Warborough and Shillingford Revised Neighbourhood Plan

Regulation 16 Submission Draft

March 2025



View of The Wittenham Clumps from the Parish

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Please note that the acronym **WSNP** or **WSNDP** refers to the existing Made Neighbourhood Plan for Warborough and Shillingford.

The acronym **RP** or refers to this Revised Neighbourhood Plan for Warborough and Shillingford.

LIST OF PLAN POLICIES AND ASSOCIATED OBJECTIVES

- VC1 Development Principles and the Character of the Villages
- VC2 Landscape & Green Gaps
- VC3 Important Local Views
- VC4 Dark Night Skies

Village Character Objective

- 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 Green Belt 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.

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

Housing Objective

- To provide existing and future residents with the opportunity to live in decent homes which 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.

- C1 Community Infrastructure
- C2 Improvements to Community Assets
- C3 Local Green Spaces

Community Assets, Services and Facilities Objective

- To ensure that local services, recreational facilities and infrastructure are protected, maintained and improved.
- To ensure that heritage assets are protected.

- E1 Enhancement of Employment Facilities

Economy & Tourism Objective

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

- ENV1 Protecting and Enhancing Biodiversity
- ENV2 Flood Risk Mitigation & Management
- ENV3 The Energy Hierarchy

Environment Objective

- To seek opportunities for landscape, recreational, biodiversity and nature net gain whilst minimising the environmental impact of new development and enhancing landscape 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, risk of flooding, water drainage and sewage problems and where possible mitigates existing problems.
- To ensure Climate Change resilience

1.0 Executive Summary

1.1. Background

1.1.1. The Made Warborough & Shillingford Neighbourhood Plan (WSNP) was originally adopted with strong resident support in 2018. The Plan was prepared to guide development in the parish until 2036.

1.1.2. A review of the WSNP was undertaken in line with the monitoring and review requirements to ensure that local views continue to shape the parish's future to 2041.

1.1.3. This Revised Plan (RP) takes into account the strategic policies of the adopted South Oxfordshire District Council's Local Plan 2035 (LP). It also reflects the changes to National Planning Policy and aligns with the emerging Joint Local plan 2041 (JLP), which has been prepared together by South Oxfordshire and Vale of White Horse district councils. At the time of writing, the JLP is at Examination by an independent Planning Inspector.

1.1.4. The RP was developed with input from residents, statutory bodies and other interested parties.

1.1.5. It should be noted that the small village of Warborough and the hamlet of Shillingford are combined for administrative purposes under the umbrella of Warborough Parish Council (WPC).

1.2. Sustainable Development

1.2.1. The RP upholds the core objectives of the WSNP, while introducing a Design Code (DC, Appendix 1.0) and an updated Character Appraisal (CA) to strengthen village character policies. It also enhances climate change mitigation efforts by focusing on biodiversity, sustainable development, and flood management, supported by a Flood Report and a People and Nature Strategy.

1.2.2. It should be noted that whilst the WSNP already focused on sustainability there has since been increased urgency for proactive climate measures at all planning levels. As a result, Section 2.3 introduces a dedicated Climate Statement addressing the parish's climate response.

1.2.3. The current National Planning Policy Framework (NPPF) was last updated on 7th February 2025, following a significant revision in December 2024. This document has been revised accordingly. The RP, with its enhanced set of policies, promotes sustainable development across the NPPF's three dimensions: economic, social, and environmental sustainability.

1.2.4. The village of Warborough and the hamlet of Shillingford north of the A4074 are together defined as a small village in the South Oxfordshire District Council Local Plan 2035 (LP) and 'Shillingford (SW of A4074)' as an 'other' village.

1.2.5. In the emerging Joint Local Plan 2041 (JLP), Warborough is classified as a Tier 4 settlement, and Shillingford (SW of A4074) as part of the countryside. The JLP states: "Within the built-up area of these settlements: development is limited to

brownfield sites, replacement dwellings or subdivision… Development in the countryside will not be appropriate unless specifically supported by other relevant policies as set out in the development plan or national policy, or comprising a replacement dwelling consistent with its location in the countryside". Both areas have no housing requirements.

1.2.6. The Local Plan (LP) does allow for growth between 5-10%, for example, to achieve community benefit. The made Neighbourhood Plan (NP) took advantage of this and allocