Memorial: view towards The Green South
<b>CV8.0</b> (Former NP V13)	Glimpse of the Chilterns Protected landscape from the A329; preserved through the Six Acres development
<b>CV9.0A</b> (Former NP V05a)	View from the village green (North) which is a local green space onto numerous heritage assets.
<b>CV9.0C</b> (Former NP V05c)	View from Village green (South) towards Heritage assets.
<b>CV9.0D</b> (Former NP V05d)	View from village green (West) which is a local green space towards Sports Pavilion, the Church Bell Tower and the Six Bells pub.
<b>SHILLINGFORD</b>	
<b>S-V01</b> (Former NP V06a)	View across Plough Field from New Road Shillingford, expansive views across farmland to the Chilterns protected landscape
<b>S-V02</b>	Cherry Close has distant views to North Wessex Downs protected landscape and across farmland.
<b>S-V03 N and E</b> (Former NP V06)	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

<b>S-V04</b> (Former NP V08)	Views from the main A4074 across the flood plains to North Wessex Downs protected landscape (Wittenham Clumps)
<b>S-V05.0</b>	View from Shillingford Bridge into floodplain and listed building / willow maze
<b>S-V05.1</b>	From Shillingford Bridge
<b>S-V06</b>	From Shillingford Bridge towards Benson view of Thames and Thames path.
<b>S-V07</b>	View from PRoW alongside the River Thames towards Shillingford Bridge and River Thames
<b>S-V08</b> (Former NP V07)	There are westward views across the Wharf to river Thames, and then, out of the Parish and beyond is the North Wessex Downs protected landscape (Wittenham Clumps).
<b>S-V09</b>	View westwards out of Shillingford Conservation Area across floodplain of River Thames with backdrop of North Wessex Downs protected landscape
<b>S-V10</b>	View from the Thames Path
<b>Shillingford Conservation Area Views</b>	
<b>CV10.0</b>	Conservation area from the River Thames up Wharf Road.
<b>CV11.0</b>	View southwards from within Shillingford Conservation Area towards the River Thames



Figure 28 Plough Field from Wheeler's Corner

## (VC4) Dark Night Skies

Traditionally rural villages in England such as ours have had minimal outdoor lighting and minimal glazing within residential designs, leading to an ability to enjoy the night sky and flourishing nocturnal wildlife. This is valued by residents in WSRNP consultation events. Our allocation of Six Acres in the WSNP stipulated 'no street lighting' because most villagers felt strongly about avoiding light pollution. Feedback on the Sustainability Assessment Scoping Report (2017) repeatedly mentioned lack of light pollution as a benefit of the village and the WSNP 2016 Community survey showed that 53% of the community did not support street lighting anywhere in the parish, with higher support in particularly tranquil and sensitive environments.



Figure 29 Pipistrelle bats can be found in our parish

Awareness, particularly regarding the impact on nocturnal biodiversity has improved, and most residents carry mobile phone flashlights, diminishing the need for public lighting. Additionally, modern vehicles are fitted with powerful headlights, diminishing the need for carbon-burning street lighting.

The community seeks to avoid night-time coalescence between Warborough and Shillingford, and Benson and Wallingford, and recognise that modern urban development can introduce significant lighting, which would be out of character for Warborough & Shillingford. The strategic allocations and transport schemes in, and adjacent to, the Parish is beginning to impact dark skies in some parts of the parish, but they still offer a valuable respite from light pollution. Variations in levels of light pollution are illustrated in Figure 30.

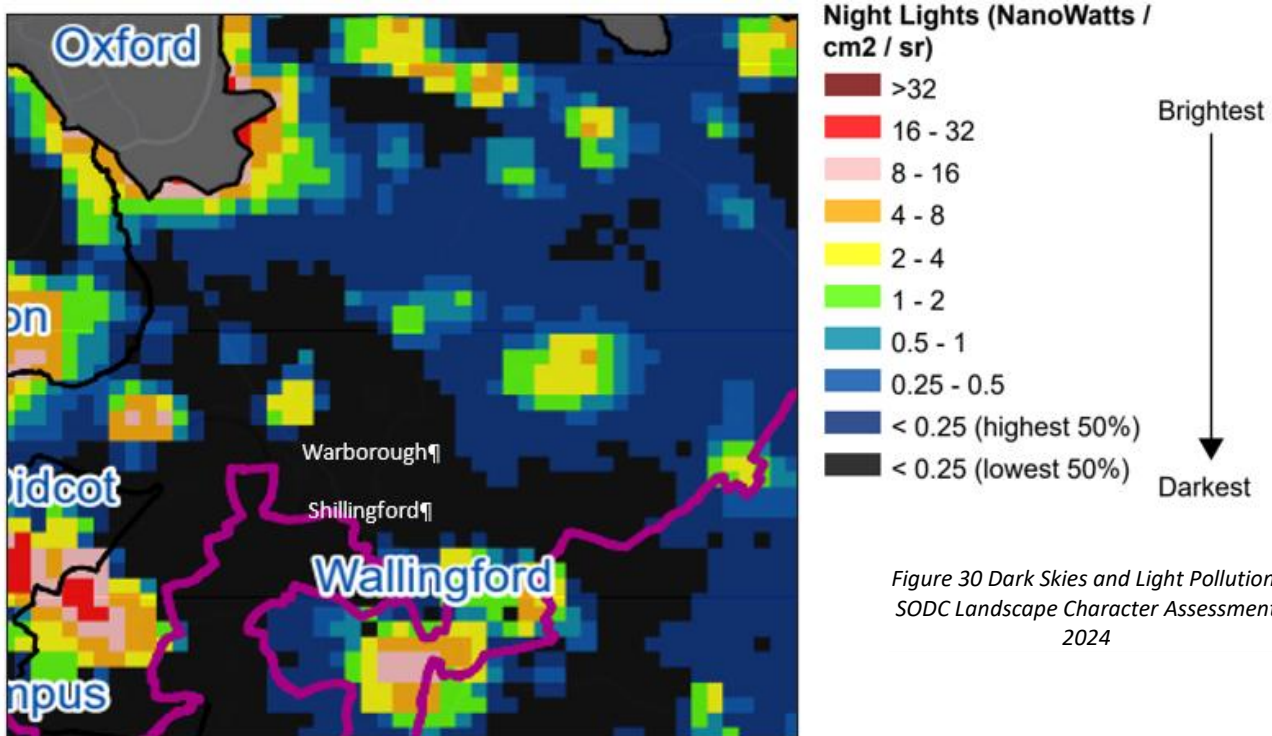


Figure 30 Dark Skies and Light Pollution, SODC Landscape Character Assessment 2024

Many councils across England support measures to protect and enhance the dark night sky. The policy reflects the purpose and objectives of policies ENV11 and ENV12 on Pollution of the SODCLP. To help achieve these objectives this policy is based on the Design Code and guides decisions on new and replacement lighting and helps private householders and businesses make the right lighting choices. For all proposed developments, factors that will be considered when deciding the appropriateness of artificial lighting, include the location, the hours of operation, the quantity of lights proposed, brightness and control,

and direction of the beam. Appropriate mitigation and control measures secured by planning conditions to prevent unnecessary light pollution include:

- a) The use of 'curfew' hours through automatic timers, and nighttime dimming
- b) The use of proximity infrared motion sensors, timers or any additional shielding or coving, including angling the front surface of lights to below the horizontal.

The lighting recommendations to support our bat species and preserve our ecosystems are, in order of preference:

- 1) Avoidance: Understand and protect roosting sites, commutes, and foraging areas
- 2) Mitigate: Use subtle way-marking, solar lighting, dim, or motion-detecting lighting, directed away from the skies
- 3) Compensate – Create dark corridors.
- 4) The use of different surface types to reduce the amount of reflectivity
- 5) Screening or shielding to reduce the impact of reflectivity and
- 6) Reflect the latest best practise guidance on light types in terms of lumens, wattage, angle, height, colour, warmth, etc.

### **Policy VC4 Dark Night Skies**

Development proposals should include sufficient information to demonstrate that they meet or exceed the Institute of Lighting Professionals' guidance and other relevant standards or guidance (CIE 150:2017 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations), or any equivalent replacement/updated guidance for lighting within environmental zones.

Development proposals which include lighting should ensure that:

- a) Adverse effects from the installed lighting should be avoided.
- b) If it is demonstrated that the above is not achievable, then adverse impacts are appropriately mitigated e.g. activated by sensors and turned off by timers
- c) The measured and observed sky quality in the surrounding area is not reduced
- d) Lighting is not unnecessarily visible in nearby designated areas and key habitats
- e) The visibility of lighting from the surrounding landscape is avoided
- f) Building designs should avoid large areas of glazing which would result in light spillage into rural and unlit areas



Figure 31 Awareness of the environmental impacts of light pollution is improving

## 7.2. HOUSING

### Objectives:

#### HOUSING

To provide existing and future residents with the opportunity to live in a decent home and providing a mix of housing to better meet local needs especially smaller homes and homes for the elderly, whilst protecting existing affordable housing.

To ensure that new development does not cause new, or exacerbate existing, traffic, parking and road safety issues around the village and seeks to improve it.

To maximise integration of new development with the existing community.

### Policies

H1: Housing Mix

H2: Infill Development

H3: Active Travel

H4: Parking Provision

H5: Safeguard Affordable Housing



*Figure 32 Wittenham Clumps above river mist, Shillingford*

## Introduction

The purpose of the housing policies in the RP is to reinforce Warborough and Shillingford’s rural character, maintain the villages’ landscape setting, enhance use of current facilities, prevent urban sprawl, and improve and enhance the area.

The Core Strategy directs development to the main towns and larger villages. The significant numbers of new housing being delivered, shown *right*, offers considerable choice and is not without impact locally for example on roads, schools and healthcare services.

The SODC JLP continues to endorse this spatial strategy, while also seeking to allow 5-10% residual development to smaller villages through NPs if

there is sufficient local benefit. The WSNP conducted a Technical Site Assessment of available sites (Appendix9.19) and did allocate a site for 29 houses within easy walking distance of the village facilities, which delivered affordable housing and a much-needed school car park.

Even though a NP can identify sites and address local needs, smaller settlements like Warborough and Shillingford are not a significant part of the district wide strategy; they are not expected to deliver large scale growth. Unanimous village feedback at the beginning of the RP process indicated that further site development was not supported at this time and so this plan seeks to further support appropriate organic development such as infill.

By proactively planning for a site that delivered clear benefits in 2018, together with a more organic infill approach which generates slower and sustainable future growth, the community can achieve a viable increase in dwellings, and better support and improve local infrastructure whilst continuing to protect Warborough and Shillingford’s essential characters and distinct communities.

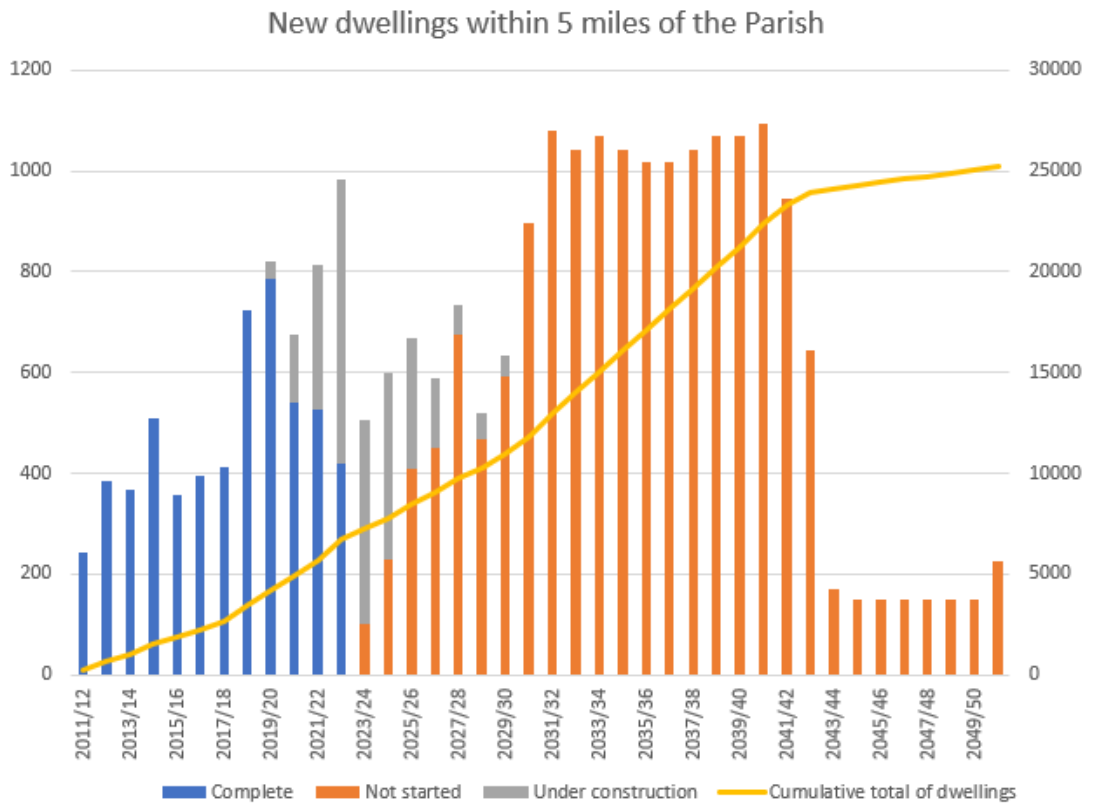


Figure 33 New dwellings within 5 Miles of Warborough Parish  
source: SODC Monitoring Officer

## (H1) Housing mix

The WSNP undertook considerable consultation with residents to understand how any new housing in the village could best serve our local needs. The updated 2021 census (SODC figures are extracted from the 2014 SHMA) and illustrated in Figure 34 shows the proportion of dwelling stock by council tax band and demonstrates that the Parish has an unusually high level of homes in council tax bands E-G compared with the district or nationally.<sup>2</sup>

Figure 35 shows that the Parish has a much higher proportion of detached homes than the district and around double what would be found nationally. Conversely, it has very many fewer terraced dwellings and flats.

Feedback at 2023 consultation meetings was similar to that of the 2017 Indicative Housing needs: a need for individual homes for downsizing elderly (as opposed to residential homes which are abundantly offered in nearby towns and larger villages), and starter homes for young people to be able to live or stay in the village. As

well as families wanting to stay together in the village, and older residents wanting to remain in the community, there is a concern that we are losing young tradesmen and women from our community: they cannot afford to stay here, and we risk not having the skills available to replace existing resources as they retire. This is supported by data from the 2021 Census which shows that the Parish has fewer amounts of smaller market homes compared to district and national numbers.

The demographic profile of Warborough and Shillingford is heavily weighted on the older age group with many retired households. The village is keen to rebalance this demographic.

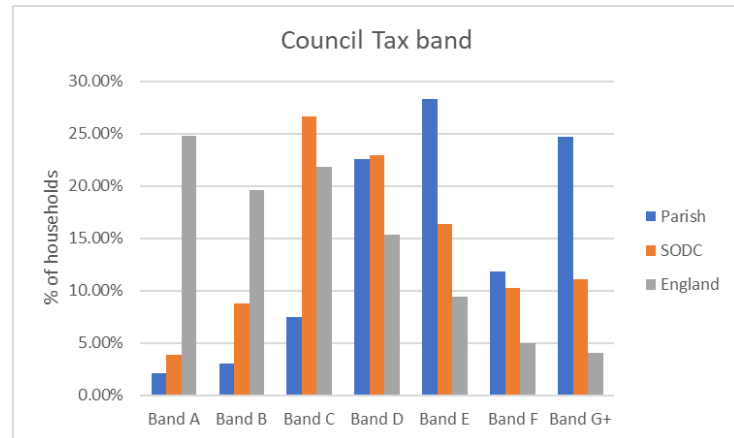


Figure 34 Dwelling Stock by Council Tax Band (census 2021)

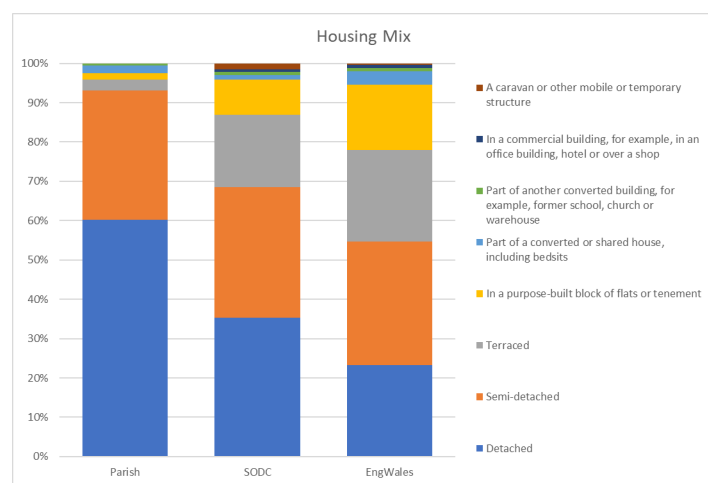


Figure 35 Housing Mix (census 2021)

<sup>2</sup> Data from 2021 Census.

Affordable and open-market housing delivered by 6 Acreas (see Figure 36) did not meaningfully address small or elderly market provisions. There was only one open market 2-bed property, and the reality of the economies within this Parish meant that market prices were still high - residents wryly observe that the term 'affordable housing' appears to have been hijacked and is unrecognisable as 'affordable', thus diluting support for the delivery of this concept. In the 2016 WSNP Community Survey stated 80% cite the need for starter homes and 75% cite elderly housing as the highest priority, followed by affordable and small family housing. Least support was expressed for large family homes at only 14%. There remains a clear need for more reasonably priced small market homes that will remain small in price and stature, in perpetuity, in and Warborough and Shillingford.

South Oxfordshire and Vale of White Horse District Councils have undertaken a recent Joint Housing Needs Assessment (2023)<sup>3</sup> which identified the overall need by property size in South Oxfordshire 2021-41. The figures are shown in the table below where we have also calculated the percentage change required to the housing stock in the Parish were we to attempt to align the distribution of housing stock with that required by SODC. This, together with an analysis of dwellings stock by bedrooms in Figure 37 clearly demonstrates the overwhelming need for smaller homes within the Parish:

	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	Total
Open Market Housing	1	8	7	2	18
Affordable Housing	8	3	-	-	11
<b>Total</b>	<b>9</b>	<b>11</b>	<b>7</b>	<b>2</b>	<b>29</b>
	<b>69%</b>				
			<b>31%</b>		

Figure 36 Housing Mix Six Acre Site

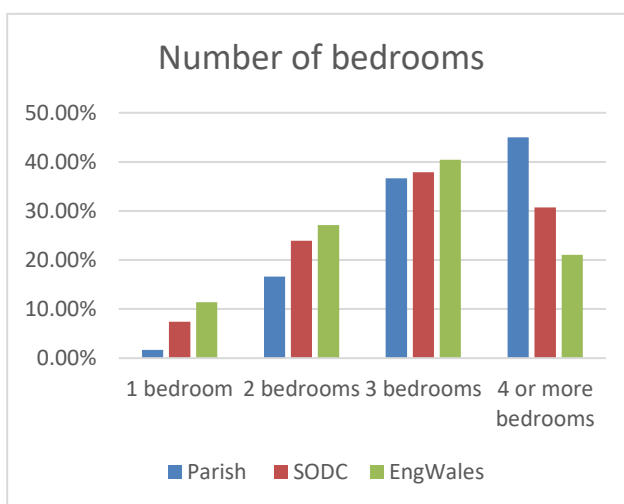


Figure 37 Dwelling stock by Bedrooms (Census 2021)

	Current stock in SODC	Housing Need	Total dwellings required	Change to Parish housing stock to align with required SODC distribution
1 bedroom	4562	556	5118	386.26%
2 bedrooms	14712	2161	16873	65.03%
3 bedrooms	23318	5669	28987	28.52%
4+ bedrooms	18905	3291	22196	-19.77%

There was no feasible opportunity to explore options for either smaller homes or homes suitable for elderly downsizers during this review. However, if proposals do emerge, to meet the needs of Warborough and Shillingford residents it is expected that proposals for new market housing will reflect a mix of dwelling types and sizes but, in particular, proposals will contribute towards this locally identified need.

<sup>3</sup> [Joint Housing Needs Assessment](http://www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/Joint_Housing_Needs_Assessment_Nov_2023.pdf) www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/Joint\_Housing\_Needs\_Assessment\_Nov\_2023.pdf

To increase the level of affordable and small housing over and above what the local plan requires may affect the viability of proposals. For this reason, it is highly desirable that proposers for new developments where Local Plan policy H9 applies should seek early advice from WPC regarding how their development will meet the identified needs of the villages whilst enabling development to proceed.

### ***Policy H1: Housing***

#### **Housing Mix**

Proposals for more than ten dwellings should deliver an appropriate mix of housing types and sizes, having regard to the local community needs. In particular independent elderly homes and small housing units, where there is an identified shortage in the Parish.

Pre-application discussions with WPC are strongly encouraged prior to the submission of any planning application.

#### **Affordable Housing**

20% of all new affordable housing in Warborough and Shillingford will, on first letting only, be subject to a local connection – people with a strong local connection to the Parish as set out in SODC’s Housing Allocations Policy and whose needs are not met by the open market will be the first to be offered the tenancy or shared ownership of the home.



*Figure 38 Festival on The Green, Warborough*

## (H2) Infill development

In supporting Infill, we also wish to support the neighbourhood plan objectives which are supported by NPPF, Local Plan and Neighbourhood Plan Policies to ensure new development does not increase the risk of flooding, protects the Green Belt / Local Green Spaces and protects heritage assets, the rural environment and conservation areas. We also wish to support the second largest number of comments in the WSNP Community Survey 2016, which concerned the need to retain the rural character and spirit of the villages.

An infill site is defined as a small gap in an otherwise continuous built up frontage capable of accommodating one or two houses, the development of which will not involve the outward extension of the built-up areas of the villages, is not considered back land (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties) and does not result in harm to the conservation areas' rural character or appearance through loss of glimpsed views to greenery beyond the building line.

### Infill Definition

In the case of Warborough and Shillingford, infill development is identified as a site that is:

- **between two buildings and capable of accommodating one or two houses**
- **not an important open space or feature that adds to the character of the area**
- **visually linked in the sense that the infill does not detract from the existing frontage**
- **not considered backland (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties)**

The Parish Design Code contains a code specifically related to infilling and redevelopment: CODE WS.L11.

It should be noted that CODE WS.L03 – Building Lines and Setback is also of key relevance, particularly where backland development is proposed.

Equally the following codes are also key:

<ul style="list-style-type: none"><li>• Heritage</li></ul>	<ul style="list-style-type: none"><li>• Layout, Siting and Density</li></ul>
<ul style="list-style-type: none"><li>• Plot Coverage and Plan Form Examples by Setting</li></ul>	<ul style="list-style-type: none"><li>• Edge of Settlement Development</li></ul>
<ul style="list-style-type: none"><li>• Layout and Siting of Buildings</li></ul>	<ul style="list-style-type: none"><li>• Scale, Height &amp; Massing</li></ul>
<ul style="list-style-type: none"><li>• Local Building Forms</li></ul>	<ul style="list-style-type: none"><li>• Materials Palette</li></ul>
<ul style="list-style-type: none"><li>• Windows and Doors</li></ul>	<ul style="list-style-type: none"><li>• Natural Light, Aspect &amp; Privacy</li></ul>
<ul style="list-style-type: none"><li>• Gardens and Amenity Space</li></ul>	<ul style="list-style-type: none"><li>• Boundaries</li></ul>
<ul style="list-style-type: none"><li>• Lighting</li></ul>	<ul style="list-style-type: none"><li>• Surfacing</li></ul>
<ul style="list-style-type: none"><li>• Services and Utilities</li></ul>	<ul style="list-style-type: none"><li>• Natural Assets and Biodiversity</li></ul>
<ul style="list-style-type: none"><li>• Trees and Hedgerows</li></ul>	<ul style="list-style-type: none"><li>•</li></ul>

To support some of the most important NP objectives the Infill Policy must also meet the guidance of the following policies:

- The WSRNP Flood Policy ENV3 , Local Plan and NPPF flood policies, including NPPF 165 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.' In many cases areas of farmland, grassland and large gardens act as an attenuation from flood risk to surrounding properties.
- NPPF206 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting) should require clear and convincing justification'.

- NPPF128 ‘Planning policies and decisions should support development that makes efficient use of land including ...(d) the desirability of maintaining an areas prevailing character and setting (including residential gardens), or of promoting regeneration and change.’
- NPPF Green Belt Policies including NPPF152 ‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’
- SODC Local Plan Policy ENV8 Conservation Areas which states ‘Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance’ or SODC JLP NH10 ‘Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance and comply with any additional restrictions.’
- 

### ***Policy H2 – Infill development***

Infill development within the built-up area of Warborough and Shillingford will be supported where it meets the identified infill definition above and accords with the Design Code in Appendix 9.1 and will:

- i. not cause an unacceptable impact on the amenities of adjacent residential properties; and
- ii. provide secure vehicle access which does not impact highway safety, and provides vehicles with appropriate parking and turning arrangements; and
- iii. provide safe and secure access for cyclists and pedestrians; and
- iv. will not involve the outward extension of the built-up area of the village.



*Figure 39 Shillingford, with Chilterns beyond*

### (H3) Active travel

The hub, including The Green, shop, church, school, post office, two village halls, and the pub, is where community life is most active. To foster efficient integration of new residents, it's essential to ensure easy, non-vehicular access to this area, minimising the need for more vehicle parking. The Green hosts sports, tennis matches, and events like the Warborough Festival, while limited parking near the tennis courts, pub, and village halls makes car-free access preferable.

There are sports on The Green and tennis courts most weekends when there are not one of the events such as the Warborough Festival, visiting funfairs and circuses or fund-raising events. The shop has space for 3-4 vehicles. There is new car parking near the tennis courts and pub, and limited parking capacity at the village halls (with 500+ scheduled bookings per year) so it is important to encourage attendance by methods other than by car.



Figure 40 Life on The Green

There are no cycle lanes within the built environment, and a narrow, shared footpath/cycleway on the A4074, and this moderates local cycle usage.

Appendix 9.13 provides an updated survey of footways in Warborough Parish, noting a main footway along the A329 between Wheeler's Corner and St Laurence Church. Beyond this stretch, accessibility issues arise due to limited paths, challenging road crossings, and hard-to-navigate kerbs. Many areas lack footways or grass verges, especially at the Parish edges, and existing paths are often narrow or deteriorating. In the northern section, pedestrians must cross busy roads frequently—with poor visibility in places—to reach destinations, highlighting significant limitations in the parish's pedestrian network.

Comments on a recently refused planning application <sup>4</sup>demonstrates some of the concerns:

- “6.48 The highways officer is of the view that the proposals fail to provide sufficient safe and convenient pedestrian and cycle connections to the local pedestrian and cycling network and public transport links. To access many of the local facilities and bus stops, pedestrians would be required to cross the A329, but the proposals include only an uncontrolled crossing. A shared footway/cycleway runs southwards along the A4074; however, no connection is proposed and, therefore, the route to/from it requires pedestrians to cross the A329 twice, including in the vicinity of the Shillingford Roundabout; and cyclists to use the A329 carriageway and cross in the vicinity of the Shillingford Roundabout. There is not any controlled or uncontrolled provision for crossing the A329 in the vicinity of the roundabout.”
- “6.51 The lack of pedestrian and cycle infrastructure also conflicts with policy H4 (Pedestrian Links) of the WSNP. This policy requires development proposals to be well-connected with the existing network of pedestrian links in the neighbourhood area.”

A project to address these issues is outlined within Appendix 9.15 Table 2 Current Status of WSNP Projects

<sup>4</sup> P23/S4082/O Land north of New Road Shillingford

Natural England suggests that high quality green infrastructure along pedestrian routes integrates new development, makes them more attractive and improves habitat connectivity within the landscape and this is also consistent with the community's biodiversity ambitions covered in Section 7.5.

These active travel infrastructure issues are exacerbated by speeding issues that pervade the A329 throughout the parish; the A4074 is worse. A project to address this is outlined within the WSRNP Community Issues Project 5 Traffic Calming, currently being undertaken by WPC. Early results from this project, undertaken by independent consultants, show that 85.8% of vehicles are exceeding the 30mph speed limit at the point of entering or leaving the village to the north on the A329; 10.1% of vehicles are travelling more than 45mph.

The following community assets were identified by most respondents to the Community Survey in 2017 as being used at least once per month: walks; The Green; bridleways; Post Office and the shop. Additionally, most respondents used the Greet Hall, St Laurence Hall, Church, Pub and Wharf at least a few times per year. Following the Covid years, usage has only increased.

### ***Policy H3 Active Travel***

#### **Links to Community Facilities and Services**

As appropriate to the nature, scale and location, new development will be supported if it is linked to the main community facilities including walks, The Green, shop, church, school, post office, pub and public transport, by pedestrian routes that allow sustainable, safe, easy and convenient access and which, where practical to do so, incorporates high quality green infrastructure. These footways should incorporate links with existing footway networks and should be in accordance with the principles of the Warborough and Shillingford Design Code.

#### **Cycle Paths**

New development should provide on-site cycle paths both in general, and to facilitate access to the village amenities, transport links and community facilities, and to surrounding settlements. They should also contribute where relevant to improvements to existing cycling facilities.

#### **Footpaths**

Where possible, footpaths should be routed to provide separation between road traffic and people

#### **Traffic Evidence**

When assessing impacts under this policy, reference should be made to findings and recommendations from the Parish Council's commissioned traffic survey (or any subsequent or amended relevant evidence base document). Any deficiencies identified here should be assessed where new development will add new requirements.

#### (H4) Parking provision

The way that car parking is provided can have a significant impact on the character of an area. In Warborough & Shillingford, it is important that parking provision compliments and enhances the village and does not detract from or harm it.

NPPF paras. 107,108 discuss how the planning authority should consider the provision of parking and says that maximum parking standards for residential development should only be set where there is a clear and compelling justification.

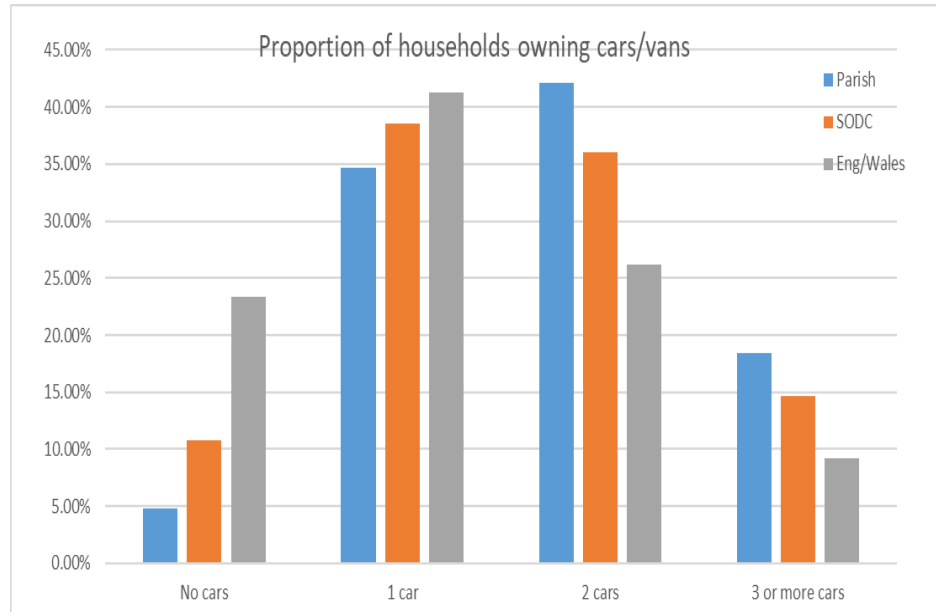


Figure 41 Car ownership in the parish 2021

Local Plan policy TRANS2 seeks to provide parking in a way that improves village centres, while TRANS5 requires parking of vehicles in new developments to be in accordance with Oxfordshire County Council parking standards, unless specific evidence is provided to justify otherwise.

This policy is included to support the Local Plan policies on residential parking but recognises that, because of the relative lack of public transport and facilities, Warborough and Shillingford residents are dependent on the private car; as a result, car ownership is higher than average (Figure 6, with further analysis in Appendix 9.8). New development needs to address local concerns that new housing or alterations will not add to the identified congestion in the villages. Put simply, where residents have no choice but to own a car this situation needs to be recognised.

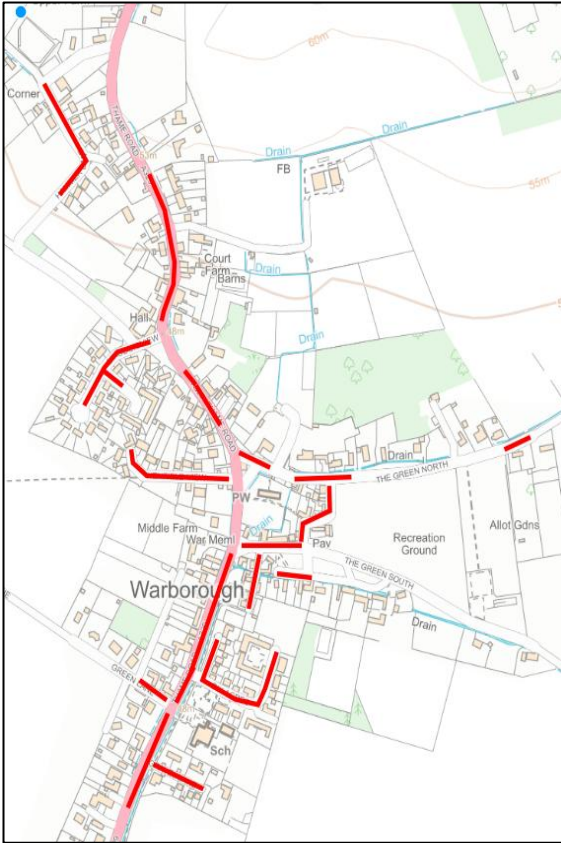


Figure 42 Warborough Off Street Parking Constraints

The policy is also in accordance with para 111 of the National Planning Policy Framework which states that local parking standards should consider: (a) the accessibility of the development (b) the type, mix and use of development (c) the availability of and opportunities for public transport (d) local car ownership levels ...

The most important factor to parishioners, as shown by the 2016 WSNP Community Survey and several subsequent feedback forms and consultation for the RP is the consideration of traffic and parking in the community. On-road parking, especially those indicated in red on Figures Figure 42 and Figure 43 causes safety issues, damages verges, and detracts from attractive rural street scenes. In 2023 consultation events, parishioners raised specific concerns about parking around the Greet Hall (a village event venue with a capacity of 80+, with 2 car park spaces) were raised, as were concerns about parking at The Wharf. Results from the 2016 WSNP Community Survey showed that of the criterion considered most important for design and layout of new housing 'Sufficient parking' had an average ranking of 3.0 (where 1= most important). Also, 'Concern about existing parking issues' was one of the top three themes by number of references.

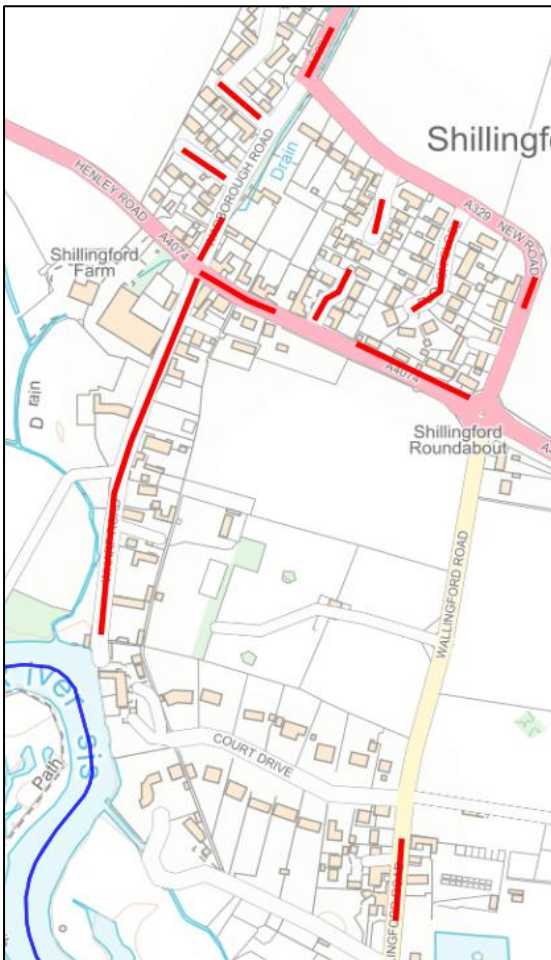


Figure 43 Shillingford Off-Street Parking Constraints

Attendees at the 30 October 2024 Consultation Event overwhelmingly supported efforts to retain and enhance off-street car parking, and their feedback informed the parking sensitivity maps, *left*, which show areas most vulnerable to loss because of high density / lack of physical space, narrow roads, dangerous access or where loss of front gardens would be visually and environmentally detrimental.

The site allocation in the 2018 NP secured a car park adjacent to the school which has marked improved traffic safety in that sensitive part of the community. Additionally, CIL funds have improved car parking around The Green South and the Allotment/Tennis Courts/Play area, which has also improved parking in these historically problematic areas. It is imperative therefore that these hard-won improvements should not be undermined or eroded by inappropriate development which risks further exacerbation of on street or public parking, and that further improvements are sought.

It would be deemed essential that any applicant funds, provides and arranges parking at all stages of such development in such a way as to cause least possible impact on the villages and does not exacerbate existing parking and traffic flow.

#### ***Policy H4 - Parking Provision***

Development should make adequate provision for parking in accordance with Oxfordshire County Council Standards and should:

- a) Ensure that there is sufficient visitor parking accommodated, particularly in areas where there are narrow lanes, poor forward visibility or in close proximity to junctions;
- b) Provide off-road car parking behind the building frontage wherever practicable;
- c) Be sufficient for the full life of the development and should avoid the increase in on street parking or use of existing public car parks in the future;
- d) Ensure that where existing parking provision is lost (including through garage conversions), that sufficient parking remains available on site on areas with insufficient space for additional on-street parking;
- e) Minimise the impact of motor vehicles, with particular reference to:
  - i) Adverse impact to the street scene either individually or cumulatively through a change which is out of keeping with the character of the area as set out in the Character Appraisal in Appendix 9.2;
  - ii) Harm to the historic character of the conservation areas and setting of listed buildings and non-designated heritage assets;
  - iii) Loss of front garden space to parking, particularly in regard to the loss of native planting, removal of hedgerow boundaries;
  - iv) Loss of green spaces and features which contribute to identified wildlife corridors and biodiversity assets including native hedgerows, mature and veteran trees;
  - v) The urbanisation of the rural character through use of extensive areas of hard surfacing, or dominating built features such as imposing entrance features and gateways, where none presently exist;
  - vi) The introduction of significant numbers of motor vehicles which dominate the public realm.

## (H5) Safeguarding Affordable housing

This policy is brought forward from the original WSNP, which undertook considerable consultation with residents to understand how any new housing in the village could best serve local needs. There is an identified need for smaller dwellings both 'affordable' and 'market' in both the District Council's Strategic Housing Market Assessment and Warborough and Shillingford Housing Needs Survey (undertaken as part of WSNP Community Survey) in 2016.

The Parish has a small number of existing affordable housing units, supported by 2021 census data showing proportions of dwelling stock by council tax band, figure 9. Since the 2018 plan, SODC approved the renovation of St Lawrence House, seeing the number of units available fall from 15 to 12; however, 11 new units were delivered in the site

allocation. The near non-existence of affordable units in the Parish creates a self-fulfilling prophecy where eligible candidates do not ask to be placed in Warborough, because they know that the likelihood of success is low. This is then used as 'evidence' that there is no requirement. The community reacted strongly in favour of retaining units to support this demographic of elderly single residents, especially those with long ties to the village, including strongly worded NP consultation feedback, and public support at SOHA meetings. District decisions on affordable housing planning applications should give this appropriate weight.

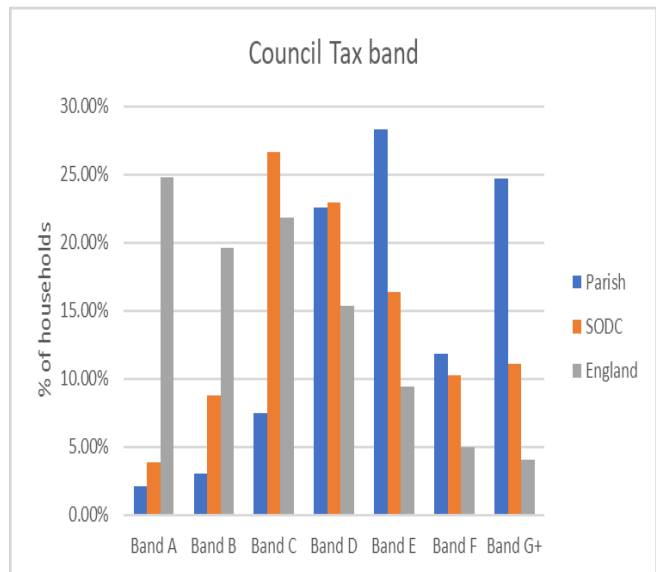


Figure 44 Council Tax bands 2021

### **Policy H5: Safeguarding Affordable Housing**

- A. Proposals for the redevelopment or reuse of existing social or affordable housing sites must seek to avoid the loss of social affordable housing in the Parish and will be supported when:
  - i. It would lead to significant improvement of existing affordable housing or the replacement of existing affordable housing within in the parish.
- B. WPC will support the provision of an independent assessment, if local affordable housing is deemed to be no longer required.

### 7.3. COMMUNITY ASSETS, SERVICES AND FACILITIES

#### Objectives:

##### COMMUNITY ASSETS, SERVICES AND FACILITIES

To ensure that local services, recreational facilities, spaces and infrastructure are protected, maintained and improved.

To ensure that heritage assets are protected.

#### Policies:

C1: Community infrastructure

C2: Improvements to Community Assets

C3: Local Green Spaces

#### Introduction

##### Services and infrastructure

Retail facilities are limited to a combined Post Office and shop. Other services are also provided there, such as prescription collection, dry cleaning and take-away services. This is complemented by one Public House and one Guest House. There are several B&Bs and AirBnBs across the parish.

It is essential that Warborough retains and provides local services that will sustain and develop the vitality of the community and encourage local spending.

Warborough and Shillingford have a wide range of village activities in which a many of the Parish are engaged, and although post-Covid bookings are improving, a residual negative impact on the 'kitties' of these community spaces is still being felt. The renovation of the Sports Pavilion and subsequent availability for rent outside of cricket club bookings will increase choices. Venue managers of The Greet and St Laurence Halls are keeping a close to see if bookings could be negatively impacted. Since 2020, the Friends of St Laurence have raised over £100,000 towards vital repair and restoration work when the Church has needed financial help. This is done through membership subscriptions, charitable donations and grants, legacies, special events and appeals. Projects have included extensive masonry repairs to the chancel and transepts, the roof, dormer windows and boundary wall, and the reconstruction of a large, dilapidated double stone tomb in the churchyard. Their current mission is to raise in the order of £250,000 for major repairs to the tower masonry and the main church roof. The WPC is looking to renovate the Greet Hall, and St Laurence

Hall’s management committee, having recently improved its insulation, is considering ways of addressing the car park surfacing. Although there is capacity at these venues, each has their own character and foibles; none is perfect, but they are much loved and well supported with fund raising and volunteers taking on key roles for vital maintenance, enhancement and smooth operation.

The single remaining pub, owned by Brakspear & Sons, shuttered from January-July 2024 is once again in the hands of new landlords.

St Laurence Primary School became part of Oxford Diocesan Schools Trust (ODST) in October 2022. It is one of the largest Multi-Academy Trusts in the region, with schools across Oxfordshire and Berkshire. The St Laurence School states that the admission number for admitting children into the F1 class for St Laurence Primary each year is 15. There are 96 currently enrolled, with 70 commuting from communities across the county including Didcot, Cholsey, Benson, Newington, Oxford and Wallingford.



*The Six Bells*

### **Green Space**

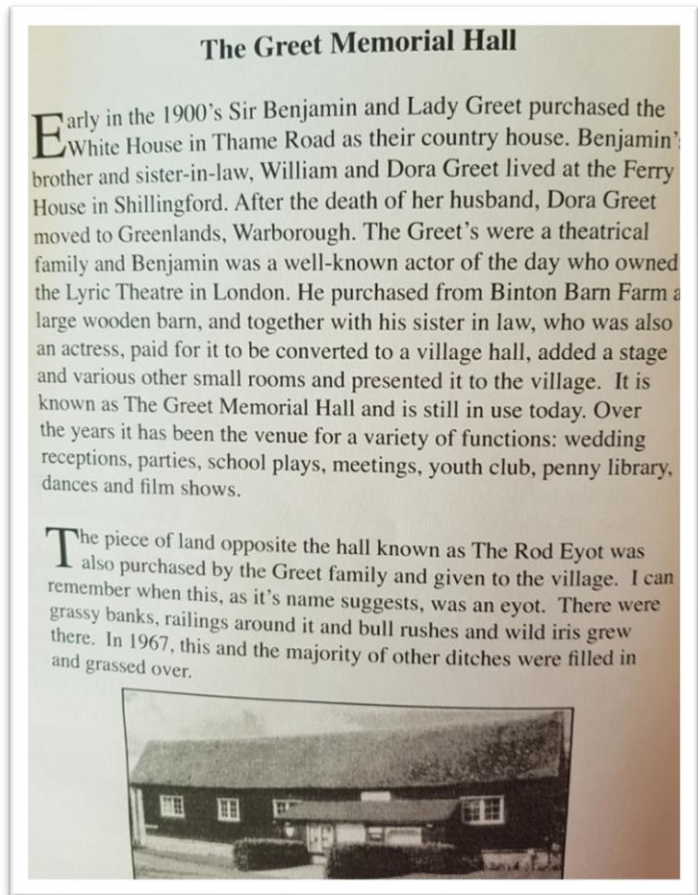
Warborough and Shillingford retain several green spaces that contribute to village character and provide opportunities for informal and formal recreation. In the WSNP, four of these were registered as Local Green Spaces shown in Figure 61. This RP goes further and, in accordance with national planning guidance, allocates a further 12 important local spaces which fulfil the required criteria and which the community wishes to see protected for future generations. Accordingly, these spaces will be afforded protection from new development unless exceptional circumstances demonstrate that proposals should go ahead.

## (C1 & C2) Community Infrastructure

Great concern is shown by all that any new development should enhance the current structure - the physical, aesthetic and social. Like many villages, we have a high proportion of retired people, which perhaps partly explains why we have so many successful clubs but are keen to include a greater proportion of the younger generation.

The village has shown its desire that any new development should be easily accessible to the village hub, the school and public transport by foot. It should support the shop and pub, alleviate the current problems with traffic and parking, and encourage community cohesion. There are a limited number of opportunities for businesses to grow within the village, so we are particularly keen to preserve and enhance those businesses where possible.

Infrastructure includes several community spaces, some of which are privately owned, which help parishioners meet regularly and enable them to form the bonds that hold our community together. The most important community spaces are included in the table below. Other infrastructure is necessary for the villages to function in terms of movement, modern technology and management of waste. The infrastructure that weaves the community together is also important, as is the school and these are also summarised in Table 2 below with more details in Appendix 9.15.



<b>Table 2: Community Facilities</b>
St Laurence Hall
Greet Hall
The Green play areas – for children and adults
St Laurence Church
Shop and Post Office premises
The Village Pub
The Sport Pavilion
Dutch Barn
Footways
Waste; water mechanisms and water courses
Digital infrastructure
The School

### **Community Infrastructure Evidence:**

In the original 2018 WSNP sought extensive views on improvements from residents. Current Status is summarised in more detail in Appendix 9.15:

#### **Improvements wanted in 2016 and 2024 updates**

1. Traffic – awaiting result of traffic survey (2023) and further information
2. Viable premises for shop/Post Office - no further exploration discussions until need
3. Parking - a new 30 space car park adjacent to the school and improvements to the
4. The Green playground - Substantially expanded and upgraded in 2019
5. Hammer Lane playground -Decommissioned in 2019
6. The Green - sports pavilion has been refurbished and a new shed has been constructed.
7. Walks - Improvements are being considered as part of the WPC Traffic Survey
8. Waste, water mechanisms and water courses - No change at present
9. Enhanced Hall, Church and Shop facilities - St Laurence Hall has benefitted from a
10. The Pub - Robust evidence for considering change of use or redevelopment of the existing pub would be considered one-year’s advertising at reasonable rates. For consideration of proposals involving a recognised community asset, proof that it is not economically viable and no longer required would include robust accountancy scrutiny.

Several [projects](#) were identified through the WSNP 2018. Many have been addressed, and their status is included here, with those in green still current:

<b>Policy C1- Community Infrastructure</b>
<p><b>New Community Facilities</b></p> <p>The provision of new community facilities will be supported. Applicants will be expected to consult with WPC, appropriate local authorities and utility providers to assess the additional load that the development may cause and identify suitable mitigation.</p>
<p><b>Loss of Facilities</b></p> <p>Development proposals that will result in either the loss of or significant harm to a Community Facility as defined in <i>Table 2: Community Facilities</i> will be resisted, unless it can be demonstrated that the asset or facility is no longer viable. Sufficient information in this regard should be provided including:</p> <ol style="list-style-type: none"><li>i. A marketing report that outlines a robust marketing strategy and its results. As a minimum, the market report should outline details of a robust marketing strategy for the site, which genuinely tests the markets at a realistic price over a period of at least six months; and</li><li>ii. The report must also show official confirmation by the marketing agent that the premises were appropriately and extensively marketed with no reasonable offer of sale or rent; and</li><li>iii. A log containing details of any enquiries which highlights how the enquiry was followed up and a review of why it was unsuccessful or inappropriate; and</li></ol>

- iv. Details / property particulars and means of advertising (which must be extensive). To include photos of physical signage and adverts, screenshots and brochures from online advertisements; and
- v. The strategy for marketing and an analysis of the activity; and
- vi. A commercial viability study including financial viability details and the measures taken to return the facility to a viable business. Details may include business plans, advice sought from experts, commercial initiatives introduced, development proposals for the business etc.

**Infrastructure Provision**

When considering the impact of new development and the arising infrastructure requirements, WPC will adopt the following infrastructure checklist. The development will be expected to:

- i. Demonstrate that community and other key infrastructure are sufficient or can be provided as part of the development;
- ii. Make provision for connection to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. New cables should be buried if possible;
- iii. Allow for the use of pushchairs, mobility scooters, etc;
- iv. Allow social integration in the villages where developments are to be open to the public;
- v. Show in the Design and Access Statement or other supporting information, how their design responds to ensuring that buildings are adaptable over the lifetime of use, particularly given the high proportion of elderly residents and the Community Survey 2016 in which 75% cite elderly housing as highest priority for housing type;
- vi. Provide storage facilities for rubbish receptacles and cycles.

**Policy C2- Improvements to Community Assets**

Proposals to improve the viability of a Community Facility as defined in *Table 2: Community Facilities* by way of the extension or partial redevelopment of buildings or land will be supported, provided the design of the scheme and the resulting increase in use are appropriate in design terms and will not harm the amenities of adjoining residential properties.



Figure 45 Armistice Day on The Green

### (C3) Local Green Spaces

Local Green Space designation is a way to ensure only appropriate development comes forward for green areas of particular importance to local communities. The WSNP 2018 designated 4 areas as LGS: The Wharf, The Green, The Allotments and the Rod Eyot, in green in the maps below.

The WSRNP steering group commissioned Bluestone Planning to conduct a Local Green Space Assessment, in Appendix 9.3. Additional spaces have come forward and are outlined, together with those designated in WSNP2018, in Table 3 below and on the maps Figure 48 and Figure 47.

In interpreting this policy, the very special circumstances of Local Green Spaces may include a proposal of a limited nature that can be clearly demonstrated to enhance the role and function of an identified LGS, or a proposal that would result in the development of local community infrastructure. The LGS designation will not be appropriate for most green areas or open space. The designation should only be used where the green area is:

- in reasonably close proximity to the community it serves
- demonstrably special to a 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; and
- is local in character and is not an extensive tract of land.

As detailed in the table in The Local Green Space Assessment Appendix section 9.3 these are beneficial green spaces and are considered special to the local community due to their rich wildlife, recreational value, visual amenity and/or historic significance. They are all enjoyed, daily – either directly or indirectly - by many people and it is considered important to protect them to the highest level possible. 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 land, restricted access sites or those with wildlife or visual amenity value.

Consistent feedback from the WSRNP two events in 2023 supported exploring additional LGSs. The October 2024 consultation asked 'Based on our previous consultation, the potential LGS are shown on the plans, along with spaces in the existing NDP – do you agree with each' 100% of respondents agreed with the proposals, with some suggesting further additions which will be considered alongside Regulation 14 consultation responses.



Figure 46 Local Green Space - The Wharf

# Detail Plan of Local Green Spaces in Warborough

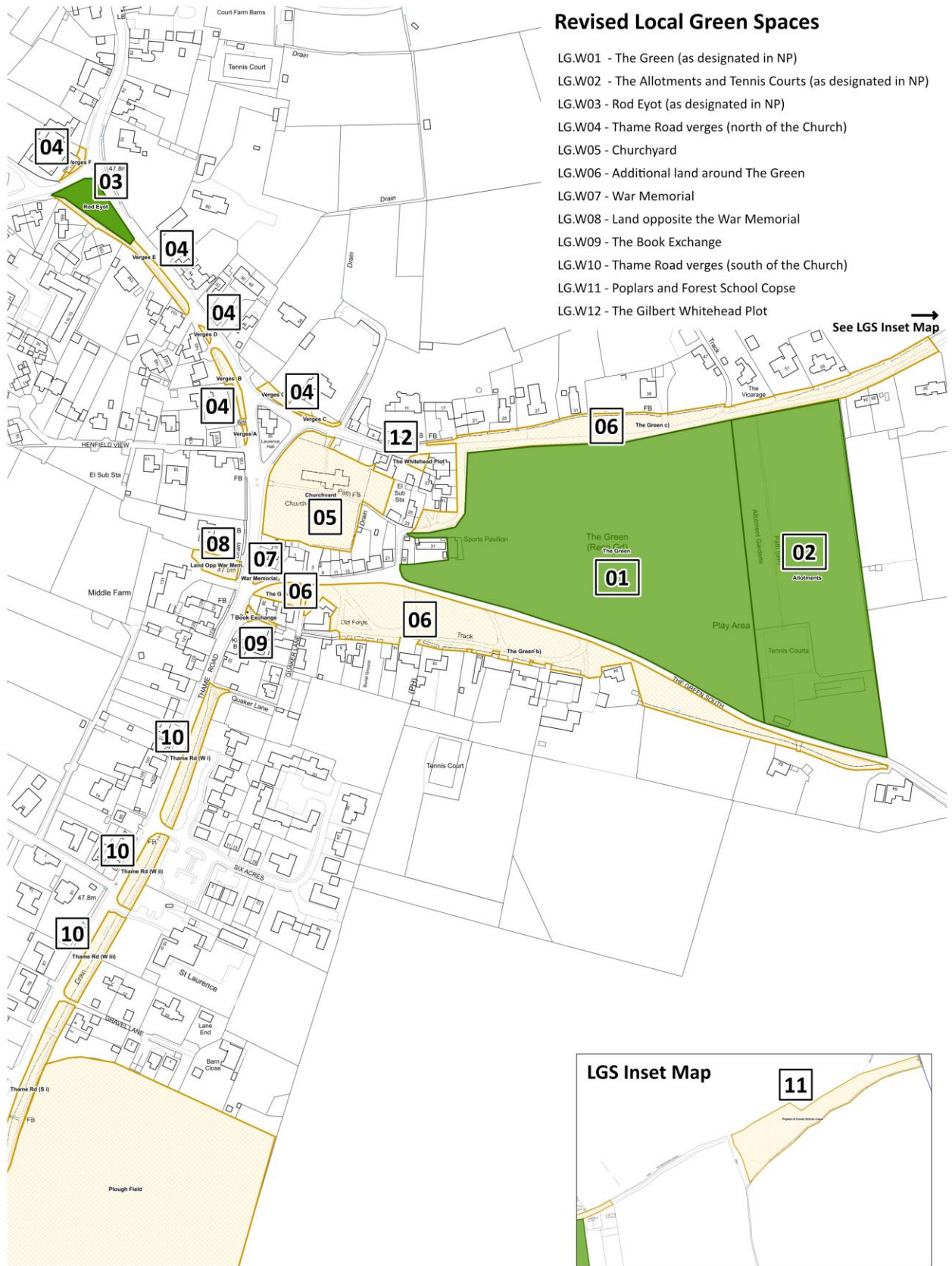
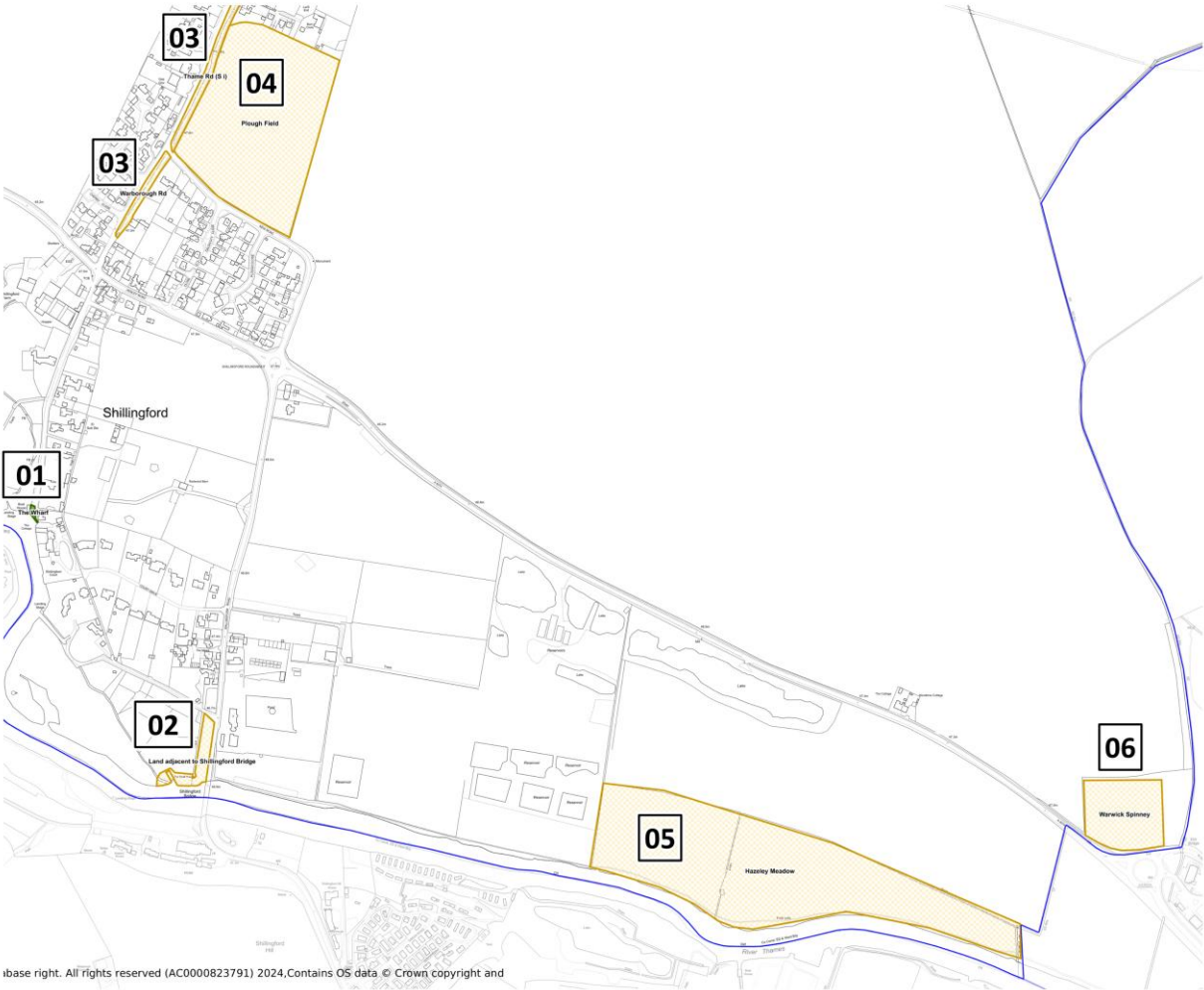


Figure 47 Local Green Spaces in Warborough

**Detail Plan of Local Green Spaces in Shillingford**



**Revised Local Green Spaces**

- LG.S01 - The Wharf (as designated in NP)
- LG.S02 - Land adjacent to Shillingford Bridge
- LG.S03 - Thame / Warborough Road verges (south of Gravel Lane)
- LG.S04 - Plough Field
- LG.S05 - Hazeley Meadows
- LG.S06 - Warwick Spinney

*Figure 48 Local Green Spaces in Shillingford*

### ***Policy C3 – Local Green Spaces***

The Local Green Spaces are shown in Figure 47 Local Green Spaces in Warborough and Figure 48 Local Green Spaces in Shillingford, and listed below.

These spaces will be protected for the benefit of the community and development will not be permitted except in very special circumstances.

- LG.W01 - The Green (as designated in NP)
- LG.W02 - The Allotments and Tennis Courts (as designated in NP)
- LG.W03 - Rod Eyot (as designated in NP)
- LG.W04 - Thame Road verges (north of the Church)
- LG.W05 - Churchyard
- LG.W06 - Additional land around The Green
- LG.W07 - War Memorial
- LG.W08 - Land opposite the War Memorial
- LG.W09 - The Book Exchange
- LG.W10 - Thame Road verges (south of the Church)
- LG.W11 - Poplars and Forest School Copse
- LG.W12 - The Gilbert Whitehead PlotS1 The Wharf
- LG.S01 - The Wharf (as designated in NP)
- LG.S02 - Land adjacent to Shillingford Bridge
- LG.S03 - Thame / Warborough Road verges (south of Gravel Lane)
- LG.S04 - Plough Field
- LG.S05 - Haseley Meadows
- LG.S06 - Warwick Spinney



*Figure 49 The Plough Memorial at New Road*

## 7.4. ECONOMY AND TOURISM

Objective:

### ECONOMY AND TOURISM

To enhance the prospects for local businesses by supporting plans for village amenity premises.

Policy:

To enhance the prospects for local businesses by supporting plans for village amenity premises.

### Introduction

The Neighbourhood Plan sets out to maintain and encourage the Parish's local economy to support the ongoing sustainability of the community. There are a limited number of opportunities for businesses within the village so we are particularly keen to preserve and enhance those we can. The NP will support the sustainable growth of all types of businesses and enterprise in the parish, rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.

Results from the December 2016 WSNP Scoping Survey showed that 98% of respondents recorded "Community businesses" as important. In addition, 89% of respondents recorded "Sustainable viability of infrastructure, including aesthetics" as important.

### (E1) Economy & Tourism

Employment opportunities in the villages are modest. The pub is precariously operated. Upper Farm and Shillingford Farm support some agricultural workers; most live outside the parish. The Shillingford Farm site houses some light industry in addition to agricultural barns. There are some B&Bs and AirBnBs and a significant increase in home working since Covid (Census 2021).

#### ***Policy E1 – Enhancement of Employment facilities***

The development of new employment facilities within the built-up area of the village will be supported subject to the following criteria:

- i. the proposal respects the character and appearance of the immediate locality in terms of its height, scale, design and massing;
- ii. the proposal does not cause an unacceptable impact on the amenities of nearby residential properties;
- iii. the proposal provides adequate parking, servicing and access arrangements in accordance with the most recently published standards of Oxfordshire County Council.

Proposals located outside the built-up form of the village will be supported where they meet the three criteria in this policy and where they respect the character of the countryside in which they are located.

Proposals for tourism, rural business and craft-related developments will also be supported where they meet other development plan policies.

## 7.5. ENVIRONMENT

### Objectives:

#### Objectives: ENVIRONMENT

To seek opportunities for landscape, recreational, biodiversity, and nature net gain whilst minimising the environmental impact of new development and enhancing landscape and nature recovery.

To ensure relevant agencies work together to provide adequate surface water draining and reliable sewerage works.

To ensure new development does not cause any new, or exacerbate existing, flooding, water, drainage and sewage problems, and where possible mitigates existing problems.

To ensure Climate Change resilience.

### Policies:

**ENV1:** Protecting nature and biodiversity net gain, biodiversity in new development and Landscape and Nature Recovery

**ENV2:** Mitigating Flood Risk in a climate emergency

**ENV3:** Climate resilience, renewable energy sources and energy reduction

### Introduction

Protecting and enhancing our local environment has been consistently identified as a high priority for residents. In addition, our area is used by visitors for recreation, walking and appreciating nature. This is focused on three policies which provide detail to objectives from the WSNP 2018 around biodiversity, flooding and sustainable energy.

Easy access to green spaces is recognised as a key contributor to psychological and physical well-being, and our plan aims to both maintain and enhance this for our population as well as local wildlife. The wider approach is based on Appendix A, the new Design Guide for Warborough & Shillingford Neighbourhood Development Plan Review, and Appendix C Strategy for People and Nature. The policies take a positive approach to these matters and set out to respond to Section 15 of the NPPF which has been expanded considerably since the Plan was made. It also responds to the emerging national agenda on biodiversity net gain and climate resilience, and detailed new supporting text explains the background to each policy's approach.

**Biodiversity:** Our local biodiversity work will contribute to the development of the Local Nature Recovery Strategy, which is being led by Oxfordshire County Council, as required under the Environment Act 2021, and outlined in statutory guidance published in March 2023. Our ambition supported by this policy is to create a network of wildlife-rich areas incorporating designated green spaces, footpaths and hedgerows, trees and copse, which includes local views across the agricultural land around Warborough and Shillingford. It adds that development should seek to deliver a minimum biodiversity net gain of 20%. We are also



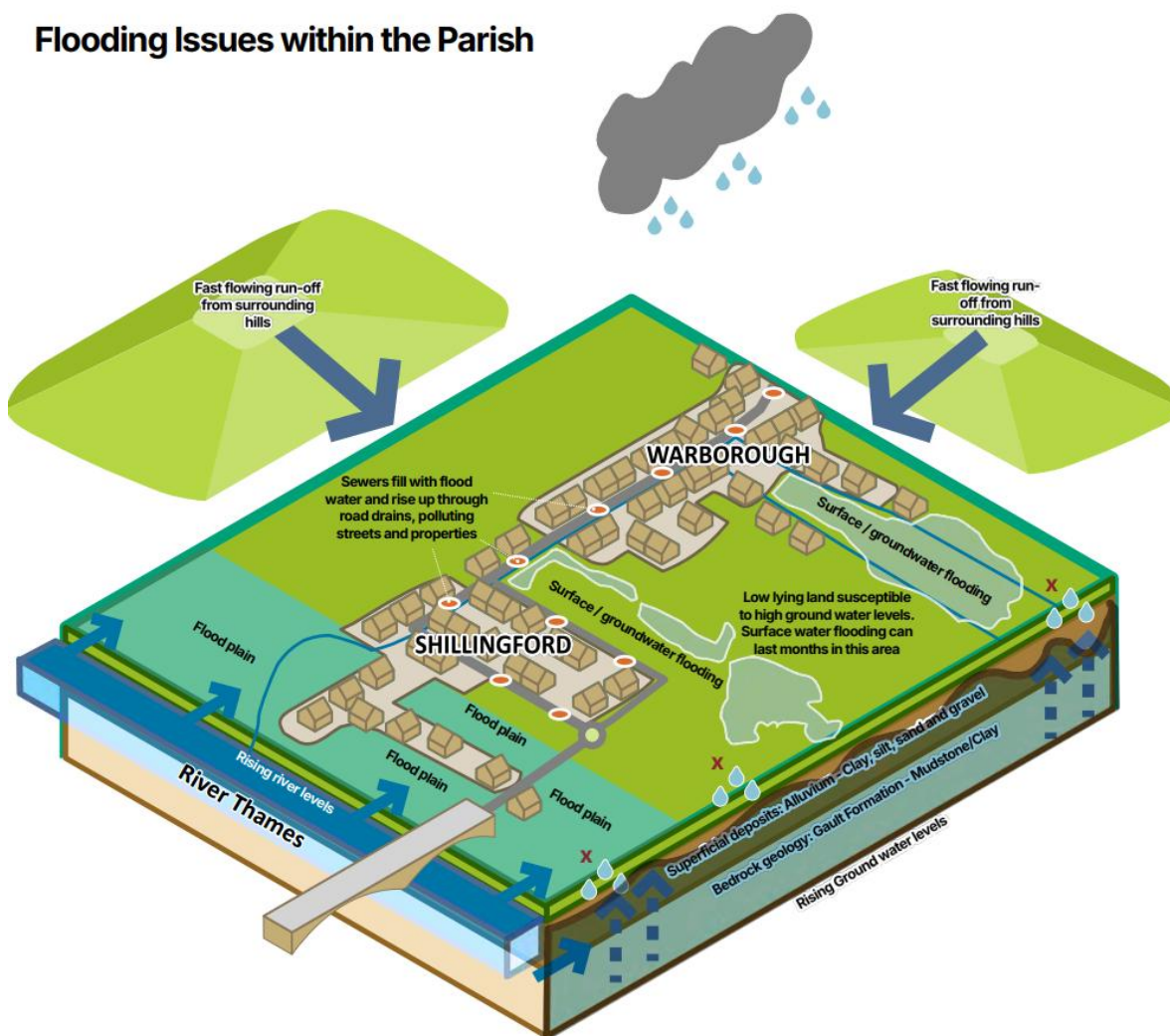
Figure 50 Community Hedge Planting 2024

working with neighbouring parishes to ensure that our policies are complementary and therefore achieve a greater collective benefit for local people and nature. Our approach is summarised by four key actions: **Record; Protect; Engage; Enhance**. Already, local community work is in progress to develop and enhance our local green network, and our environmental policies will continue to encourage and guide us.

**Flooding: 70% of residents who responded to the 2024 WPC Emergency Planning Group Flood Survey said that they were vulnerable to flooding.** Neighbourhood Plans are now in a position to influence these matters, and this RP’s objective and policy to manage Flood Risk is viewed as vitally important to the Parish .

Flood risk to Warborough and Shillingford is already significant, and this is before the predictions of climate change. ‘With Climate change, the frequency, pattern and severity of flooding are expected to change and become more damaging’<sup>5</sup>.

### Flooding Issues within the Parish



Appendix 9.6 provides local evidence and photographs to explain the flood and the impacts and future risks of fluvial, surface water, ground water and sewer flooding, which are summarised here.

The Parish is exposed to Fluvial (river), surface, ground and sewage flood risk. The flood risk within the Parish can be explained, in part, by the Environment Agency maps which show that the Parish is flanked on all 4 sides by High-Risk Flood categorisation from both **fluvial** (river) and **surface** water:

<sup>5</sup> The South Oxfordshire and Vale of White Horse Strategic Flood Risk Assessment (SFRA)

- On 3 sides by Fluvial (river) Flood Zone 3 (made up of the River Thames in the West, the River Thames in the south, and large agricultural drainage channels in the East. Figure 58 Surface Water High Flood Risk (Figure 51) predominantly in the North and East of the Parish means that the Parish is closely enclosed by High-Risk flood categorisation. An added concern is that Warborough is dominated in the north of the Parish by Town Hill, 23 meters above The Thames in the south. The hill is a clay gault formation, which prevents absorption of rainwater and creates high surface water run-off. The surface water risk also runs through the centre of the village where the drainage ditches take large volumes of water to the Thames; areas closer to the Thames also have surface water flood risk.

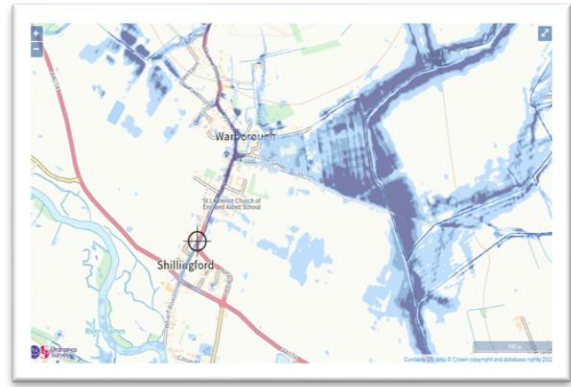


Figure 51 Surface Water Flood Risk

Furthermore, **ground water** flooding, is categorised as being very high risk for large parts of Warborough and Shillingford by the ‘Strategic Flood Risk Assessment for South Oxfordshire and Vale of White Horse (September 2024) section 5.4 Ground Water Flood Risk’, posing a risk of groundwater flooding to both surface and subsurface assets.

The fourth flood risk, from **sewer** flooding, is posed when the waste network is overwhelmed both by water runoff from houses and by ground water ingress into the pipework. As well as sewers flooding in streets and, when pumping station fail, houses, this overwhelms the sewerage works at Overy, which in 2024 has so far discharged for 500+ hours into the River Thames, which then flows into our Parish and across North Wessex Downs AONB flood plan meadows opposite.

The fields and meadows across the Parish flood due to the combination of fluvial, surface and ground water. Evidence suggests this is more extreme than the EA mapping for Fluvial and Surface Water shows. Fields and grasslands attenuate the risk of flooding elsewhere by effectively being large water stores and are an essential part of the parish’s flood defence.

**Climate Resilience:** In 2019 SODC declared a Climate Emergency; Warborough Parish Council acknowledges the threats and challenges posed by Climate Change and has adopted the District Council’s Emergency Plan. The villages of Warborough and Shillingford have been severely impacted in recent years by the effects of climate change, predominantly through flooding, addressed in the Flood Risk Policy, and higher winds causing trees and power lines to fall but also through the decreased recordings of flora and fauna, as evidenced in the Strategy for People and Nature document. WPC has formed a working group with villagers to prepare a Community Emergency Plan, which supplements the SODC County wider Response Plan.

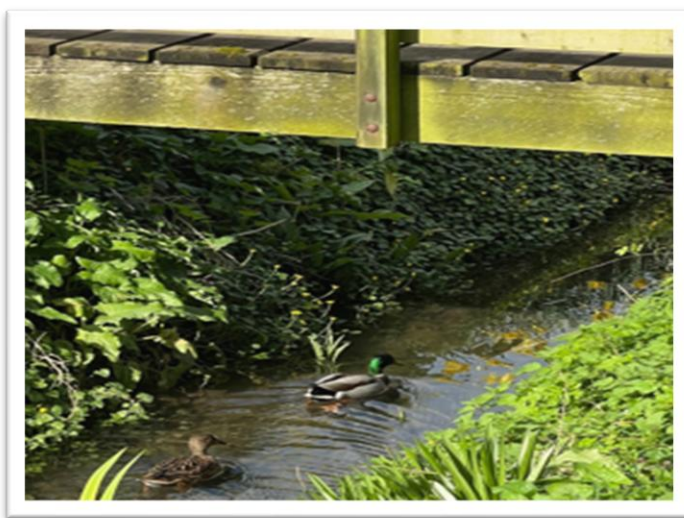
According to the NPPF, the “objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs” \*. A sustainable neighbourhood is a healthy, safe and resilient place to live, work and play and should have accessible, diverse and healthy green spaces and encourage water and energy efficiency. Future development without due consideration to the impact on Climate Change would add to the community’s greenhouse gas emissions, particularly from transport, energy production and usage. The most effective way to tackle the climate emergency is to reduce the demand for electricity and energy, predominantly through improving energy performance. The NPPF 2019 6.51 Paragraph 148, states that “the planning system should support the transition to a low carbon future and help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, including encouraging the re-use of existing resources and support for renewable and low carbon energy.” The NPPF also encourages planning policies to plan for new developments that can help to reduce greenhouse gas

emissions such as through its location, orientation and design and which should also help to increase the use and supply of renewable and low carbon energy and heat.

In addition to specific policies on renewable energy and energy reduction, consideration of Sustainable Development and Biodiversity underpin Design and Housing, as demonstrated in the WSRNP Design Code. Finally, clarity is welcome to find ways to sensitively adapt historic buildings with new energy efficient measures.

### **(ENV1) Protecting and enhancing nature and biodiversity net gain**

NPPF Para 174 requires planning policies to minimise impacts on and provide net gains for biodiversity, while Paragraph 179 calls for local wildlife-rich habitats to be identified, mapped and safeguarded. Local Plan Policy ENV3 supports development that will conserve, restore and enhance biodiversity and states that all development should provide a net gain in biodiversity where possible. NPPF Paragraph 179 emphasizes identifying, mapping, and protecting wildlife-rich habitats.



*Ducks in the Ditch, Thame Road*

In response, Warborough & Shillingford developed a “Strategy for People and Nature” to identify biodiversity assets and make recommendations to enhance and protect them. This strategy aligns with national and county conservation efforts, providing a framework to enhance biodiversity for the benefit of both wildlife and residents. The WSRNP Character Appraisal and policies VC1, its underlying Design Code, and VC2 recognise landscapes which also have biodiversity value, while VC3 protects views that also support ecological diversity.

Schedule 14 of the Environment Act 2021 mandates a 10% net biodiversity gain in new developments, yet the 2019 State of Nature report reveals an ongoing decline in UK wildlife, with a 13% drop in species abundance since the 1970s. South Oxfordshire District Council declared an ecological emergency in 2021, advocating for nature recovery networks. The WSRNP People and Nature Strategy Appendix includes identification of significant biodiversity assets within the parish, summarised in the table in 9.4. Green Corridors, C1 Shillingford East Green Corridor, C2 Shillingford East Green Corridor, C3 Shillingford West Green Corridor, C4 WNW Green Corridor, C5 WNE Poplars /Clay’s Orchard are shown on the map in Figure 53, and biodiversity designations are shown in Figure 52

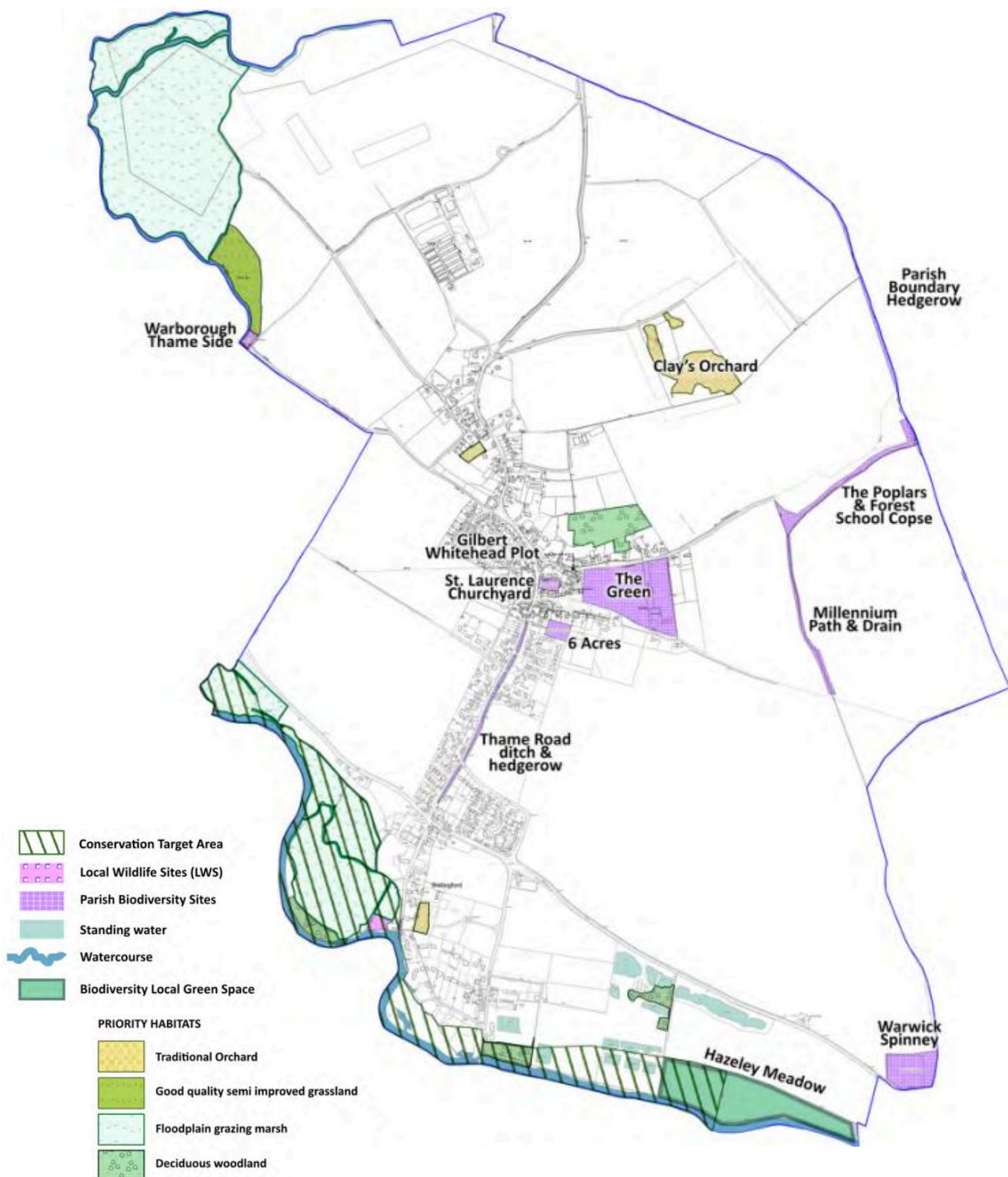


Figure 52 Environmental Designations in the Parish

This review has shown that there is significant biodiversity opportunity for this waterside parish, but there is in fact somewhat limited biodiversity in Warborough, where these isolated habitats face challenges. To address this, a 20% biodiversity gain goal is proposed, with policies to enhance local green spaces, hedgerows and other wildlife habitats. The activities of the newly created Warborough and Shillingford Nature Group, working closely with the adjacent Benson Nature group, as well as other local groups has

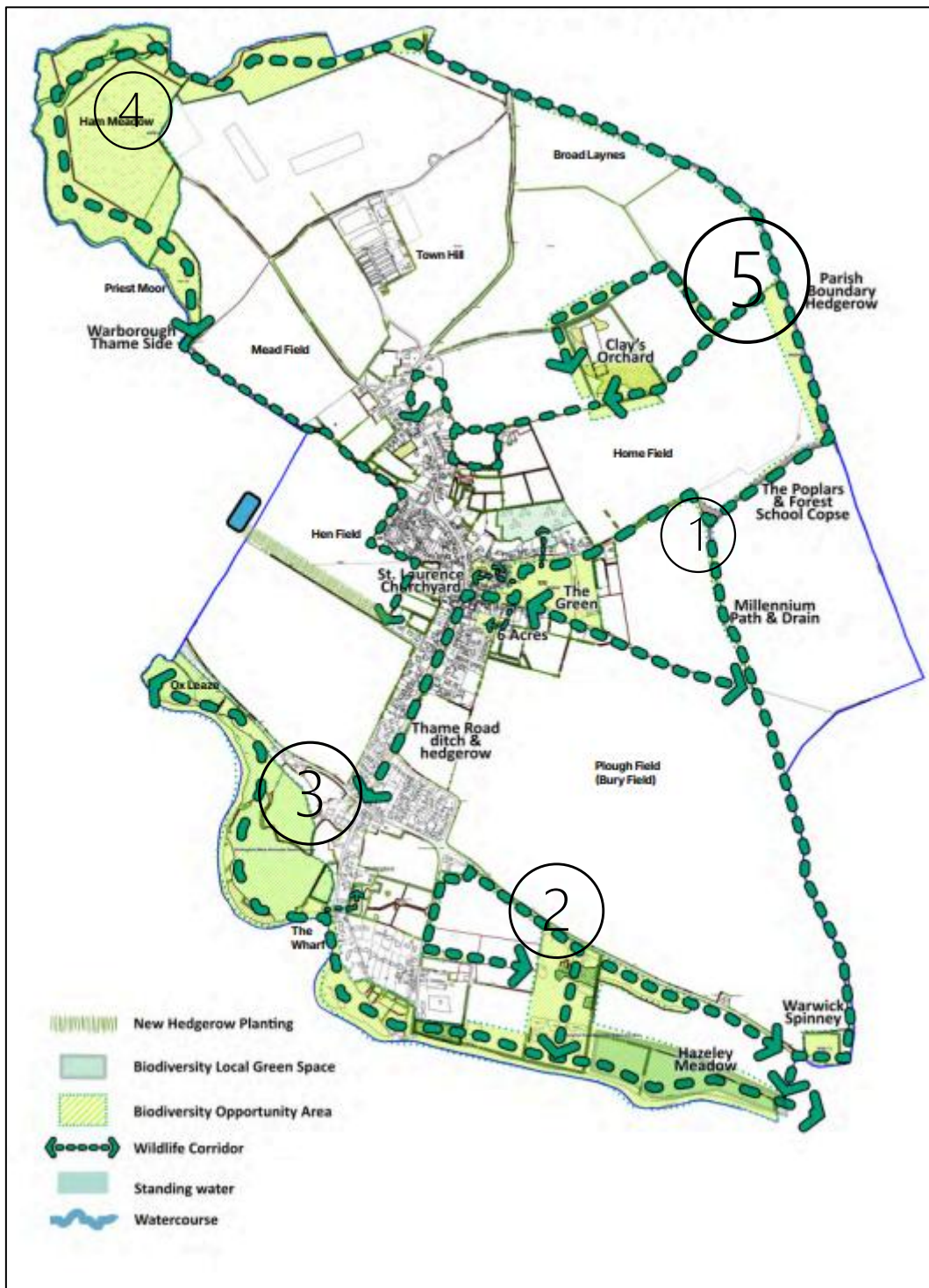


Figure 53 Biodiversity Opportunities and Wildlife Corridors in the Parish

been a positive factor in enhancing wild areas in the Parish for people and wildlife. Their activities should be supported and more volunteers encouraged to come forward. While relatively few detailed wildlife surveys have been conducted in the wider parish, the existing evidence from studies and local observations indicate much is to be found. Green Infrastructure such as open green space, wild green space, allotments, and green walls and roofs can also be used to create connected habitats suitable for species adaptation to climate change as well as providing recreation, health and wellbeing multiple benefits for people.

WSRNP Policy ENV1 A applies to proposals for small scale development, alterations and extensions to existing buildings. The Character Appraisal has provided evidence of sensitive natural features, and this should be considered in development decisions. Any site which provides habitat for rare, protected trees, plants, animals and birds should expect protection from development in line with national planning policy. However, because many of these areas are small, sensitive care of the areas immediately around them and extensions to provide wildlife networks are important to enhance biodiversity. In addition, in a local context, development on a particular site should be judged against any issues considered important to the immediate environment of the village.

In accordance with SODC LP and SODC JLP it is not envisaged that larger scale develop will come forward, but WSRNP Policy ENV1 B addresses requirements should that happen. In addition to the provisions of the policy, development proposals should take account of findings and recommendations in the Warborough & Shillingford Character Assessment 2018, the Warborough & Shillingford Landscape Character Assessment 2024, the Warborough & Shillingford Design Guide 2023 and the Strategy for People and Nature in Warborough & Shillingford that relate to species and habitats. These various studies have directly informed this policy. Development proposals of any scale should also support local work to protect and enhance our local landscape and nature recovery. This means ensuring that plans reflect an understanding of local nature corridors, where hedges, trees and green spaces are connected, and that actions are included to enhance and develop our green network.

#### ***Policy ENV1 – Protecting and enhancing nature, and biodiversity net gain***

Development proposals should respect the natural environment and protect and enhance biodiversity as shown in Figure 52 Environmental Designations in the Parish **and** Figure 53 Biodiversity Opportunities and Wildlife Corridors in the Parish.

Where practicable, development proposals should seek to deliver a minimum biodiversity net gain of 20%

As appropriate to their scale, nature and location, development proposals should:

- i) ensure that existing wildlife habitats, particularly those identified priority habitats are safeguarded, and retain and enhanced;
- ii) preserve, mitigate and where necessary, recreate wildlife habitats and net gains in natural flora especially those spaces, including Parish Biodiversity Sites, Local Wildlife Sites, identified in Figure 53 Biodiversity Opportunities and Wildlife Corridors in the Parish;
- iii) provide corridors of land including public footpaths and bridleways of significant local recreational and amenity value, especially those in biodiversity Areas in Figure 53 Biodiversity Opportunities and Wildlife Corridors in the Parish ;
- iv) incorporate appropriately design sustainable drainage systems based on the local geology and soils.
- v) Provide for the installation of owl boxes; bat boxes; and bird boxes (particularly those suited to use by swifts, swallows and house martins), which should be included as an integral part of any new or replacement building design where in an appropriate location;
- vi) Avoid the unnecessary loss of native mature trees, hedgerows, orchards or other form of wildlife corridor or specific biodiversity areas;
- vii) Avoid the unnecessary the loss of scrubland is unavoidable, proposals should retain sufficient onsite scrub areas linked to adjacent habitats;
- viii) Mitigate for any loss on site in the first instance, or in an approved alternative location in the Parish, in accordance with an approved planting scheme and maintenance schedule;

- ix) include measures to enhance wildlife corridors within the parish, and linked to neighbouring parishes to safeguard wider networks, with special regard given to enhancements of the wildlife corridors 1-5 shown on Figure 53;
- x) robustly demonstrate that runoff of surface water does not run into the existing stream and ditch network of the village but ensures the water flows through a sustainable drainage system with appropriate regard to maintaining and enhancing biodiversity.

### **Wildlife Buffers and Enhancements**

Development proposals adjacent to, or that would have an impact on, watercourses, Local Wildlife sites or other wildlife assets identified in the Strategy for People and Nature (Appendix 9.4) should enhance, and/or create new, natural buffers providing suitable complementary habitats to add value. Proposals should establish habitats alongside watercourses that would mitigate nutrient impacts and enhance biodiversity value. Proposals should not contribute to nutrient pollution

Development proposals should contribute towards the protection and enhancement of wildlife and biodiversity and should positively respond to the relevant guidance within the Strategy for People and Nature (Appendix 9.4) including:

- a) Appropriate native tree planting where it provides biodiversity and respects the scenic landscape and views;
- b) Repair and improvement of existing hedge lines and new hedge planting where it is sympathetic to the landscape;
- c) Enhancement or creation of grassland for native grassland flora and to provide habitat for invertebrates and small mammals in gardens and the wider countryside;
- d) Retention and care of relict orchard trees where they still exist and the planting of new orchards, particularly in publicly accessible locations. Protection and enhancement of the vegetation along all footpaths to increase diversity and enhancement of selected routes to provide new and expanded habitats and wildlife corridors.

## (ENV2) Flood Mitigation and Management

This Policy supports flooding aspects of the Neighbourhood Plan Environment objective in bold below:

The [Warborough and Shillingford Emergency Planning Group Survey 2023](#) reported that out of the 80+ households that completed the survey over 54% considered flooding a risk to their property shown in Figure 54

Appendix 9.6 Flooding Report outlines in detail the communities' experiences and risks which underpins this Flood Risk Policy.

All 4 flooding types – fluvial (river), ground, surface and sewer – are hazards locally, as shown in this follow-up question in the Warborough and Shillingford Emergency Planning Group survey in Figure 55

The topography of the Parish and surrounding surface water flooding helps understand the areas at highest risk. However, it also demonstrates why flooding is a concern across most of the parish, rather than in specific areas. This is demonstrated in Figure 56 Hydrology and geography of Oxfordshire,

SODC Landscape Character Assessment 2024, and Figure 57 Surface water flooding and geology.

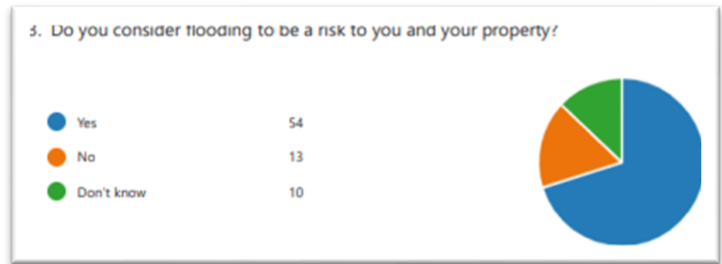


Figure 54 Warborough and Shillingford Emergency Planning Survey 2024

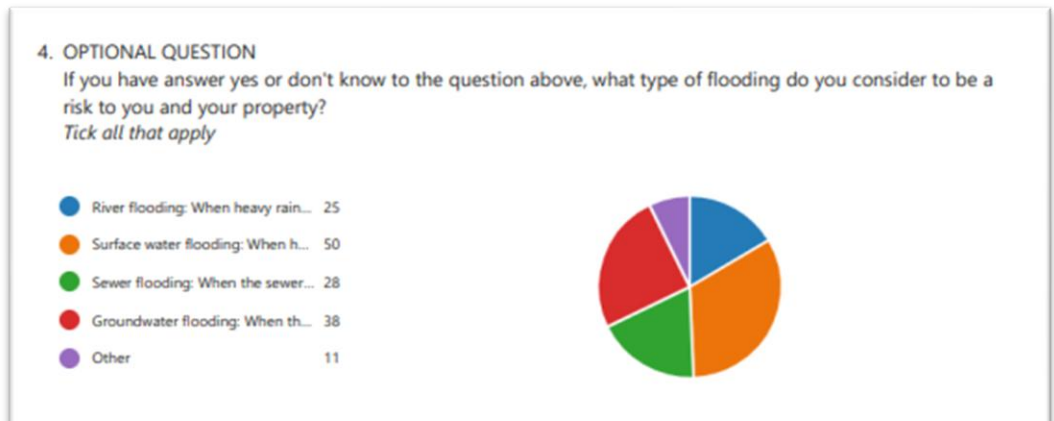


Figure 55 Warborough and Shillingford Emergency Planning Survey 2024

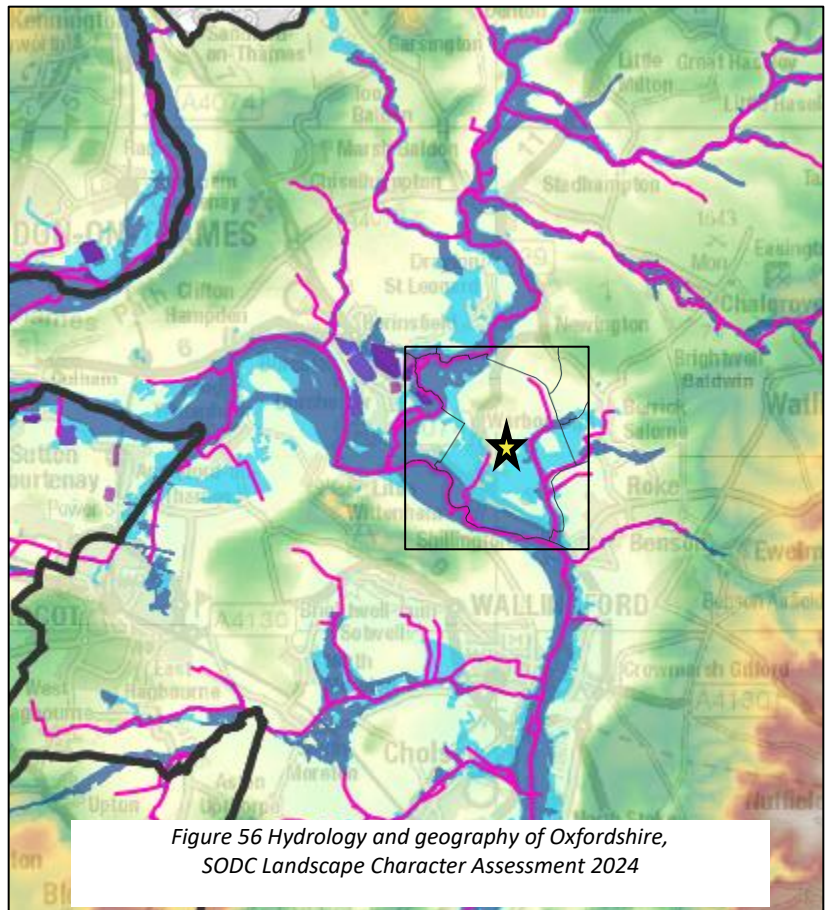


Figure 56 Hydrology and geography of Oxfordshire, SODC Landscape Character Assessment 2024

# Surface Water Flooding and Geology

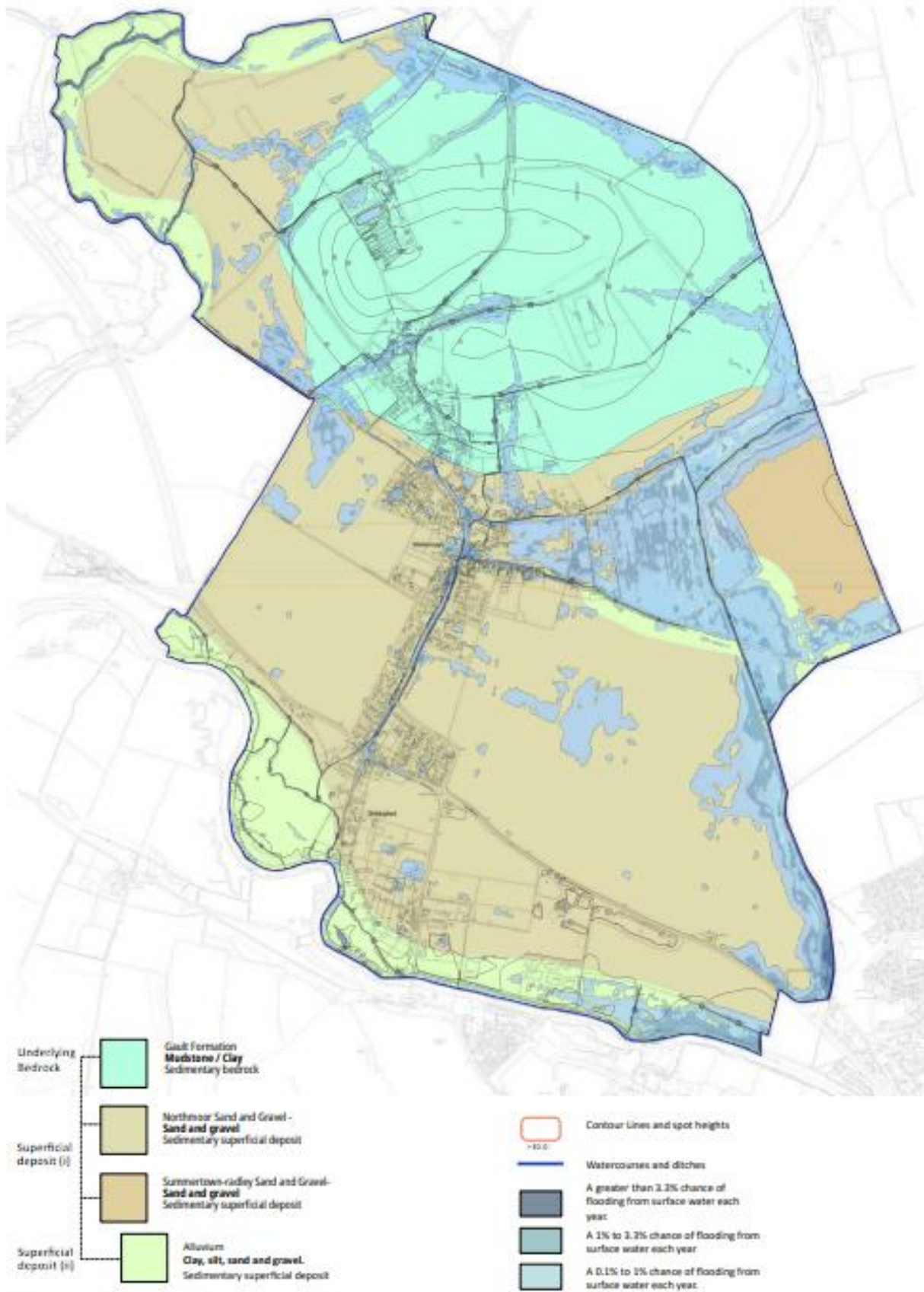


Figure 57 Surface water flooding and geology

The drainage ditches which collect **surface water run-off** and exit through the centre of the village & hamlet towards the river Thames flood in places during flood events, these are The Green North, A329 Thame Road and Warborough Road. On the 4<sup>th</sup> January 2024 flood event the A329 Thame Road was unpassable for many hours, and cars became stranded. One person was rescued from his car. Evidence is also provided that adjoining roads in flood zone 3 flood and are obviously at risk of future flood events.



Figure 58 The Warborough & Shillingford Flood Threats Summary of local evidence  
Source: WSRNP Flood Report

The **sewer network** which runs through the centre of the village & hamlet (A329 Thame Road and Warborough Road) floods during flooding events around the Greet Hall and the war memorial, as well as in Warborough Road and areas near Shillingford Bridge. For example, in the January 2024 flood event, the sewer network was so overloaded that a sewer drain on A329 Thame Road was lifted out of the road surface by the force of the water. The road was shut for several days repair. The sewer network flooded twice more in February 2024 in Warborough Road and near Shillingford Bridge, flooding streets and some properties.

The **river flooding** and surface water draining towards the river Thames causes the water table to rise, which causes ground water flooding, with areas within the village not draining until the fluvial flooding has receded. If prolonged rainfall happens in these conditions surface water, ground water and fluvial flooding happen, together with sewer flooding. Sewer flooding can continue for a few days after a flood event, and not stop until the surface water and ground water has drained, often weeks later.

In line with national strategy the Parish does not want untreated sewage to go directly into the ditches and onto the River Thames. Additionally, the Overy/Dorchester Sewage treatment plant treats all sewage from Warborough, Shillingford and Dorchester. It overflows into the Thame just before it joins the Thames and flows on to the flood meadows in our Parish and those in the Hurst Meadows within the North Wessex Downs AONB, directly across the River Thames. Its new overflow tanks, with state-of-the-art recording

mechanisms, shows that for 2024 untreated sewage ‘overflowed’ for 526 hours during the first 6 months of the year. Current plans forecast that the Thames are due to be able to cope with current levels of waste by 2040. This helps explain the particularly high levels of nutrient pollution in that part of the Thames, circled on Figure 59.

Development or ground works on previously undeveloped land, as demonstrated in the Flood Report, displaces future flood water and diminishes the capacity of that land to act as an attenuation space. Climate change and heavy rainfall exacerbates this. Given the flooding vulnerability across the Parish from ground, surface, fluvial and sewer, when assessing the suitability of any development, special consideration should be given to all NPPF Flood Policies and Local Plan Flood Polices to avoid an increase to flooding elsewhere. The Strategic Flood Risk Assessment further explains all development plans are required to comply with the NPPF and FRCC-PPG (Flood Risk and Coastal Change planning Practice Guidance) and demonstrate they will not increase flood risk elsewhere.

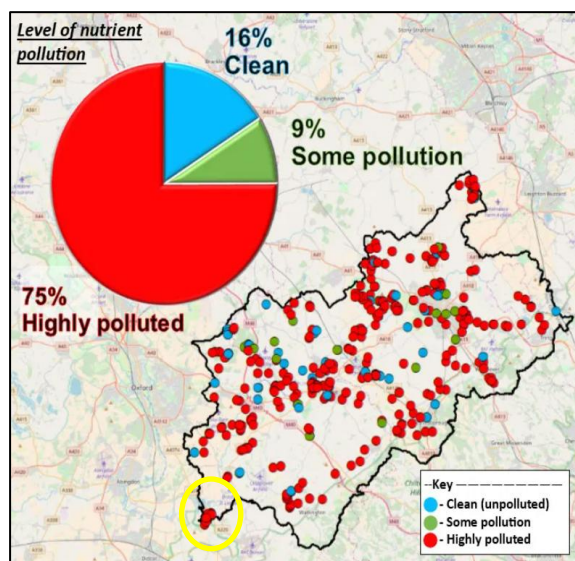


Figure 59 River Thame Nutrient Pollution, Freshwater Habitats Trust

In relation to flood risk and climate change in the planning system, the NPPF states:

“All plans should apply a sequential, risk-based approach to the location of development – taking into account the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property.” (para 167).

The Strategic Flood Risk Assessment further explains ‘The Joint Local Plan should do this by safeguarding land from development that is required, or likely to be required, for current or future flood management; and to seek opportunities for the relocation of development, including housing, to more sustainable locations from areas where climate change is expected to increase flood risk.’

**Policy ENV2 – Mitigating Flood Risk**

Development proposals should demonstrate that they will:

- a) not exacerbate surface water flooding as highlighted on figure 46 and groundwater drainage and flooding problems as highlighted in Figure 58 and detailed within Appendix 9.6 Flooding Report.
- b) provide appropriate facilities for water supply and sewage disposal with sufficient evidence to demonstrate capacity.
- c) be designed in a way which will neither exacerbate existing water supply or wastewater issues, nor create water supply or disposal issues for properties elsewhere in the neighbourhood area.
- d) ensure that in consultation with Thames Water, the wastewater and treatment works will either already have sufficient capacity or will be upgraded to provide sufficient capacity before any new development is occupied.
- e) be designed to meet and preferably exceed the Building Regulations water consumption standard for water scarce areas (as amended).

### (ENV3) Climate resilience, renewable energy sources and energy reduction

Communities are increasingly affected by the impact of Climate Change. The WSRNP seeks ensure Climate change resilience whilst adhering to other stated objectives:

- To ensure that new housing development is in character with the villages, protects the greenbelt and offers a high quality of design within the villages whilst minimising impact on views.
- To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development.

The Community Questionnaire and Workshop which took place on October 18th, 2023, evidences the community's commitment to sustainable development, renewable energy and a move towards Net Zero. The key topics regarding the environment and energy which mattered to the community were in response to questions, 2.2a "I support enhancing sustainability and renewable energy policies", 2.2b "I support net zero requirements for new buildings" and 2.2c. "I support alternative energy solutions for existing buildings". The average responses of all non-zero entries were respectively 1.46, 1.23 and 1.02 which suggested higher support for alternative energy in new build and potential concern regarding heritage harm.

All new developments should be considered within the context of the NPPF Policies 159-161, 165 and 169-171 and The Joint Local Plan Climate Resilience Polices to mitigate against Climate Change, in particular Policy DES9: Promoting Sustainable Design and Policy DES10: Renewable Energy. NPPF states in paragraph 157 that policy should "shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure". Local Plans should take a proactive approach to mitigating against and adapting to Climate Change when it comes to planning decisions.

Planning applications that are submitted which include measures to reduce emissions and include proposals which are net zero will be supported. Active measures to reduce emissions should include plans for:

#### **A. Increasing renewable energy**

The incorporation of renewable energy and low carbon technologies in new developments and their adoption into existing buildings and additions to existing dwellings and village assets. New developments should be designed to anticipate and mitigate climate change.

The following are examples of potential initiatives:

- using grey water recycling and rainwater capture
- including a layout and massing that takes account of local climatic conditions, including daylight and sunlight, wind, temperature and frost pockets maximise passive solar gain
- utilising renewal energy sources, namely biomass & wood pellet boilers, air source and ground source heat pumps and/or incorporate on-site energy generation from renewable sources such as solar panels
- Solar panels – if they are sited sympathetically and do not conflict with the Design Code. Solar arrays would be encouraged if they do not conflict with the Design Code, do not affect any listed Views, do not increase the risk of flooding and are sited on agricultural land of Grade 4 and below.

#### **B. Reducing energy consumption**

The incorporation of measures to reduce energy and electricity consumption in new developments and their adoption into existing buildings and additions to existing dwellings and village assets. New developments should be designed to anticipate and mitigate climate change. Proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life. Potential initiatives which would be supported include:

- Improved Insulation within buildings
- Monitoring and reducing electricity consumption, e.g. installation of more efficient appliances and light bulbs
- Communal EV points
- SuDS and grey water recycling schemes
- a fabric first approach to design to minimise Carbon Emissions. To this end developers should consider the following development principles: a) Minimising the use of high carbon cost building materials such as Concrete, Cement and Steel. b) Maximising use of materials which score highly on Building for Life criteria<sup>17</sup> such as wood, wood and/or hemp fibre. c) Using modern design techniques such as EnerPHit as a best practice standard to achieve good airtightness and insulation in retrofit and Passivhaus for new development.

Given the District’s settlement hierarchy and spatial strategy of the Parish it is not anticipated that a site would come forward. However, if they should, these standards would become even more important.

Given the high number of historic properties in the Parish and the expected low number of new builds, it is important to consider how to provide clarity and support consistent decision-making for proposals to reduce carbon emissions and improve the energy efficiency of historic buildings whilst conserving their significance and ensuring they remain viable places to live in the future. Historic England has recently produced guidelines<sup>6</sup> for Adapting Historic Buildings for Energy and Carbon Efficiency which will help raise standards and alleviate concerns. Proposals which come forward and are aligned with those guidelines should be supported.

***Policy ENV3– Climate resilience, renewable energy sources and energy reduction***

1. Proposals for new housing or adaptations to existing properties which include measures to reduce energy consumption, and the adoption of renewable energy sources will be supported as highlighted in the Design Code.
2. Solar Arrays will be supported on agricultural land of Grade 4 or below (in accordance with DEFRA’s ALC) as long as they do not impact negatively on any Designated Views or Bio-diversity habitats, do not increase the risk of flooding and do not conflict with the Design Code.
3. All new dwellings must include electric vehicle charging points.
4. Proposals should be accompanied by sufficient information (appropriate to their scale and nature) to demonstrate how they have considered:
  - a. designs leading to a reduction in carbon emissions with the goal of net zero, in particular the adoption of a Fabric First approach;
  - b. the use of low carbon or renewable energy and heat plans, provided that they do not conflict with the NPPF requirement to protect and enhance valued landscapes such as Conservation Areas or sites of Biodiversity and they adhere to the Design Code;
  - c. the building of “low carbon homes” through the use of sustainable building materials, the sustainable use of resources and high energy efficiency levels as long as they do not conflict with the Design Code.
5. Major developments should also demonstrate a Whole-Life-Cycle Carbon Emission Assessment
6. Proposals for adapting historic buildings for energy and carbon efficiency will be supported where it can be demonstrated that they accord with Historic England Guidelines.

<sup>6</sup> [Energy Efficiency and Retrofit in Historic Buildings | Historic England](#)

## 8. Implementation and monitoring

### 8.1. Implementation

Implementation of the WSNP plan will be ongoing. Responsibility for determining planning applications rests with SODC.

### 8.2. Monitoring

WPC will monitor the WSRNP and the implementation and effectiveness of its Policies.

#### Twelve-month review

WSRNP will be reviewed one year after its adoption at a community referendum by the Parish council and the reconvened Neighbourhood Plan Steering group or their representatives.

The purpose of the review will be primarily to assess the extent to which the Neighbourhood plan objectives have been implemented in practice and the contribution of the polices and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

#### Five-year review

WSRNP will be reviewed every five years thereafter. The review of policies will be led by Warborough Parish Council. The purpose of the review will be primarily to assess the extent to which the Neighbourhood Plan objectives have been implemented in practice and the contribution of the polices and projects contained within it towards meeting those objectives; and secondly to rectify any errors and omissions.

Where significant amendments or additions are needed that cause significant public concern, a public consultation will be undertaken to be sure that 50% or more of respondents to the consultations with residents accept the changes

#### End of plan review

At least two years prior to the expiry of the WSRNP, a full review will be undertaken to gauge the success of the Plan in meeting its objectives and to put in place a succession plan.

## **9. Evidence Base Appendices**

### **9.1. Warborough & Shillingford Design Code 2024**

This 2023 Character Assessment was produced by [Bluestone Planning](#) for the WSNP review and can be found on the WPC/NP website 'Supporting Documents'

### **9.2. Warborough & Shillingford Character Appraisal 2024**

This 2023 Character Assessment was produced by [Bluestone Planning](#) for the WSNP review and can be found on the WPC/NP website 'Supporting Documents'

### 9.3. Local Green Space Assessment 2024

Bluestone Planning were commissioned by the WSRNP steering group to provide and Local Green Space Assessment.

The following methodology was used to assess potential Local Green Spaces, with the process also described in detail, and the results are shown in the table below:

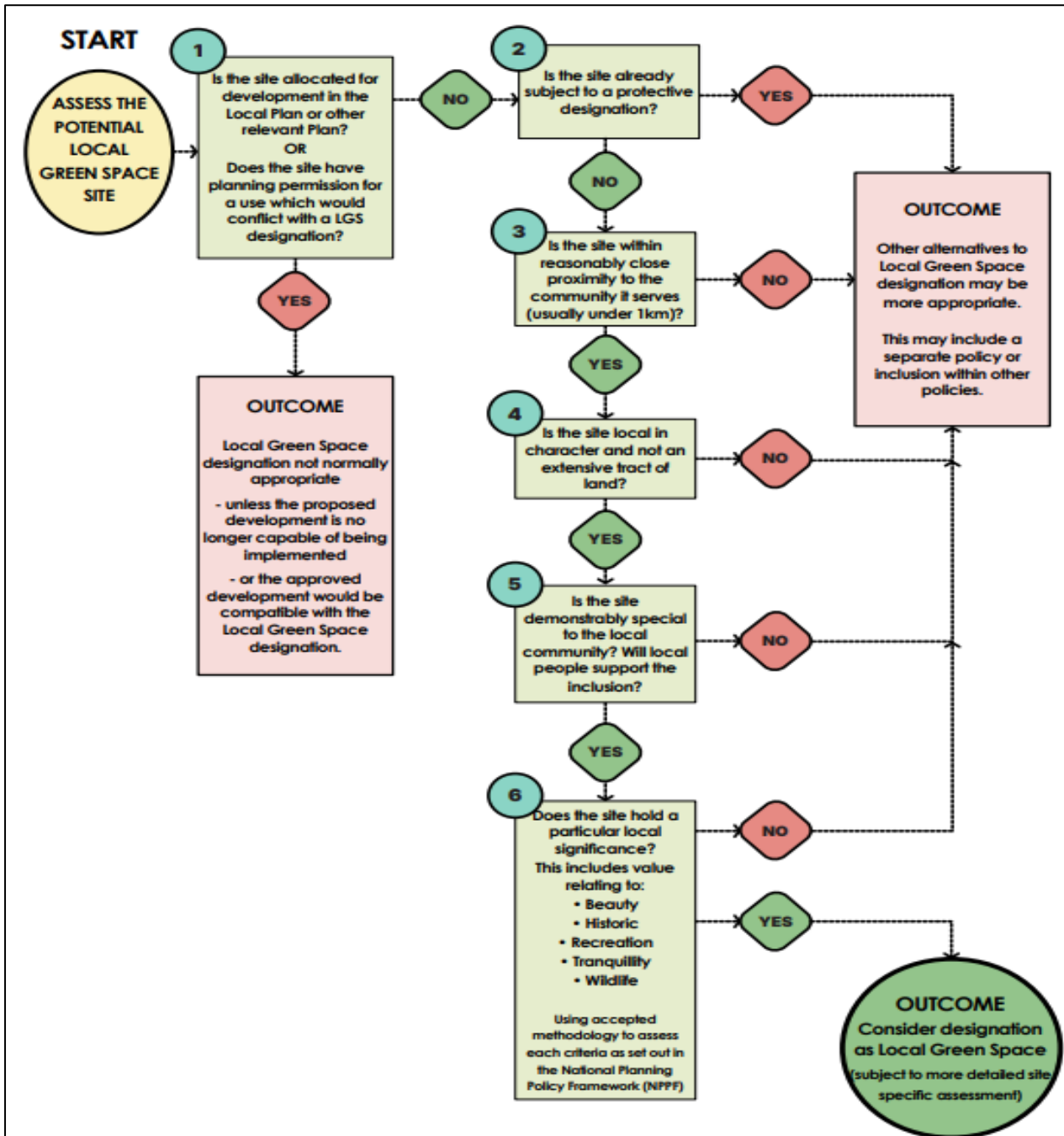


Figure 60 Methodology for assessing LGS candidates

Assessments 1- 4 determine whether submitted sites are suitable for designation based on their planning status, their proximity to the community which they serve, whether they are protected under alternative designations and whether they are considered to be an extensive tract of land

Sites which pass Assessments 1- 4 will progress to detailed Assessment 5 to determine whether the site has been shown to be demonstrably special to a local community.

Sites passing assessments 1- 6 will be considered for designation within the context of wider local planning objectives.

The NPPF states that identifying land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

The NPPG also states that Local Green Space designations should not be used in a way that undermines the aims of plan making.

The decision to designate areas for Local Green Space requires a balanced approach, considering all relevant criteria and needs - assessment details below and criteria

#### **Assessment 1:**

Does the site have an extant planning permission for an alternative use that would be incompatible with a Local

Green Space designation?

Is the site allocated within an existing Local Plan for an incompatible alternative use?

Is the site likely to be allocated for an incompatible alternative use within an emerging plan?

#### **Assessment 2: Is the site already subject to a designation (if so unlikely that LGS is appropriate)?**

Special Protection Areas: protected under the EC Birds Directive (79/409/EEC).

Special Areas of Conservation: protected under the EC Habitats Directive (92/43/EEC), transposed into UK law by the 'Conservation of Habitats and Species Regulations 2010'.

Sites of Special Scientific Interest: protected under Section 28 of the Wildlife and Countryside Act 1981

Local Nature Reserves: protected by the National Parks and Access to the Countryside Act 1949.

Registered village greens and common land: protected by the Commons Act 2006

#### **Assessment 3: Is the site within reasonably close proximity to the community it serves?**

Parks and Gardens: 1 km

Natural and Semi Natural Greenspaces (includes Urban Woodlands): 2 kms

Outdoor Sports Facilities: 3 kms

Amenity Greenspace (includes green corridors): 1 km

Provision for children and young people: 1 km

Allotments and community gardens: 1 km

#### **Assessment 4: Is the site local in character and not an extensive tract of land?**

Extensive tracts of land on the edge of settlements and blanket designations of open countryside will not be appropriate.

Whilst there is no size limit on how small or large a Local Green Space can be, a judgement will need to be made to ensure that the proposed space is of a size that reasonably relates to the community that it serves.

As such, we would expect the areas submitted to be self-contained and to have clearly defined boundaries.

Larger areas of the open countryside, woodland and long-distance green ways/river corridors will not generally be considered appropriate for Local Green Space designation.

### **Assessment 5: Is the site demonstrably special to the local community?**

How was site identified?

Was it instigated by the community or Parish council? Or an individual? Was it raised at a meeting or through a survey?

Has the site been subject to discussion or planning processes before?

Is there a petition? Are the signatures from local people? Does the petition relate to just this one site? Is the purpose of the petition clear?

Do the letters of support show that they clearly understand the justification for designating the site as a local green space?

Was the site received favourably during Issues and Options Consultation?

Does the evidence show that a large proportion of the community use or value the site?

Have there been any objections to the designation? Who are these from and on what grounds is the objection made? Do their comments undermine or cast doubt on how special the site may be to the wider community?

Is there a need for Local Green Space in this location?

Is there a shortage of accessible green space in the area? Is there evidence of a need for this kind of space in particular? Could the use of the green space be replicated elsewhere in the vicinity?

### **Assessment 6: Does the site hold a particular local significance? - See detailed criteria**

The proposed designation must be based on evidence to demonstrate why the green area is demonstrably special to a local community and is of particular local significance.

Is the site discernibly beautiful or more beautiful than the surrounding areas?

Site visibility - Is the site visible from a public place?

Are there views of the site from any key locations?

Is the site (or type of landscape) specifically mentioned in any relevant landscape character assessments, conservation area appraisals or similar documents?

Is the site covered by any landscape or similar designations?

Does the site bring interest from further afield to the local area?

Is the site formally designated for its wildlife value?

If the site is not formally designated, is there any evidence that there are important habitats or species found on the site?

Have ecological surveys been undertaken on or close to the site? Could it form part of an ecological network? Is the site adjacent to a designated site? Has the site (or is it likely to be identified as being of local importance in the Local BAP or Local GAP?

Is there any evidence, or is it likely that other wildlife of interest has been found on the site?

For example, is there habitat on site which would support the presence of wildlife - are there ancient hedgerows, woodland, veteran trees on the site?

Is the site the focus of local community interest and concern for its wildlife/are the community involved in steering the sites development and management?

Is the site reasonably close to schools/nurseries who may visit the site?

Is there any on-site interpretation of the wildlife on site?

Is the site in an area generally lacking in publicly accessible natural heritage?

Are there any historic buildings, features or remains on the site? For example, listed buildings, scheduled ancient monuments, war memorials.

Are there any historic landscape features on the site? For example, old hedgerows, ancient trees, historic ponds, historic garden features.

Did the site play an important role in the historic development of the village? For example, part of the grounds for the manor house, site of an old railway station, village green etc

Did any important historic events take place on the site?

Is there a longstanding event which takes place on the site? For example, maypole dancing / summer fair, plays, market etc.

There must be evidence to show that the space has local significance for recreation and is of value to the community.

Whilst a large number of green spaces will offer some form of recreational value, it will be necessary to identify why a particular space offers something unique that could not realistically be accommodated on other spaces that would serve the same community

Is there evidence or is it feasible that the site is used for playing sport?

Which sport? Is this sports provision free or is club membership required?

Is it good quality? Are there better facilities nearby?

Is there evidence or is it feasible that the site is used for informal recreation? Can the site be accessed easily?

Is the site considered to be tranquil?

What features make it feel tranquil?

Does it enhance the feeling of tranquillity within the local area through a feeling of remoteness?

Does it provide an area of tranquillity within a busy setting by hiding man-made structures such as roads, powerlines or lighting?

**Table 1: Local Green Spaces Assessment Matrix**

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
<b>Warborough</b>													
LG.W01	The Green	Y	5	5	4	4	2	N	N	Y	24	DESIGNATE	This is an 11-acre site saved for the village in the late 1840s by the vicar of the time, Rev H White. Registered on the Parish Asset list as acquired c1895
LG.W02	The Allotments	Y	2	4	2	3	2	N	N	Y	17	DESIGNATE	These 50 plots are popular, heavily subscribed (with a modest waiting list) and used every day. They contain not only the expected vegetables and flowers but also some livestock is kept there.
LG.W03	Rod Eyot	Y	3	2	3	2	2	N	N	Y	16	DESIGNATE	Small triangle of land. Given to the village at the same time as the adjacent Greet Hall in the early 1900's. Key focal space and part of the area of wider verges
LG.W04	Thame Road verges (north of the Church)	Y	3	2	3	2	1	N	N	Y	15	DESIGNATE	The area of extensive verges along Thame Road are of key importance and contribute significantly to the character of the area. The verges are a positive asset presenting every spring a magnificent display of daffodils which spread along much of the length of the village. At risk of loss from parking.
LG.W05	Churchyard	Y	4	2	3	3	2	N	N	Y	18	DESIGNATE	Provides visual amenity and a quiet reflection space for personal reasons to the community. It also provides a biodiversity function with native hedgerows and mature lime, oak and yew trees alongside its managed grassland
LG.W06	Additional land surrounding The Green	Y	4	2	4	3	2	N	N	Y	19	DESIGNATE	The original boundary of The Green was limited and did not include all of the land available. This additional space is key to the overall contribution and provides an essential functional area as well as the biodiverse ditches, mature trees and hedgerows
LG.W07	War memorial	Y	3	1	4	2	1	N	N	Y	15	DESIGNATE	Situated in the middle of the village at the entrance to The Green. It provides a key focal point for the village and important space to allow the community to pay their respects.
LG.W08	Land opp. War memorial	Y	3	2	4	3	1	N	N	N	17	DESIGNATE	Land at the entrance to Middle Farm and adjacent to the War Memorial. Owned by the Parish and forms one of the important open areas within the Conservation Area. It is a focal point for dwellings and forms part of one of the key unmade lanes which are characteristic of the area
LG.W09	Book Exchange	Y	3	2	4	2	2	N	N	N	17	DESIGNATE	Is a small landscaped area around the old telephone box which now acts as a book exchange and stopping point for the community. It contains a focal Willow tree as well as the Thame Road Ditch which flows through the site.
LG.W10	Thame Road Ditch and Verge (south of the Church)	Y	4	2	3	2	2	N	N	Y	17	DESIGNATE	These spaces form an important north-south wildlife corridor through the village. In addition, they provide visual amenity value when entering the village from the south and leaving Warborough to the open countryside, they have recreation value with benches and informal play.
LG.W11	Poplars and Forest School Copse	Y	4	3	1	5	3	N	N	Y	20	DESIGNATE	A well used space by the community, with public access and permissive use. A biodiversity assets due to presence of a variety of hedgerows species, mature trees, including Oak, as well as species rich grassland

	Name of site (as popularly known)	NPPF 1 - Close proximity to community (yes/no)	NPPF 2 - Demonstrably special to a local community					NPPF 3 - Extensive Tract of land?	Is this site allocated for any other use (yes/no)	Public access	Score	Recommendation	Comments
			Beauty/ Amenity value (yes/no)	Recreation (yes/no)	Historical (yes/no)	Tranquillity (yes/no)	Wildlife (yes/no)						
LG.W12	Whitehead Plot	Y	3	0	2	4	2	N	N	N	15	DESIGNATE	Bequeathed to the Parish and forms one of the important open areas within the Conservation Area and of key visual amenity with the mature Copper Beech tree as its focal feature. It is now managed and maintained for biodiversity.
<b>Shillingford</b>													
LG.S01	The Wharf	Y	5	4	4	4	5	N	N	Y	26	DESIGNATE	On the river Thames in Shillingford, this is the only access for the community to the river and is well used, especially in the summer months by fishermen, people launching canoes and small boats, or simply enjoying the view or a good book. It also provides access for watching of local aquatic wildlife and kingfishers can frequently be seen there.
LG.S02	Land adj. to Shillingford Bridge	Y	5	4	2	4	3	N	N	N	22	DESIGNATE	A formal avenue of mature Beech trees which provides a key setting to the listed Shillingford Bridge which is adjacent. It marks the entrance to the Parish.
LG.S03	Thame Road Ditch and Verge (south of Gravel Lane)	Y	4	2	3	2	2	N	N	Y	17	DESIGNATE	These spaces form an important north-south wildlife corridor through the village. In addition, they provide visual amenity value when entering the village from the south and leaving Warborough to the open countryside, they have recreation value with benches and informal play.
LG.S04	Plough Field	Y	5	0	3	2	1	N	N	N	15	DESIGNATE	Space of key local importance, not only as a public vantage point providing uninterrupted views of the Chilterns National Landscape, but also historically and culturally as the home to the World Ploughing Competition in 1954. A monument exists on the wider site to commemorate and the site is demonstrably special to the community.
LG.S05	Hazeley Meadow	Y	3	2	2	4	3	N	N	Y	18	DESIGNATE	Forms part of a wider Local Green Space with the neighbouring site in Benson Parish. In its own right however this is a key biodiversity space which is in part a Conservation Target Area. It is part of the long distance Thames Path and well used as a result.
LG.S06	Warwick Spinney	Y	2	3	2	4	3	N	N	Y	18	DESIGNATE	This site is close to the community of Benson and is well used by its residents. It is a local wildlife site and well maintained and looked after by the community.

## Criteria for Assessment

### BEAUTY

5	Excellent visual attractiveness, excellent variety of natural features and of good quality, provides an excellent contribution to the setting of the local area
4	Very good visual attractiveness, good variety of natural features and of good quality, provides a very good contribution to the setting of the local area
3	Good visual attractiveness, variety of natural features and of good quality, provides a good contribution to the setting of the local area
2	Good visual attractiveness, limited variety of natural features and of good quality, provides a good contribution to the setting of the local area
1	Limited visual attractiveness, limited variety of natural features and of good quality, provides a limited contribution to the setting of the local area

### RECREATION

5	Public access, evidence of a good range of informal and formal uses, excellent facilities (good/excellent condition and range) and information on/evidence of frequent use.
4	Public access, evidence of good range of informal uses, good facilities(fair condition and range) and/or information on/evidence of frequent use.
3	Public access, evidence of good range of informal uses, some limited facilities and/or information provided on/evidence of reasonably frequent use.
2	Public access but no evidence submitted of informal or formal use. No notable recreation facilities, and no information provided/evidence of frequent use.
1	Site is accessible to the public if an entrance fee is paid/or site is privately accessible to a limited group of people.
0	Site has no public access and is therefore considered to have no/very limited recreational value.

*Additional weight to be added if no other similar spaces are within 800m (10 mins) of the space being assessed to ensure that spaces which are more isolated but provide recreational value are recognised for their importance*

### TRANQUILITY

5	No notable sources of disturbance. No visual or audible intrusion. High degree of self-contain limit noise and disturbance.
4	Limited disturbance in at least part of site. e.g. site is located within residential area with low levels of noise and visual intrusion from associated residential or recreational activities. Degree of selfcontainment and screening limit noise disturbance in site.
3	Some disturbance. The site is located on a major and/or minor road with some neighbouring uses causing disturbance. Limited self-containment and screening. Scale of site may mean there are undisturbed parts.
2	Frequent disturbance. The site has some disturbance by a main and/or multiple roads and/or by neighbouring uses with regular disturbance. Limited self-containment and screening.
1	Major and constant disturbance. The site is heavily affected by a main road/or by neighbouring uses with regular disturbance. Total lack of selfcontainment and screening.

### HISTORY

5	The site meets more than four sub-criteria
4	The site meets four of the sub-criteria
3	The site meets three of the sub-criteria
2	The site meets two of the sub-criteria
1	The site meets one of the sub-criteria
0	The site meets none of the sub-criteria

#### Sub-criteria

- Site is located within an area of high archaeological potential
- Site makes a positive contribution to the setting of a locally listed building (NDHA)
- Site makes a positive contribution to the setting of a nationally listed building.
- Site makes a positive contribution to the setting of a scheduled ancient monument.
- Site makes a positive contribution to the setting of a conservation area.

Site within area of local historical importance or character  
Site contains a nationally listed building  
Site contains a locally listed building (NDHA)

#### **WILDLIFE**

4	National or International Designated site either on site or adjacent
3	Good level of evidence submitted in relation to wildlife on site, and open space is located in close proximity to or is designated as an area of local ecological importance of Local Nature Reserve.
2	Good evidence submitted in relation to wildlife observed on site but open space is not in or close proximity to any designated area of ecological significance.
1	Limited evidence submitted in relation to wildlife observed on the site, and the open space is not in, or in close proximity to any designated area of ecological significance. There is however an assumed level of wildlife value to the site (habits or species).
0	No evidence submitted in relation to wildlife observed on the site and limited potential for improvement

#### **SCORE**

21+	Designate unless any other preventative reason
13-15	For Discussion - further assessment require or demonstrate significant standalone reason for designation
12	and below not allocated

50% is the normal threshold for being considered for designation (there are a total of 27 points available)



Figure 61 Existing Local Green Spaces in 2018 WSNP

## 9.4. People and Nature Strategy 2024

See WSRNP Strategy for People and Nature Reg 14 in ‘Supporting Documents’ on the WPC NP website.

**Table of Biodiversity & Green Corridor Assets**

No.	Site	Current Designation	Biodiversity	RP Proposal	Value
1	Clay’s Orchard & surrounding woodland NRN	Priority Habitat	<p>Traditional Orchard</p> <p>Variety of apple &amp; pear trees providing many habitats</p> <p>Rare fungi – Orchard Toothcrust</p> <p>Birds on the Red List – Hammer, Linnet and Starling</p> <p>Birds on the amber list – Swift, Kestrel and Willow warbler</p> <p>Other species include Eurasian badger, beetles, moths &amp; barn owls</p>	ENV1	Important in providing habitats for a variety of species
2	Shillingford Boathouse Carr NRN	<p>Oxfordshire Local Wildlife Site</p> <p>Priority Habitat</p>	<p>Wet woodland and Lowland meadow</p> <p>Variety of species supported including Lodden Lily, wild angelica and orange balsam</p>	ENV1	Provides important habitats for species and contains 2 Priority habitats
3	Thames Clifton to Shillingford CTA	<p>Conservation Target Area</p> <p>Priority Habitat</p>	<p>Floodplain grazing marsh, lowland fens and wet woodlands are covered by this designation</p> <p>Supports the rare Lodden Lily</p>	ENV1	Identified as a CTA
4	Thame Valley CTA	<p>Conservation Target Area</p> <p>Core NRN</p> <p>Priority Habitat</p>	<p>Floodplain grazing marsh</p> <p>Supports important breeding wader populations</p>	ENV1	Identified as a CTA

5	Warwick Spinney		Species rich grassland Wildflowers supporting pollinating insects Large numbers of butterflies	ENV1 LGS	Provides habitats for a range of species  Close to Benson, the community it serves
6	The Poplars and Forest School Copse	Core NRN region	Role in wintering and migration of stonechat  Species rich grassland Variety of vegetation eg reeds	ENV1 LGS	
7	Millenium Ditch		Role in wintering and migration of Stonechat  European water vole Variety of vegetation eg reeds	ENV1 LGS	Important site for the wintering and migration of Stonechat
8	Warborough River Thame Side		Supports important breeding wader populations	ENV1	Important site for biodiversity along the River Thame
9	Thame and Warborough Road Ditch		Hedgerow consisting of Blackthorn, Hawthorn and Elder  Variety of songbirds such as Siskin and Goldfinch	ENV1 LGS	Important role in forming an urban green corridor allowing for wildlife movement
10	Ladybrook Copse Set Aside Border		Sunflowers, wild flowers such as Oxeye daisies  Flocks of Fieldfare, Redwing, Finches and Tits	ENV1	Habitats are provided for a range of species
11	Parish Boundary Hedgerow		Mature hedgerow of Blackthorn, Hawthorn, Elder, Bramble  Birds present include Yellowhammer, Reed Bunting and Whitethroat	ENV1	Important site due to providing many habitats for a variety of species

12	Rushy Meadows, or known historically as Haseley Meadow		Summer breeding site for Grasshopper Warblers Important habitats for many protected birds	ENV1 LGS	Important site due to providing many habitats for a variety of species
13	St Laurence Churchyard		Species rich grassland mature lime, oak and yew trees spotted flycatcher, house martin, goldcrest, mistle thrush and great spotted woodpeckers	ENV1 LGS	Important site due to providing many habitats for a variety of species  Range of important trees
14	The Gilbert Whitehead Plot		Several mature trees, including a beech tree	ENV1 LGS	Rich in biodiversity
15	Eutrophic Standing water near River Thames	Priority Habitat	Role in formation of the East Shillingford Riverside Green Corridor	ENV1	Forms part of an important green corridor
16	The Green North woodland	High Spatial Priority for woodland improvement	Provides a habitat for GCN Role in flood protection	ENV1 Priority Habitat	Area where limited woodland within the Parish can be improved
17	The Green North Grassland		Species rich grassland	ENV1 Priority Habitat	Community copse x2 and mature allotment orchard
18	The Green South Grassland			ENV1 Priority Habitat	
C1	Shillingford East Green Corridor			ENV1 Green Corridor	
C2	Shillingford East Green Corridor			ENV1 Green Corridor	

C3	Shillingford West Green Corridor			ENV1 Green Corridor	
C4	WNW Green Corridor			ENV1 Green Corridor	
C5	WNE Poplars /Clay's Orchard Green Corridor			ENV1 Green Corridor	

## 9.5. Parish Heritage

**Table 1 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
Great 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

Parish-wide Heritage Map

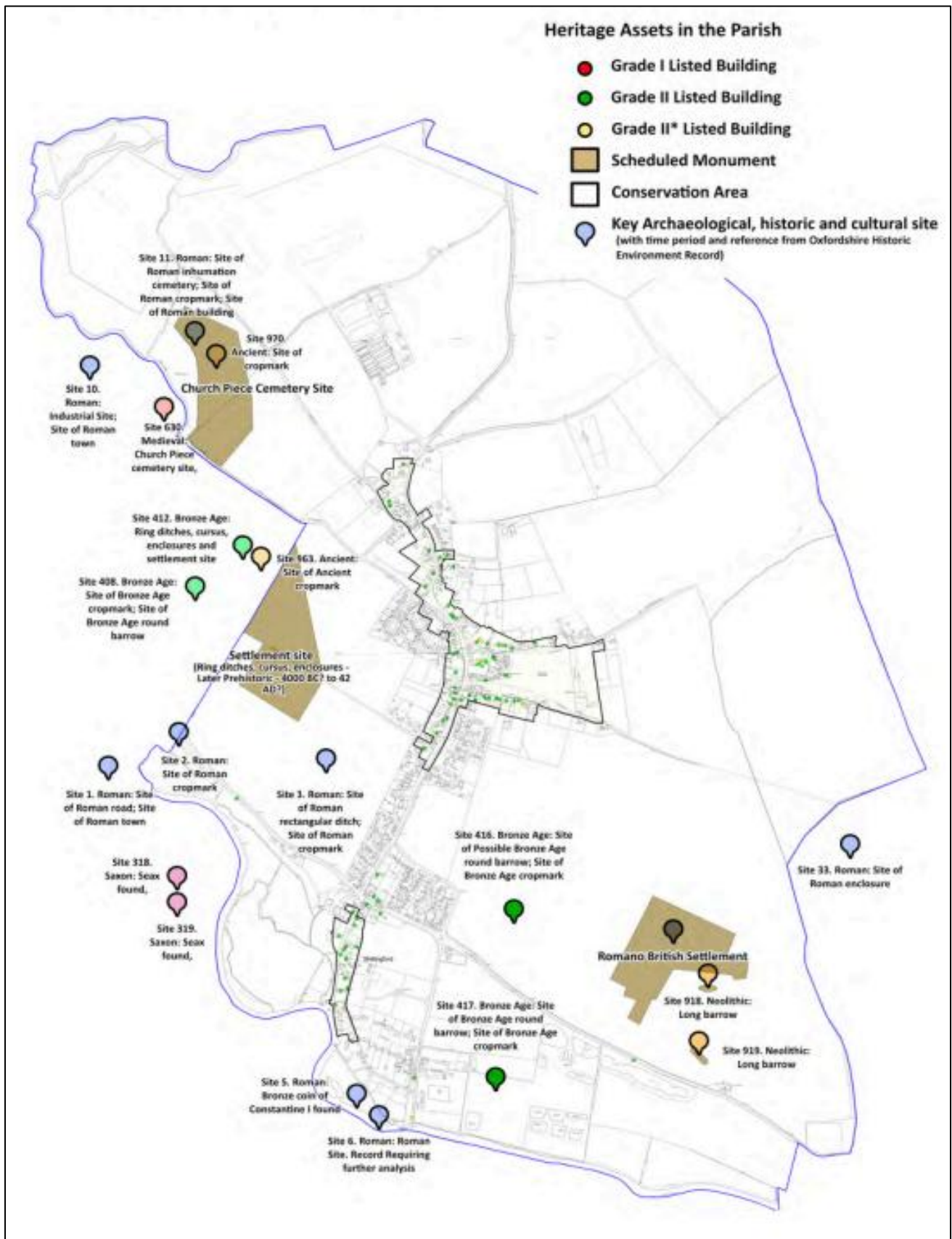


Figure 62 Overview Plan of heritage

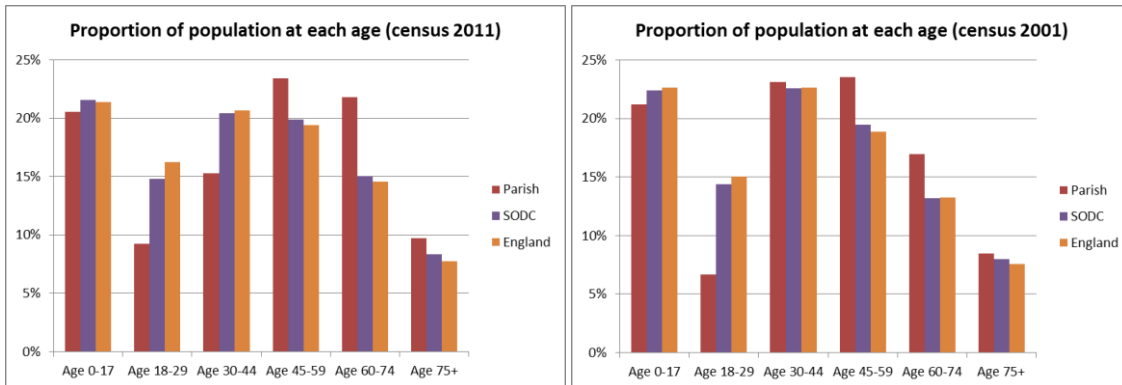
## 9.6. Flooding Report 2024

See WSRNP Flooding Report Reg 14 in ‘Supporting Documents’ on the WPC NP website.

## 9.7. Housing data, analysis of 2011 and 2021 census data

### Population - 2011

According to 2011 census data, the total population of the Parish of Warborough is 987 persons living in 433 households. At the time of the previous census in 2001, there were 943 persons in 424 dwellings. Whilst the total population is relatively stable, there has been a change in the age profile within the villages during this decade. The following two graphs show the percentage of the population in each age band:

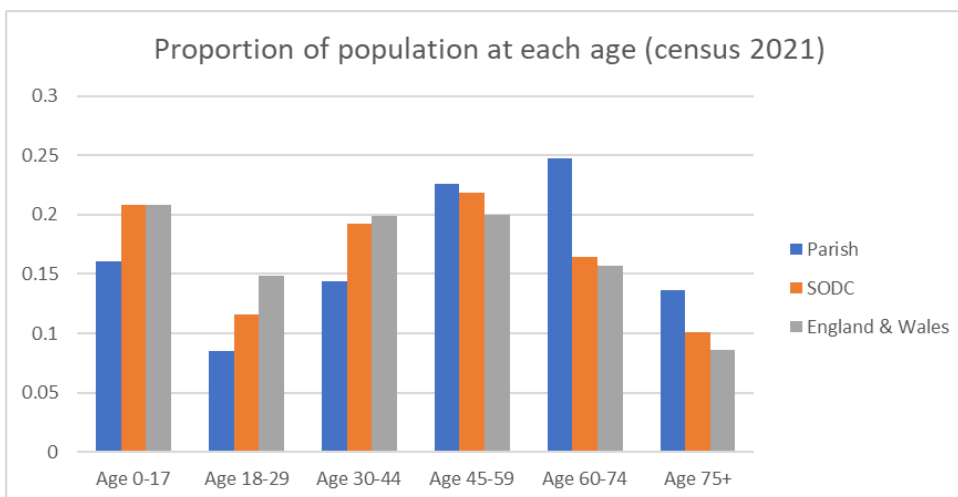


Overall, the Parish has a much higher proportion of older people than both the local area and the country as a whole. The proportion of adults in the age range 30-44 has noticeably reduced in the ten-year period, whilst those in the age bands of 60+ have increased. The proportion of young adults (those in the age range of 18-29) has also increased. However, the 2011 census data shows that for only 29 households within the Parish was the age of the Household Reference Person less than 35 years of age, suggesting that the majority of these young adults are still residing with parents.

80 people are from Black or Minority Ethnic Groups. This corresponds to 8.3% of the population compared to 20.2% nationally.

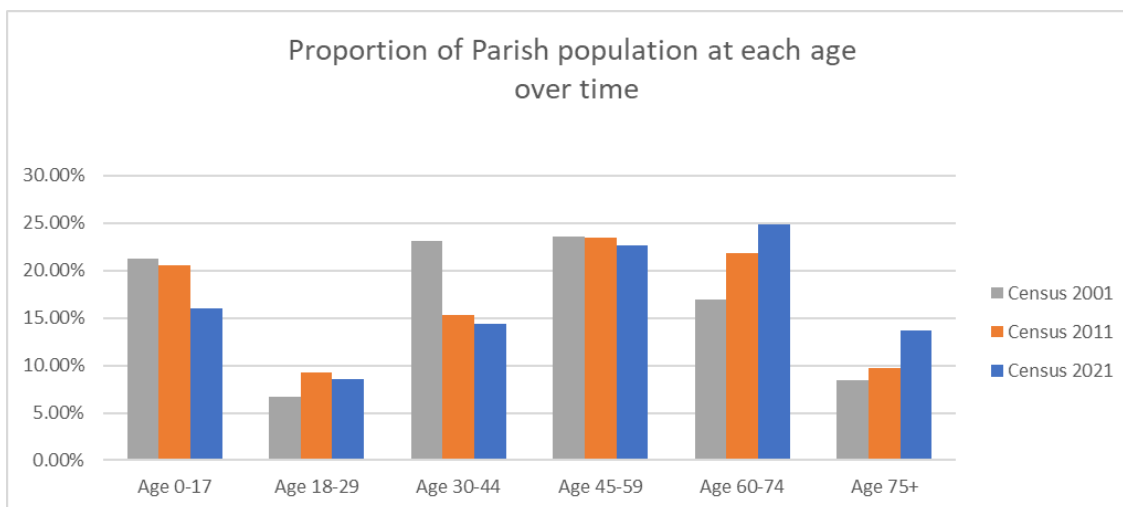
### Population – 2021

According to the 2021 census data, the total population of the Parish of Warborough is 960 persons. We continue to have a higher proportion of older people than in the local area and the country as a whole.



We also continue to have an ageing population, looking at the proportion of the Parish in each age bracket over the last 30 years:

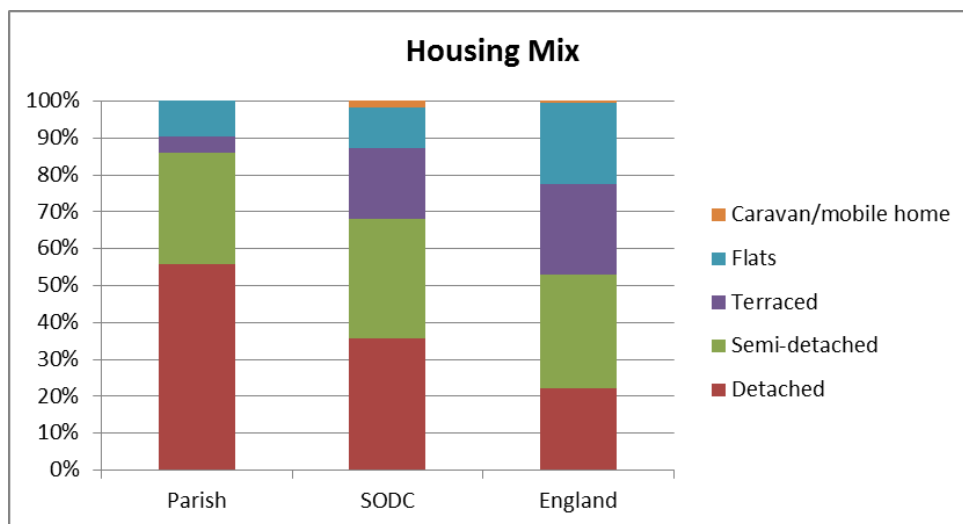
This is consistent with anecdotal evidence and workshop data: people appreciate living in the village and once established, tend to live here for long periods of time. As they get older, they do seek opportunities to down-size whilst remaining within the parish, hence the continuing need for elderly/smaller homes.



### Housing - 2011

The 433 households identified in the 2011 census can be broken down by housing type. The following graph shows that Warborough has a disproportionately high number of detached houses than both the local area and England as a whole, with a corresponding reduction in flats and terraced housing. The 1999 Village Appraisal report noted that a third of houses were built prior to the 20<sup>th</sup> Century and that almost a quarter (23%) were constructed before 1800. These houses tend to be situated in Warborough, centred around The Green. Few houses date to the first half of the 20<sup>th</sup> Century, but significant development took place following the Second World War with almost half of the total housing stock being built since 1950.

The majority of our dwellings are owner-occupied (73.2% compared to 64.2% nationally). Private rented makes up a further 13.0% (compared to 16.8% nationally). Social rented properties account for just 10.8% of dwellings (compared to 17.7% nationally). A local housing needs survey in 2007 identified, from respondents, the need for a further fourteen socially rented houses.

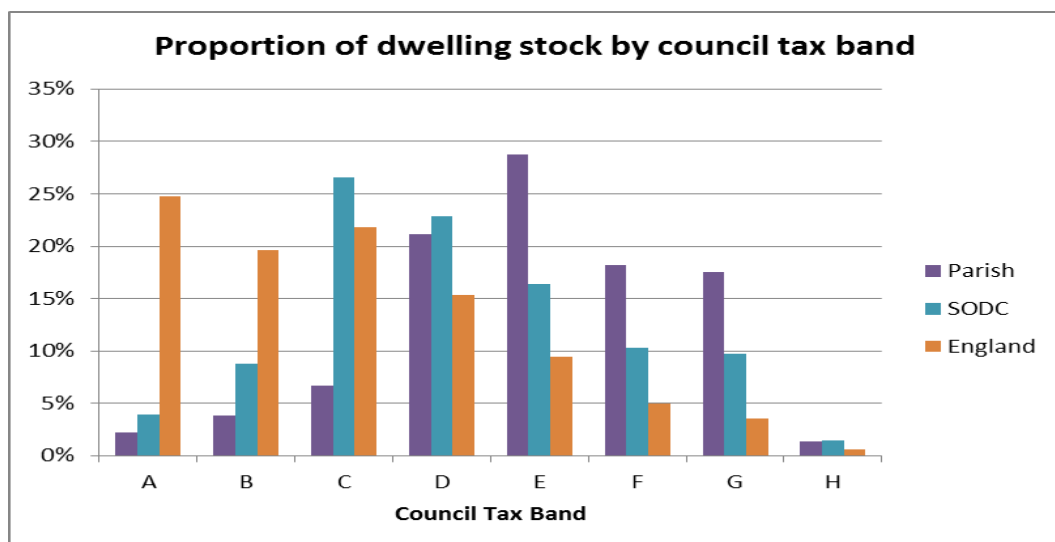


The original Social Housing in the Parish would have been built by the Local Authority and consisted of the houses in Henfield View and Sinodun View, dating respectively from the inter-and post-war periods. Most of the former and the majority of the latter are now owner-occupied units. Later development was of flats in St Lawrence Close and houses and flats at the end of New Road, of which almost all remain tenanted.

Responsibility for social housing has now passed to SOHA and under current legislation long-standing tenants still have a right to buy.

The distribution of council tax bands (from Action with Communities in Rural England report) demonstrates the lack of affordable housing in the parish, with the majority of housing being in the higher (least affordable) bands:

**Table 4- Dwelling Stock by Council Tax Band- ACRE report**



Seventeen households live in overcrowded conditions (4.1% compared to 8.7%) nationally and there were eighteen vacant household spaces at the time of the 2011 census.

An indicative housing needs survey was included in the community survey (May 2016). Respondents were asked to complete Section 3 of the survey if they needed a different home in the parish.

Applying residency criteria and ownership criteria (homeowners are not eligible for affordable housing) to survey responses the following results were obtained, noting that two households expressed a need but did not give details regarding size of house required or numbers who would live in the new home:

Size of house needed	Number of households	Number currently on housing register
One-bed	3	0
Two-bed	4	0
Three-bed	3	0
Four-bed	0	1
<b>Total</b>	<b>10</b>	<b>1</b>

These numbers are roughly consistent (in total) with a previous housing needs survey undertaken in 2007 by the Rural Housing Enabler in conjunction with WPC (ORCC – Warborough Housing Needs Survey Report – December 2007) which recommended that any development of affordable homes in Warborough include up to 14 affordable homes: ten one-bedroom properties (for rent/ shared ownership), two two-bedroom

properties (for rent/ shared ownership), one three-bedroom property for rent and one four-bedroom property for shared ownership for people with a local connection.

In total, 45% of respondents to Section 3 are intending to move to another home in the Parish in the next 5 years. The top three reasons for needing a new home were: wish to downsize in 2+ years (38%), want to start first home (26%), to be near family (24%). The top three reasons preventing households from moving are: a local of suitable housing (74%), unable to afford to buy new home (38%), a lack of affordable private rented properties (15%).

These results are consistent, and support, the results from other sections of the survey (completed by all respondents, not just those with a self-identified housing need) that identify the following types of accommodation as needed within Warborough and Shillingford:

Small starter homes - 66% of respondents

Homes for the elderly - 46% of respondents

Affordable housing - 42% of respondents

The top three types of housing needed are:

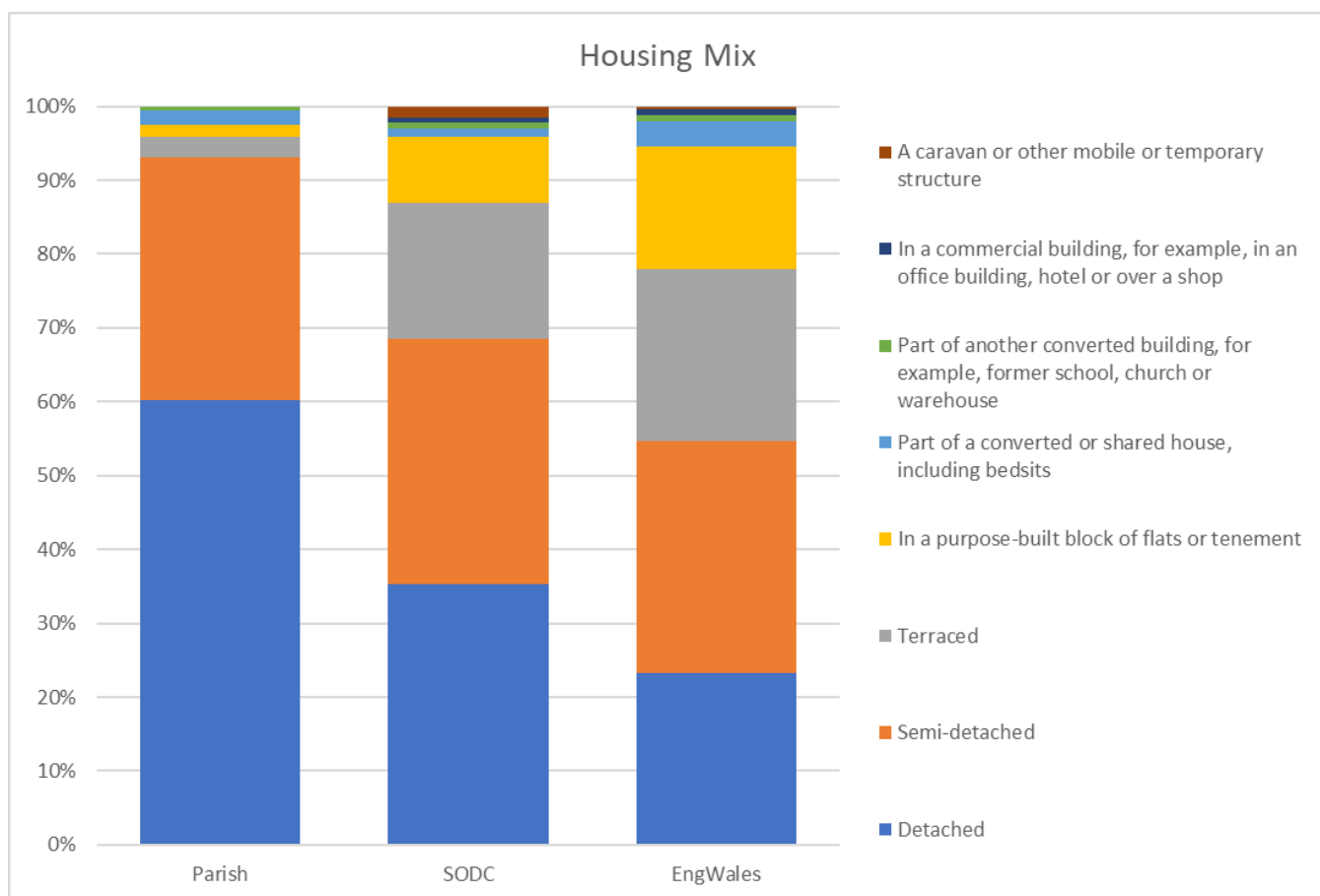
Detached house 35%

Detached bungalow 19%

Semi- detached bungalow 13%

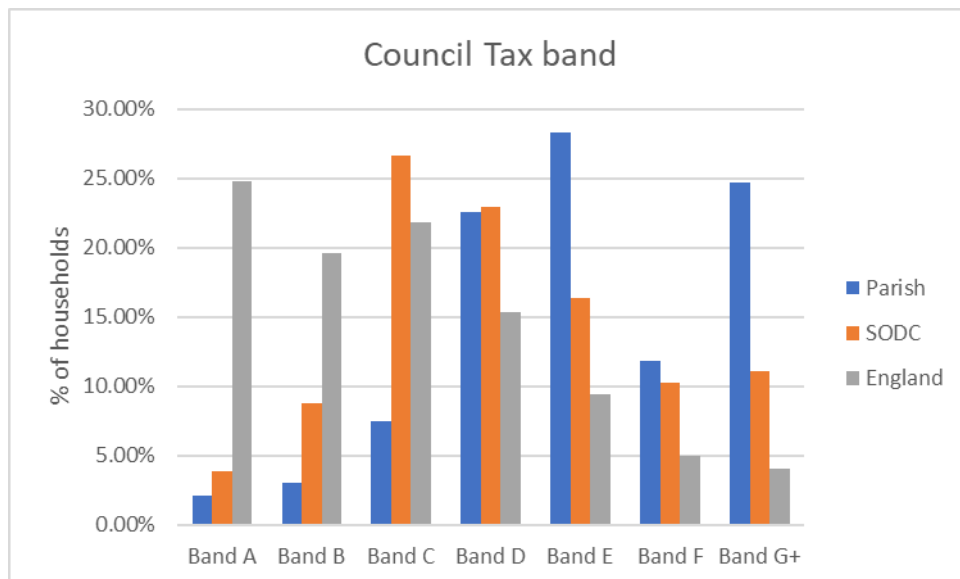
**Housing – 2021**

Census data has current housing mix as:



77.78% are owner-occupied compared to 72.05% for SODC and 62.54% nationally. 15.22% are privately rented and 7% socially rented (compared to 17.06% nationally). This latter figure was 10.84% in 2011, but note this is percentage of occupied households, so is related to both occupancy as well as type of housing i.e. we need to be careful about caveating statements saying % of social housing has decreased.

The total number of houses in the Parish is most accurately obtained from the district council’s council tax records. We have 466 properties that have a council tax banding. It is difficult to compare this with local/national figures as they are not routinely published. Tiddington NP review chose to compare it against the data published within the Oxfordshire SHMA in 2014. Again, some caution is therefore required to set the following in an appropriate context:



However, clearly the Parish housing mix is broadly unchanged since the last time the data was reviewed.

## 9.8. Transport data, analysis of 2011 and 2021 census data

### Traffic/transport - 2011

The Parish of Warborough is situated at the foot of the Chilterns, adjacent to the River Thames. It has two main ‘A’ roads running through it: the A329 (Thame Road), which runs in a roughly north/south direction, and the A4074 which runs in a roughly north-west /south-easterly direction. The two roads meet at Shillingford Roundabout. Traffic volumes are high as a consequence of being on convenient routes linking Reading and the south with Oxford, the M40, and the North.

The A329 has a weight limit of 7.5 tonnes, with a speed limit of 30mph applying within the village envelope. Similarly, the A4074 has a 30mph speed limit from the Shillingford Roundabout to the westerly edge of the village.

The Department of Transport has two count points relevant to the parish. One is situated on the A329, between Warborough and Newington, on the northern boundary of the parish. The most recent data is for 2014, and this shows an Annual Average Daily Flow of 3413 motor vehicles (including 93 HGVs, despite the road’s weight limit).

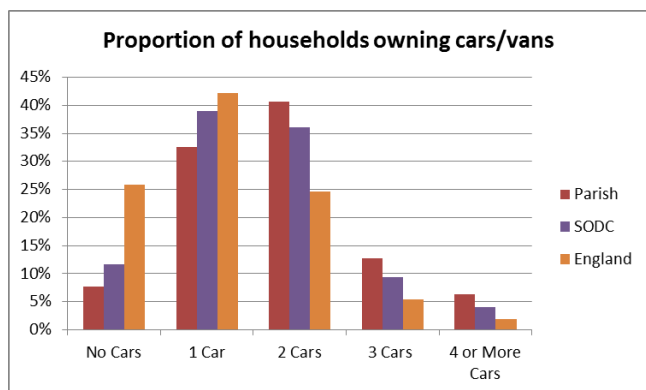
There is a second count point on the A4074 in Shillingford, in the Dorchester direction, at around the point where the 40mph speed limit starts. In 2014, this showed an Annual Average Daily Flow of 17589 motor vehicles.

Whilst some improvements have been made since the 1999 Village Appraisal Report, including the introduction of the 30mph speed limits and a pedestrian crossing across the A4074 near Shillingford Roundabout, many of the problems identified within this report remain. The lack of a continuous footpath through the parish, causes several dangerous hotspots: at Wheeler’s End, outside the shop and at the bends in Thame Road, north of Sinodun View.

The scoping survey for this Neighbourhood Plan identified speeding, particularly at the northern end of Warborough, as a continuing concern. However, the most recent set of road safety data, published by the Department of Transport (for 2014) does not record any incidents in the parish. These statistics relate only to personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form.

Shillingford is reasonably well-served by buses, with bus stops adjacent to the Shillingford Roundabout lying on routes between Oxford and Reading; Wallingford and Abingdon/Didcot; and Wallingford and Henley. The 1999 Village Appraisal Report showed that there was a demand for a bus service that came into Warborough itself. The routes are only convenient for access to transport hubs, and do not, for example, service onward journeys e.g. to Oxford hospitals or schools, and service can be unreliable.

Residents of the Parish appear to rely on car (or van) ownership. The 2011 census data shows that levels are higher than both the local area and nationally, with 744 vehicles being distributed across the 415 (non-vacant) households via:



According to the 2011 census, 76.8% of employed adults, who do not work from home, drive to work (compared to 60.2% nationally), and vehicle use is essential to access local services such as GP surgeries, hospitals, supermarkets and secondary schools.

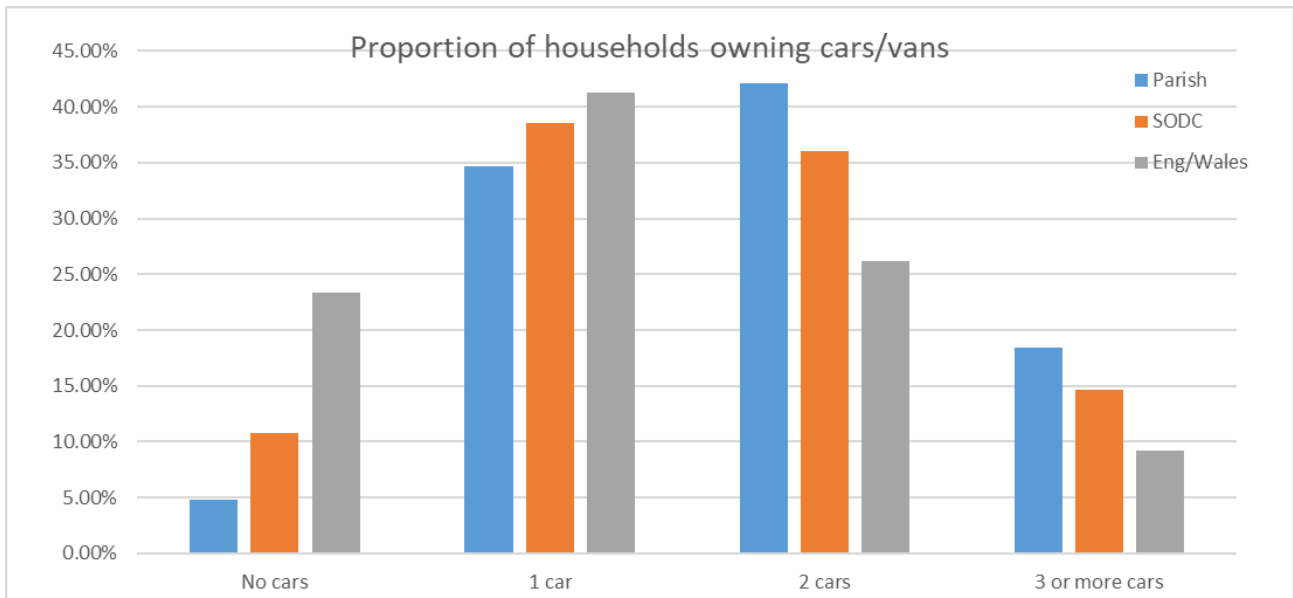
References:

[Road safety data: https://data.gov.uk/dataset/road-accidents-safety-data](https://data.gov.uk/dataset/road-accidents-safety-data)

Traffic counts: <http://www.dft.gov.uk/traffic-counts/download.php>

**Traffic/transport 2021**

Car ownership within the Parish remains high compared to local and national data.



The census data contains data on 719 vehicles from 413 households - an average of 1.72 cars/household - compared to an average of 1.79 in 2011. Car ownership has therefore remained fairly static over the period.

However, there are significant changes to the use of a vehicle for travelling to work. In 2011, 12.1% of residents in employment worked mainly at or from home. In 2021, this had increased to 49.4%. In 2011, we saw that 76.8 of employed adults, who do not work from home, drive to work. In 2021, the figure is similar at 77.5%.

The fact that despite a significant increase in the number of people working from home, we see no corresponding drop in car ownership adds weight to the argument that a car is essential for everyday use for residents in the Parish to access local services.

Note on accessing 2021 census data:

When obtaining data for the Parish please note it is composed of the following 'Output Areas': E00145720; E00145721; E0145722.

More info on output areas can be found here:

<https://data.cdrc.ac.uk/dataset/output-area-classification-2011>

They are broadly defined by social-economic groupings. Pretty accurately done when you look at the descriptors for out three areas!

9.9. Local Traffic Collision Data



Figure 64 Accidents in Shillingford 2012-2022

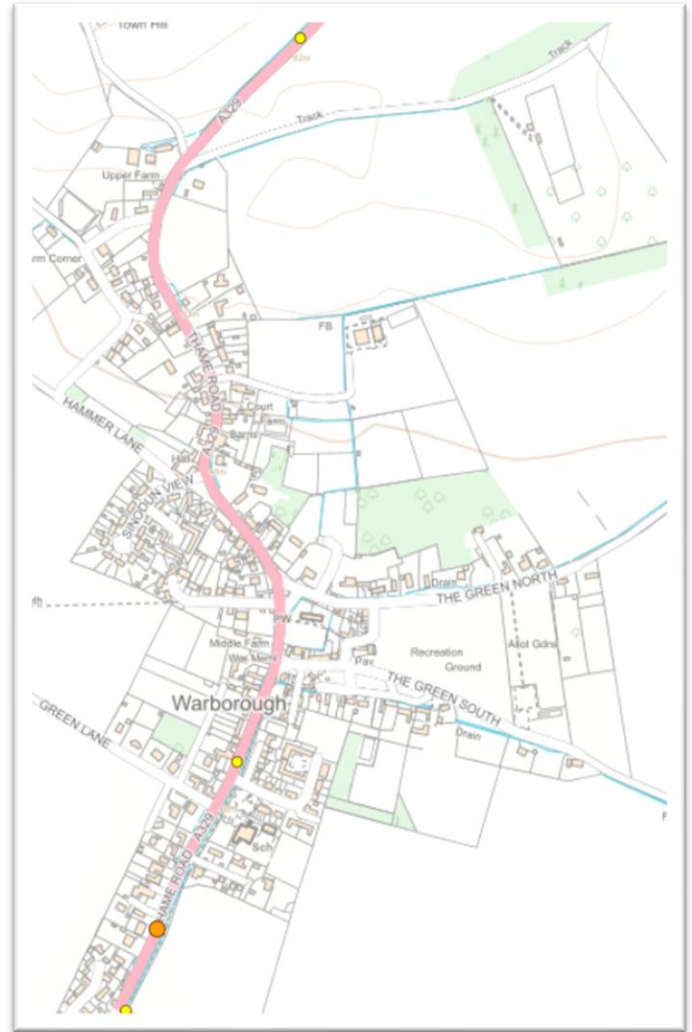
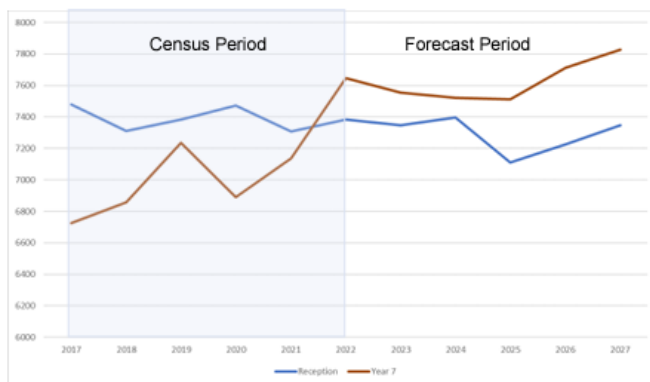


Figure 63 Accidents in Warborough 2012-2022 DoT Stat 19 accidents

## 9.10. Educational Offering - Analysis

St Laurence Church of England Primary School is currently at 91.4% capacity. There are 96 children on the

Recent and forecast Reception and Year 7 pupils in Oxfordshire's schools



role and 70 of them come from outside the Parish of Warborough & Shillingford. We have children from Didcot, Cholsey, Benson, Newington, Oxford, Wallingford<sup>7</sup>. Oxfordshire Country Council are responsible for ensuring there are enough school places in the correct areas and their latest Pupil Place Plan 2023/2024-2027/2028<sup>8</sup> states the following: *Despite a forecast dip in the Reception intake in 2025, following that there is an expected steady growth in pupil numbers, at both primary and secondary level.*

OCC divides the county into 23 learning communities defined by secondary schools and their feeder primary schools. Warborough & Shillingford fall into the Wallingford area.

In their detailed analysis of the Wallingford area, OCC state:

Primary school capacity has been under pressure in this area for several years, requiring several school expansions. Demand for places dipped in 2021 but is forecast to grow after 2024 due to recent and proposed housing developments.

Within Wallingford town, the county council is working with the Oxford Diocesan Schools Trust to relocate St Nicholas CE Infant School [3244] as part of a major housing development and extend the age ranges of both this and Fir Tree Junior School [2578] to become full primary schools, expanding overall capacity in the town. The current target completion date for the new school building is 2026. In the surrounding villages, in 2020 Cholsey Primary School [2596] expanded from 1.5 form entry to 2 form entry. Benson CE Primary School [3181] expanded in 2019 from 1 form entry to 1.5 form entry, for which an additional playing field has been secured from an adjoining housing development. Given the scale of housing growth in the village, further expansion may be required. Brightwell Cum-Sotwell CoE Primary School [3221] took the decision to accept 30 pupils per year group in both 2021/22 and 2022/23 but does not have physical capacity to accommodate 30 children in all year groups. The academy trust responsible for this school is reviewing accommodation options.

Recent rapid growth in local primary pupil numbers, along with significant planned/permitted housing growth, has required secondary school expansion. Wallingford School's catchment overlaps that of Icknield Community College in Watlington, which is particularly affected by growth on the Benson side of this area. Wallingford School [4140] has expanded by 2 forms of entry since 2018, to an admission number of 242 for the 2023/24 school year onwards. The school is not expected to be able to expand further, and current forecasts indicate that demand will continue to exceed the number of places available. In the first instance this will affect pupils living outside of the catchment area, but the scale of planned local housing growth may result in the school's admission number being too low to meet demand from within the catchment area in some years. The planned new secondary school in northeast Didcot may help to relieve pressure on places in this area but is not expected to be built before the end of this decade. Further housing growth (in addition to that already planned and permitted) may therefore result in the local population exceeding the ability of Wallingford School offering places to its catchment applicants.

We note this analysis will not include any modelling of the impact of the recent decision to add VAT to private school fees.

<sup>7</sup> Data provided by Ms N Cooper, Headteacher

<sup>8</sup> <https://www.oxfordshire.gov.uk/sites/default/files/file/our-work-schools/Pupil-Place-Plan.pdf>

### 9.11. Warborough and Shillingford Emergency Planning Group Survey 2023

See Warborough and Shillingford Emergency Planning Group Survey 2023 in 'Supporting Documents' on the WPC NP website.

### 9.12. Neighbourhood Plan Community Survey Report- June 2016

This is summarised in the WSNP Consultation Statement on the SODC website, here: [https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/06/WSNPConsultationStatement\\_Redacted.pdf](https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2019/06/WSNPConsultationStatement_Redacted.pdf)

### 9.13. Pedestrian Links Survey 2024

See WSRNP Pedestrian Links Survey Reg 14 in 'Supporting Documents' on the WPC NP website.

### 9.14. Dark Skies / Bat Research

The Conservation of Habitats and Species Regulations 2017 (England and Wales) makes it illegal to kill, injure, capture, or **cause disturbance** that affects populations of bats, obstruct access to bat roosts, or damage or destroy bat roosts. Bats<sup>9</sup> have flown in our skies for the last 50 million years, but their populations have seen dramatic decreases in the last 20 years primarily due to light pollution impacting their roosting sites, foraging, and commuting passages. Of our 17 breeding species, 4 are now critically endangered and form a large part of the 11 mammals on this list. Bats account for 25% of our mammal species. They only have one young per year, often missing seasons, their status is a good sign of the health of our local ecosystems.

99% of Europe is under light polluted skies, an increase of 14% since 2001. In the UK, 75% of our population have an obscured view of the night skies.

Bats are nocturnal specialists, and light pollution is impacting them across several areas:

- **Roosting** – Light is affecting roost exits from trees, structures, and underground sites, often leading to abandoned roosts – This is an offence, *see footnote*
- **Commuting** – Connected landscaping features (hedgerows, tree lines, river corridors) are used to access critical foraging areas. Light disturbs and alters their flight patterns, especially for the slower flying species
- **Foraging** – UV/Blue Rich lighting (streetlights for example) attracts insects, but most of our bats shun these areas, leading to a vacuum effect on their food sources. With the faster flying species that will travel further by stressing their fitness levels to forage, now becoming more susceptible to competition and predators such as peregrine falcons
- **Drinking** – Light next to vital water sources lead to no drinking or significantly less drinking events for both bats and insects.

In summary, artificial light provides our bats with urban barriers and cuts off their foraging sites. Bats need dark corridors to survive. Also, one third of insects will die because of their encounter with artificial light.

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<sup>9</sup> Reference – *Bats and Artificial Lighting at Night. Bat Conservation Trust & Institute of Lighting Professionals Guidance Note August 2023*

## 9.15. Community Facilities and Issues

<b>Table 1: Community Facilities</b>	
St Laurence Hall	<ul style="list-style-type: none"> <li>• Located in the heart of Warborough</li> <li>• Used by most residents at least a few times per year; it also houses regular, key community programmes e.g. Lunch Club for the elderly, coffee mornings etc.</li> <li>• Averages over two bookings per day, and houses the Parish Church office</li> <li>• Parking is severely restricted</li> <li>• Volunteers organise fund raisers, maintain and enhance the building and arrange bookings</li> </ul>
Greet Hall	<ul style="list-style-type: none"> <li>• Located at the corner of Sinodun View, just north of the St Laurence Hall</li> <li>• Used by most residents at least a few times per year</li> <li>• Bookings have diminished since Covid this larger venue with a stage, kitchens and loos hosts larger classes and one-off events, roughly 6 booking per week</li> <li>• Houses WPC Clerk's office and a rented business space</li> <li>• Parking is severely restricted and causes problems for nearby residents</li> <li>• A volunteer booking clerk manages bookings</li> <li>• A renovation is being planned by WPC, with volunteers from the community.</li> </ul>
The Green play areas – for children and adults	<ul style="list-style-type: none"> <li>• The Green playground enjoyed a significant upgrade in 2019 and is currently maintained by WPC.</li> <li>• Given the high proportion of elderly residents, an outdoor exercise equipment area for adults was identified in the WSNP and delivered in 2018.</li> </ul>
St Laurence Church	<ul style="list-style-type: none"> <li>• According to the WSNP 2016 Community Questionnaire no 16, 40% of respondents' use St Laurence church facilities two to three times per year</li> <li>• WSNP 2016 Community Questionnaire p.23 no 21 cites 64% of respondents who would support discussion about enhancing facilities at St Laurence Church</li> <li>• Friends of St Laurence, a group of local volunteers, organises fund raisers to maintain the fabric of the estate</li> </ul>
Shop and Post Office premises	<p>According to the WSNP 2016 Community Questionnaire no 16, the shop is the business asset most used daily by respondents. The long-term future of the shop is of some concern as it occupies part of a private residence and is under a short-term lease from the owners of that house. Should the current owners wish to sell to downsize or otherwise, there would be no guarantee the shop could continue in its existing situation. A project to explore enhanced facilities was highlighted in the WSNP, but this is not currently an issue.</p>
The Village Pub	<p>Owned by Brakspear's, this is last pub remaining (two have closed in the last 20 years). There have been five tenant landlords in the past ten years, and it was shut for a short period of time, twice. It offers outside front and rear tables, as well as a bar with a fireplace and a separate small dining area hosting five or six tables; it hosts village events and regular quizzes. New landlords took tenancy in July 2024.</p> <p>The WSNP identified the need to register this as an Asset of Community Value, and this is being pursued by the Warborough and Shillingford Society, with agreement of WPC</p>

The Sports Pavilion	Owned and maintained by WPC, this traditional wooden structure sits at the edge of The Green overlooking the pitch with far reaching views out across the Chilterns. Traditionally used by the Cricket Club, its' layout has been refurbished in 2024 and it will be available for hire outside of cricket bookings. A new ancillary shed has been erected on The Green to store cricket equipment.
Dutch Barn	This structure sits near the tennis court and provides storage. Owned by WPC.
Footways	Footways are extensively discussed in Appendix 0. Ways of enhancing these facilities were explored further in Project 3 in Community Issues in the WSNP and this remains outstanding.
Waste; water mechanisms and water courses	<p>Because of the villages' vulnerability to flooding issues the unseen infrastructure is of particular local concern. Consistently, flooding events have seen discharge from Thames Water manholes in Thame and Warborough Roads, flooding roads and causing road closures and expensive repairs.</p> <p>Additionally, drainage ditches and watercourses have been inadequately maintained. This problem has been exacerbated when sewage overrun has been directed into open, blocked ditches. OCC, SODC and Thames Water have various responsibilities and regular, coordinated, preventative maintenance is required but despite promises, work remains outstanding.</p> <p>All waste is treated at the Dorchester Sewage Works, which is at capacity. It overflowed into the river Thame (and onwards into our parish) for 500+ hours so far this year. This is because ground and surface water have overwhelmed the network. See Flood Report in Appendix 9.6. The risks of inadequate wastewater management techniques in a flood plain have been highlighted by unconventional and arguably antiquated pumping mechanisms that have been approved in nearby villages.</p>
Digital infrastructure	Fibre services are available to every house in Warborough and Shillingford. All new housing will be encouraged to make provision for connections to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. New cables should be buried if possible.
The School	The school is a valuable community asset, and the recent new car park has alleviated the major congestion caused by the high number of pupils driven in from outside the parish. The Parish recognises a need for balanced growth which can redress the local balance of children whilst avoiding the need for expansion, which, because expansion plans require moving from a yearly intake of a 'half-class' of 15 to a 'full-class' of 30, would double the capacity of the school and would require substantial building work and either an unsustainable amount of additional village housing or an increased number of students commuting in from outside the Parish, which risks overwhelming the new parking infrastructure and begins the cycle of harm again. See Appendix 9.10 for further information.

<b>Improvements wanted in 2016</b>	<b>Current Status</b>
Traffic	WPC commissioned a traffic survey in 2023. Results/recommendations/projects/funding have not yet been shared
Viable premises for shop/Post Office	This requires engagement between the Parochial Church Council and/or the Diocese of Oxford, together with wider community representation. As this is not perceived to be an urgent issue, no further exploration discussions have taken place.
Parking	Substantial improvements include a new 30 space car park adjacent to the school and improvements to the allotment and Green South parking areas. No changes have been made to The Greet Hall Parking arrangements.
The Green playground	Substantially expanded and upgraded in 2019
Hammer Lane playground	Decommissioned in 2019
The Green	No specific renovations were articulated in the WSNP 2018, but the sports pavilion has been refurbished and a new shed has been constructed.
Walks	<p>The importance of walks was evidenced in the WSNP 2016 Community Questionnaire no 16 where over 60% of respondents used footways every day or one or two times per week. 86% support improvement to these facilities (WSNP 2016 Community Questionnaire no 23). Some are narrow and difficult to use with prams, wheelchairs, etc. and crossing of the increasingly busy roads is inhibitive and are detailed in Appendix 9.13.</p> <p>Improvements are being considered as part of the WPC Traffic Survey</p>
Waste, water mechanisms and water courses	<p>Concerns were raised about potential issues around waste and water mechanisms by multiple local experts in this field.</p> <p>No change</p>
Enhanced Hall, Church and Shop facilities	<p>Results from the 2016 survey also showed that the NP should discuss enhancing the following community facilities: St Laurence Hall (78%), St Laurence Church (64%) and investigations into alternative premises for shop and Post Office (85%).</p> <p>St Laurence Hall has benefitted from a substantial upgrade to include extensive insulation and improved heating and lighting.</p>
The Pub	Warborough and Shillingford used to have three pubs in addition to the members' hotel at the Kingfisher. Two pubs have closed in the last 20 years, leaving the Six Bells as the sole public house serving all residents. There have been 7 tenant landlords operating the pub over the past 15 years, and it was closed for a short time and currently faces an uncertain future. It is popular, provides food, and has frequently featured in Midsomer Murders. It is an

	<p>archetypal old, thatched pub, with a large garden at the back that overlooks the Six Acre Field and a gravelled seating area at the front which overlooks The Green and the Sports Pavilion. Villagers are very keen to see this well used vital community asset retained, as evidenced by the 96% that voted to register it as an asset of community value in the 2016 WSNP Community Survey.</p> <p>Robust evidence for considering change of use or redevelopment of the existing pub would be considered one-year's advertising at reasonable rates. For consideration of proposals involving a recognised community asset, proof that it is not economically viable and no longer required would include robust accountancy scrutiny.</p> <p>Evidence in support of H5 should also be referenced.</p> <p>Provide storage facilities for rubbish receptacles and cycles in accordance with the Design Code.</p>
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The WSNP 2018 consulted on community issues for CIL expenditure and a list of potential projects was published with the made NP. The WPC subsequently consulted a number of times on CIL expenditure. Some WSNP projects were addressed, along with new ones.

Below is an updated statement showing completed original projects in black and ongoing projects in green.

**Table 2 Current Status of WSNP Projects**

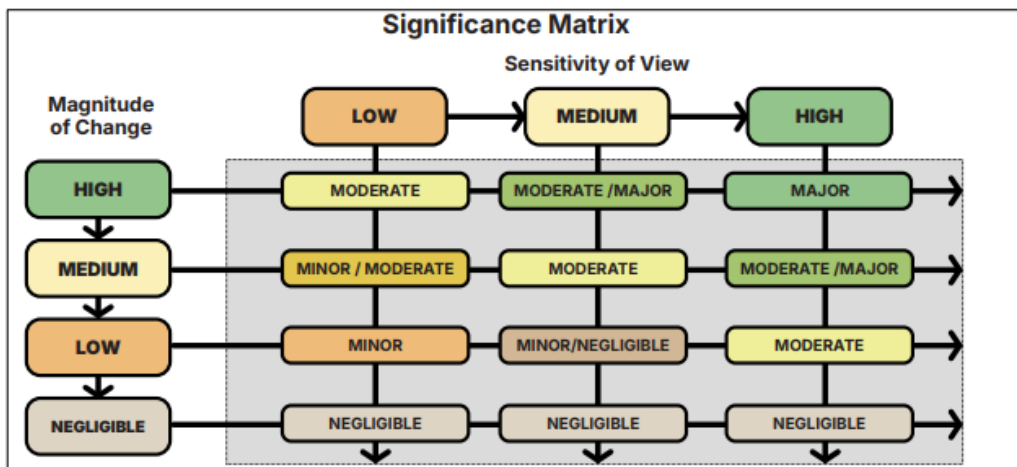
Number	Description	Status	Recommendation
1	Help identify enhancements to St Laurence facilities for wider use	The Friends of St Laurence are progressing this. Historic legalisation emerged which prohibits the WPC from funding local church projects	n/a
2	Explore shop premises alternatives	No progress but currently no need.	The PC should support this if necessary
3	Enhance pedestrian links across the parish	WSNP has updated the Pedestrian Survey. The Parish Traffic Survey may identify improvements.	A new pedestrian links survey identifies improvements which WPC should support when possible. Wider consequences of improvements should be considered.
4	Register the Pub as an Asset of Community Value	The Warborough & Shillingford Society are pursuing this	The WPC should support this if required.

5	Traffic calming to address various concerns across the parish	WPC have commissioned traffic surveys.	The WPC should assess and support appropriate traffic calming proposals
8	Protect Important trees by assessing TPO specimens, as per the People and Nature Strategy document	New; not started	n/a
6	Children's Playground and adult fitness equipment	Completed	n/a
7	Parking around The Green	The Green south parking : complete Allotment/Tennis parking: complete 6 Acre Parking: complete	n/a

### 9.16. Important Local Views 2024

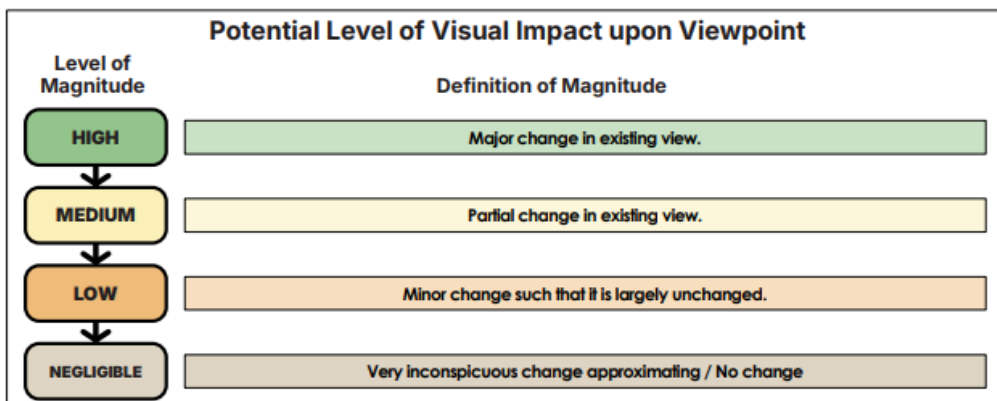
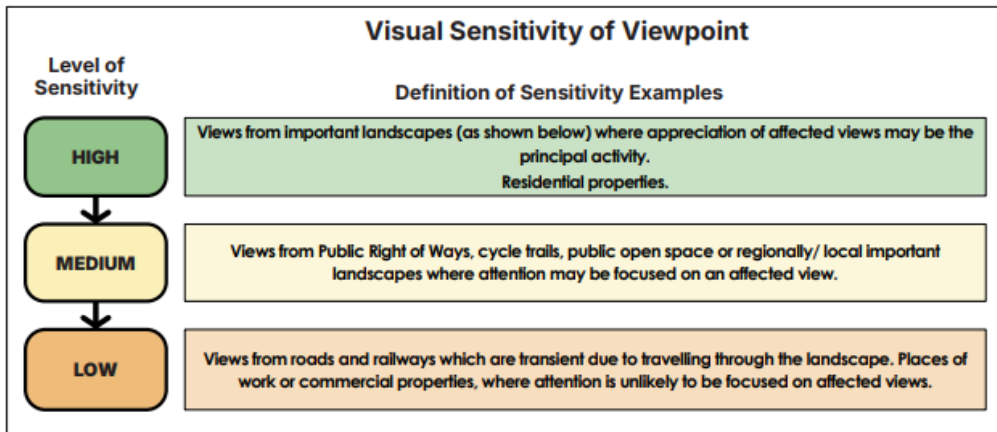
#### How to assess impact development on important views

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










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.








## Inventory of Views:





Name or ID	Status	Type of View	Reason for Inclusion	Sensitivity	Photograph
<b>WARBOROUGH</b>					
<b>W-V01</b>	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.	High	
<b>W-V02</b>	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.	High	
<b>W-V02.1</b>	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.	High	





<p><b>W-V03</b> <b>(FORMER V10)</b></p>	<p>Existing NDP</p>	<p>Hammer Lane edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).</p>	<p>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.</p>	<p>High</p>	
<p><b>W-V04</b> <b>(FORMER V9)</b></p>	<p>Existing NDP</p>	<p>From Hammer Lane Along the edge of the Warborough Conservation Area there are public uninterrupted public views of the North Wessex Downs protected landscape (Wittenham Clumps)</p>	<p>The distinct landscape character of the Thames floodplain is displayed with North Wessex Downs protected landscape (Wittenham Clumps) backdrop. Part of the Green Belt.</p>	<p>High</p>	
<p><b>W-V05</b> <b>(FORMER V3)*</b></p>	<p>Existing NDP</p>	<p>Hammer Lane and the end of Green Lane, conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps)</p>	<p>Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs AONB (Wittenham Clumps). The distinct landscape character of the Thames floodplain is displayed. This view has Green Belt protection. High Match for Protected View Status (Natural England)</p>	<p>High</p>	
<p><b>W-V06</b> <b>(FORMER AV02)</b></p>	<p>Draft</p>	<p>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.</p>	<p>Enclosed woodland view forming an important setting to the Conservation Area and grounds of the Old Vicarage (including Listed Walls and curtilage listed outbuildings)</p>	<p>Medium</p>	











<p><b>W-V07B (FORMER v05b)</b></p>	<p>Existing NDP</p>	<p>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.</p>	<p>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.</p> <p>Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth.</p>	<p>High</p>	
<p><b>W-V08 (FORMER PV024)</b></p>	<p>Draft</p>	<p>PRoW Footpath by bathing place River Thames to Town Hill</p>	<p>View to Town Hill</p>	<p>High</p>	
<p><b>W-V09 (FORMER pv21)</b></p>	<p>Draft</p>	<p>From PROW towards Chilterns, across farmland with avenue of trees alongside</p>	<p>Looking from PROW towards Chilterns protected landscape with avenue of trees alongside .</p>	<p>High</p>	
<p><b>W-V10 (FORMER v04)</b></p>	<p>Existing NDP</p>	<p>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</p>	<p>The distinct landscape character of the Thames floodplain is displayed.</p>	<p>High</p>	



<p><b>W-V11</b> <b>(FORMER v11)</b></p>	<p>Existing NDP</p>	<p>Views to the open countryside and farmland from the end of The Green north</p>	<p>Provides a valuable open public view and contributes to the setting of the conservation area.</p>	<p>High</p>	
<p><b>W-V12</b> <b>(FORMER PV25, PV06 and AV7)</b></p>	<p>Draft</p>	<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 a 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.</p> <p>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>	<p>High</p>	

<p><b>W-V12.1 (FORMER pv20)</b></p>	<p>Draft</p>	<p>From the PRow as enter Warborough from Benson, long ranging views towards North Wessex Downs protected landscape.</p>	<p>Looking back towards W&amp;S &amp; the North Wessex Downs protected landscape from the intersection of the public right of way, permission path and footpath to Benson</p>	<p>High</p>	
<p><b>W-V13 (FORMER AV08)*</b></p>	<p>Draft</p>	<p>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</p>	<p>Expansive, long-distance view and to Chilterns National Landscape</p>	<p>High</p>	
<p><b>W-V14 (FORMER AV01)</b></p>	<p>Draft</p>	<p>From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape</p>	<p>Expansive, long-distance view towards North Wessex Downs protected landscape.</p>	<p>High</p>	
<p><b>W-V15 (FORMER PV048)</b></p>	<p>Draft</p>	<p>PRow from the lagoon at Diagonal path, historic stone in foreground.</p>	<p>View of village nestling low in Thames Flood Plain across arable farmland with far reaching views to the Chilterns, Warborough church in background.</p>	<p>High</p>	
<p><b>Warborough Conservation Area Views</b></p>					



<p><b>CV1.1 (FORMER AV3)</b></p>	<p>Draft</p>	<p>Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal</p>	<p>Important Conservation Area view Capturing the Greet Hall, Rod Ayot, and numerous heritage assets</p>	<p>High</p>	
<p><b>CV1.2 (FORMER AV4)</b></p>	<p>Draft</p>	<p>View south along Thame Road</p>	<p>Important Conservation Area view / including numerous heritage assets</p>	<p>High</p>	
<p><b>CV2.0 (FORMER AV05)</b></p>	<p>Draft</p>	<p>View adjacent to St Laurence Hall east towards The Green</p>	<p>Important Conservation Area view / including numerous heritage assets including the Church and Village Hall from the Thame Road</p>	<p>High</p>	
<p><b>CV2.1 (FORMER AV05B)</b></p>	<p>Draft</p>	<p>Church and Lych Gate</p>	<p>Conservation Area view - Street scene view focus on the Church, but with numerous heritage assets</p>	<p>High</p>	





<p><b>CV3.0 (FORMER AV09)*</b></p>	<p>Draft</p>	<p>View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background</p>	<p>Conservation Area view - across the village green with Chilterns protected landscape in the background.</p>	<p>High</p>	
<p><b>CV4.0 (FORMER V12)</b></p>	<p>Existing NDP</p>	<p>The street scene along the part of The Green North nearest the Thame Road, and towards the 6 Bells</p>	<p>Makes a valuable contribution to the Conservation area and includes numerous heritage assets.</p>	<p>High</p>	
<p><b>CV5.0 (FORMER AV10)</b></p>	<p>Draft</p>	<p>View from southeast corner of village green towards Church bell tower &amp; sports pavilion</p>	<p>Conservation Area view - across the village green and numerous heritage assets</p>	<p>High</p>	
<p><b>CV6.0 (FORMER AV16)</b></p>	<p>Draft</p>	<p>View from Northeast corner of village green towards church tower, sports pavilion</p>	<p>Conservation Area view - across the village green and numerous heritage assets</p>	<p>High</p>	





<p><b>CV7.0</b> <b>(FORMER v14b)</b></p>	<p>Draft</p>	<p>Heart of Village: Shop, St Lawrence Hall, Lych Gate and Old Vicarage, Church Tower, Alms houses, War Memorial</p>	<p>Conservation Area view - Street scene including numerous heritage assets.</p>	<p>High</p>	
<p><b>CV7.1</b> <b>(FORMER v14)</b></p>	<p>Existing NDP</p>	<p>From the War Memorial view towards The Green South</p>	<p>From footpath by the War Memorial towards The Green South</p>	<p>High</p>	
<p><b>CV8.0</b> <b>(FORMER v13)</b></p>	<p>Existing NDP</p>	<p>Glimpse of the Chilterns Protected landscape from the A329; preserved through the Six Acres development</p>	<p>Views to the Chiltern Hills National Landscape from the A329 through the Six Acres development</p>	<p>High</p>	
<p><b>CV9.0A</b> <b>(FORMER V05a)</b></p>	<p>Existing NDP</p>	<p>View from the Village Green (North) which is a local green space onto numerous heritage assets.</p>	<p>The view from iconic village green onto numerous heritage assets.</p>	<p>High</p>	


<p><b>CV9.0C</b> <b>(FORMER v05c)</b></p>	<p>Existing NDP</p>	<p>View from Village Green (South) towards Heritage assets.</p>	<p>The 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 its barn.</p>	<p>High</p>	
<p><b>CV9.0D</b> <b>(FORMER v05d)</b></p>	<p>Existing NDP</p>	<p>View from Village Green (West) which is a local green space towards Sports Pavilion and Church Bell Tower and Six Bells pub.</p>	<p>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.</p>	<p>High</p>	

**SHILLINGFORD**



<p><b>S-V01 (FORMER v06a)*</b></p>	<p>Existing NDP</p>	<p>View across Plough Field from New Road Shillingford, expansive views across farmland to the Chilterns protected landscape</p>	<p>From 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</p> <p>Plough Field has a memorial statue commemorating the world ploughing competition 1956.</p>	<p>High</p>	
<p><b>S-V02 (FORMER pv19)</b></p>	<p>Draft</p>	<p>Cherry Close has distant views to the North Wessex Downs protected landscape and across farmland.</p>	<p>Distant views to the North Wessex Downs protected landscape and across farmland</p>	<p>Medium</p>	

<p><b>S-V03 N and E (FORMER PV07d PV07c)*</b></p>		<p>Multi-directional view North, East and South-east</p> <p>From New Road across Plough Field to Chilterns protected landscape.</p> <p>From New Road across Plough Field to Warborough</p>	<p>Plough field, with far reaching views to the Chilterns protected landscape.</p> <p>Part of the heritage of W&amp;S, defines the rural character the gateway to Warborough Conservation Area</p>	<p>High</p>	
<p><b>S-V04 (FORMER v08)</b></p>	<p>Existing NDP</p>	<p>Views from the main A4074 across the flood plains to North Wessex Downs protected landscape (Wittenham Clumps)</p>	<p>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.</p> <p>It contributes significantly to the rural character of the hamlet.</p>	<p>High</p>	
<p><b>S-V05.0 (FORMER AV15)</b></p>	<p>Draft</p>	<p>View from Shillingford Bridge into floodplain and listed building / willow maze</p>	<p>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</p>	<p>High</p>	
<p><b>S-V05.1 (FORMER pv16)</b></p>	<p>Draft</p>	<p>From Shillingford Bridge</p>	<p>View into Shillingford taking in listed building and River Thames</p>	<p>High</p>	

<p><b>S-V06 (FORMER pv15)</b></p>	<p>Draft</p>	<p>From Shillingford Bridge towards Benson view of Thames and Thames path.</p>	<p>View of River Thames from Shillingford Bridge</p>	<p>High</p>	
<p><b>S-V07 (FORMER AV14)</b></p>	<p>Draft</p>	<p>View from PRow alongside the River Thames towards Shillingford Bridge and River Thames</p>	<p>Key River Thames view towards listed Shillingford Bridge</p>	<p>High</p>	
<p><b>S-V08 (FORMER v07)</b></p>	<p>Existing NDP</p>	<p>There are westward views across the Wharf to the river Thames, and then, out of Parish and beyond is the North Wessex Downs protected landscape (Wittenham Clumps).</p>	<p>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)</p>	<p>High</p>	
<p><b>S-V09 (FORMER AV12)</b></p>	<p>Draft</p>	<p>View westwards out of Shillingford Conservation Area across floodplain of River Thames with backdrop of North Wessex Downs protected landscape</p>	<p>Important view out of Conservation Area towards North Wessex Downs protected landscape.</p>	<p>High</p>	

<b>S-V10 (FORMER pv18)</b>	Draft	View from the Thames Path	View across floodplain and River Thames towards the Parish boundary and hamlet of Shillingford	High	
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**Shillingford Conservation Area Views**

<b>CV10.0 (FORMER pv17)</b>	Draft	Conservation area from the River Thames up Wharf Road.	Looking up Wharf Road Conservation Area from the River	High	
<b>CV11.0 (FORMER AV11)</b>	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	High	

\*The Benson NP Allocated some housing which may be slightly seen in the distance from some of this view towards the Chiltern National Landscape . The Benson NP also set out policies NP28 Landscape and views and NP29 Landscape Buffers to introduce planting after the housing is complete to buffer this housing which will further improve the view.

9.17. 2024 Character Appraisal Area, detailed maps

Character Area 1: CA1 –  
Thame Road



Start of Character Area 1 (north) on the western side of Thame Road, as the built form becomes visible from the public realm with less native landscaping and hedgerows. Here you can see modern, low frontage walls and ornamental garden planting.



Start of Character Area 1 (south) on the western side of Thame Road, as the built form becomes visible from the public realm with less native landscaping and hedgerows. Here you can see garden fencing and clear views of housing beyond. Whilst the eastern side is well screened with mature trees.

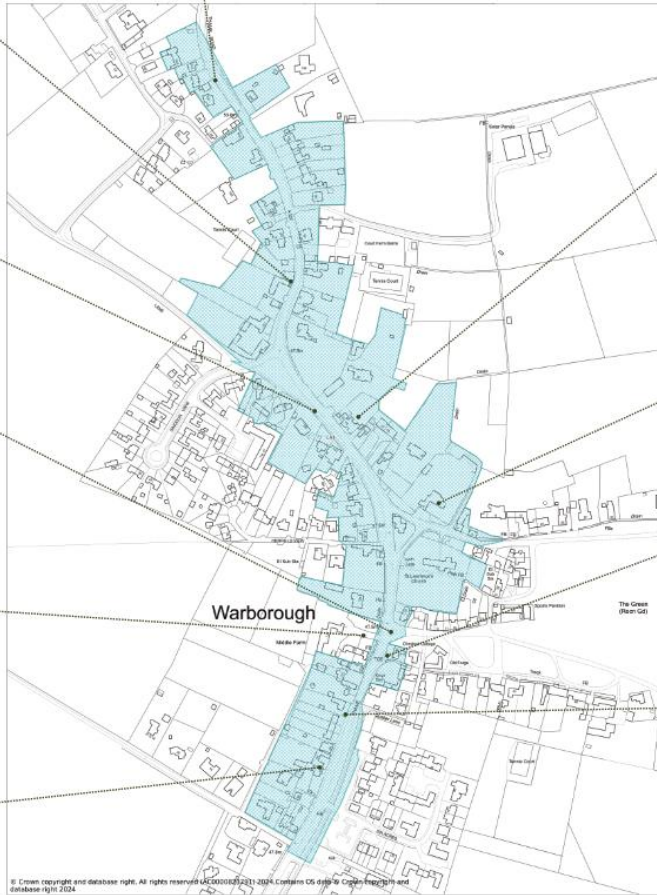


Figure 65 CA1

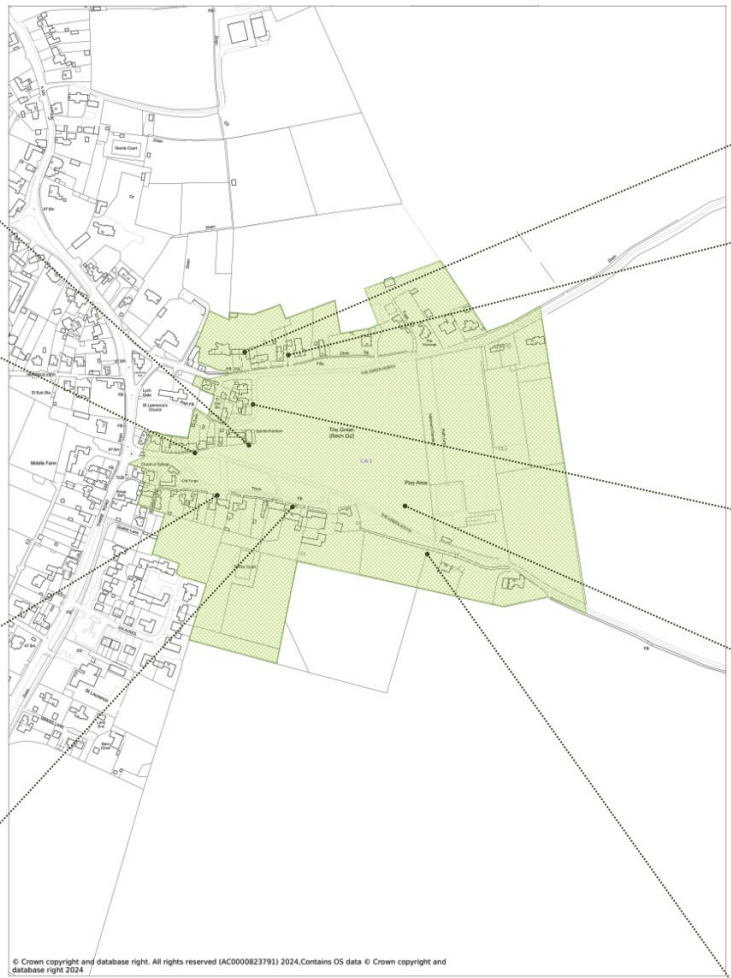
**Character Area 2: CA2 – The Rural / Countryside edge**



Character Area 2

Figure 66 CA2

# Character Area 3: CA3 – The Green



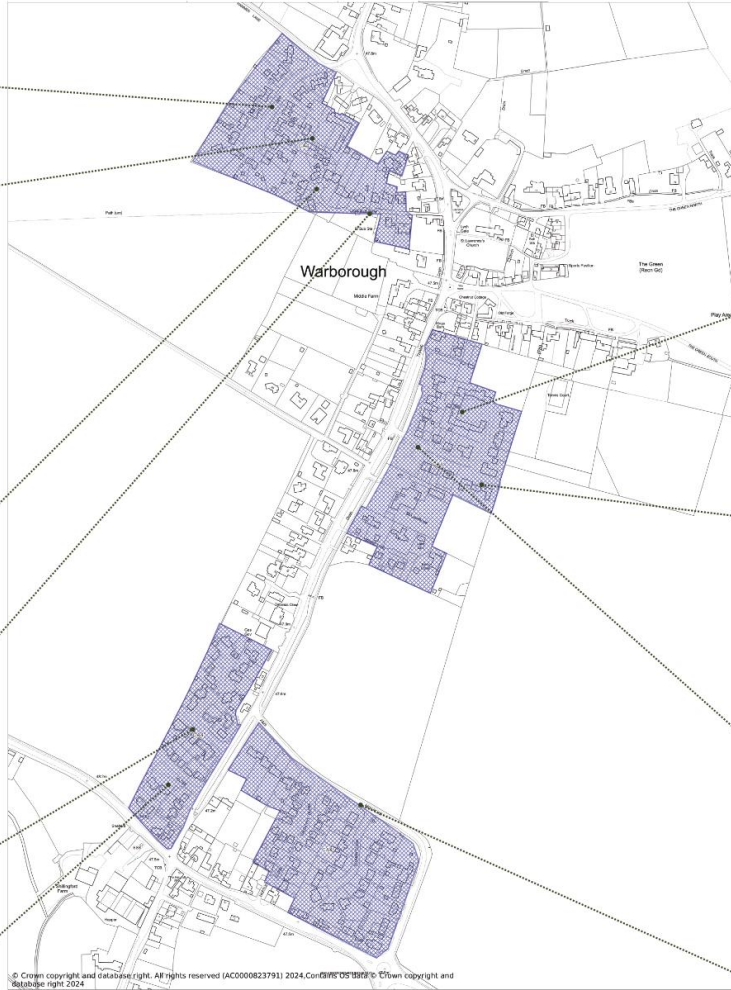
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Character Area 3



Figure 67 CA3

**Character Area 4: CA4 – Modern cul-de-sac and infill**



Character Area 4



Figure 68 CA4 (Blue)

**Character Area 5:  
CA5 – Shillingford**

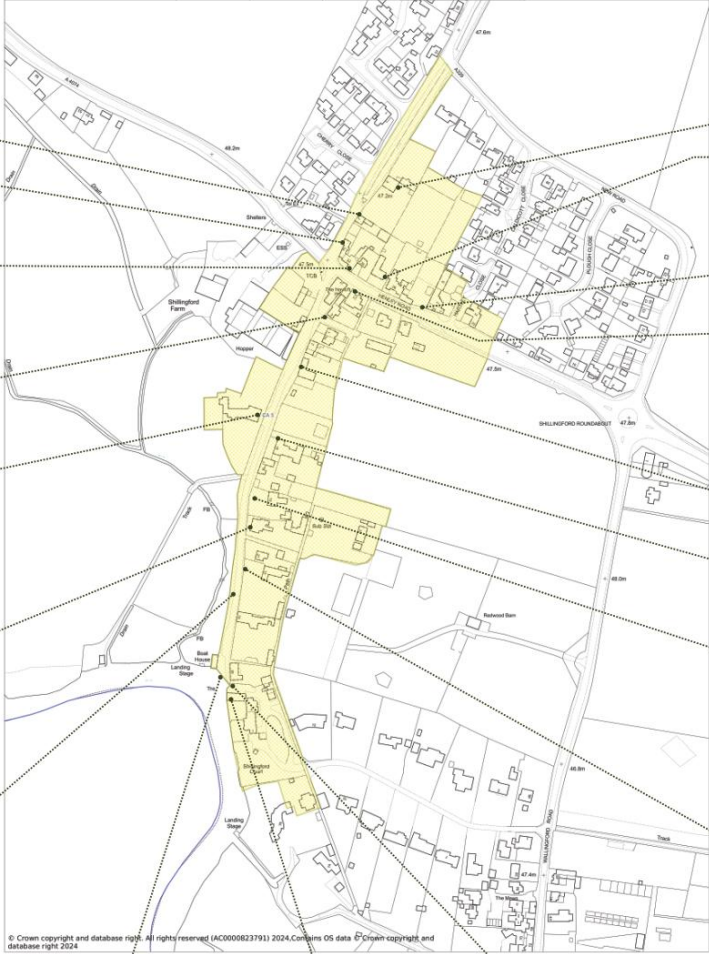


Figure 69 CA5 (yellow)

# Character Area 6: CA6 - Shillingford Bridge Approach



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Figure 70 CA6 (purple)

## 9.18. WSNP 2018 Character Assessment key conclusions

The full Character Assessment document can be found on SODC's website for the made Warborough Neighbourhood plan, as Appendix A, here [Warborough and Shillingford Neighbourhood Plan - South Oxfordshire District Council](http://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/warborough-and-shillingford-neighbourhood-plan/) www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/neighbourhood-plans/emerging-neighbourhood-plans/warborough-and-shillingford-neighbourhood-plan/

Village Area	Conclusion
A: Thame Road	Any proposal for planning permission should avoid obscuring views to countryside (see Section 3 Community Views No 1, 2, 3, 4, 6 & 13, including street scenes 14 & 15), use natural materials and a mix of dwelling types, and address all of the bullet points in the Area A summary in any planning statement.
B: Sinodun View	Any proposal for planning permission should ensure that development or redevelopment remains within the overall footprint of the existing development to ensure that further harm to the linear form of the village is avoided. Where possible the use of different materials and styles should be considered to help break up the visual impact of the area. Further detail is listed in the summary for Area B.
C: Warborough Green	Any proposal for planning permission should avoid damaging views (see Community views No. 5 & 11 including street scene 12), hedges and spaces, the characteristic alley ways between buildings, use natural materials and a mix of dwelling types, and address all of the bullet points as listed in the summary for Area C in any planning statement. Any infill development should be limited in number to avoid a significant change in the overall open character of the area. The allotments and tennis courts create an important openness that enhances both views into and out of the Green and should be protected from development, (see Key Community Views No. 5). Further detail is listed in the summary for Area C.
D: 'New' Shillingford	Any proposal for planning permission should ensure that development or redevelopment remains within the overall footprint of the existing development to ensure that further harm to the linear form of the village is avoided. Because of the low-profile design of the bungalows and houses, any conversion to a roof area would need to ensure that it is modest in scale and subservient to the overall design and respects the transition to the adjacent rural landscape. Proposals for major redevelopment of the roof area should be resisted. Further detail is listed in the summary to Area D.
E: 'Old' Shillingford and Shillingford Conservation Area	Any proposal for planning permission should avoid blocking open views to the river, fields and the Clumps (see Key Community Views no. 7, 8), use natural materials and a mix of dwelling types and address all of the bullet points in Summary Area E (particularly the conservation area statement) in any planning statement. Any infill developments should be limited in number to avoid a significant change in the overall open character of the area.
F: Shillingford Bridge Approach (including Shillingford Court and Court Drive)	Any proposal for planning permission should avoid creating an impression of greater density of housing in the approach to the river unless small scale redevelopment modelled on the dairy conversion or set well back behind existing walls along the road, use traditional materials, maintain the open wooded flood plain along the river, avoid the open field spaces on either side of the Wallingford Road and address all of the bullet points above in any planning statement. The view from the Wallingford Road after it leaves the roundabout looking over Old Shillingford towards Wittenham Clumps should be protected (see Key Community Views number 8). Further detail is listed in the summary to Area F.

## 9.19 Technical Site Assessment

The Technical Site Assessment is in Appendix 1 of the WSNP Sustainability Appraisal Report, downloadable here: [WSNP-SA-update.pdf](#) or [www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/12/WSNP-SA-update.pdf](http://www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/12/WSNP-SA-update.pdf). This forms a useful artefact for future consideration of sites which may come forward.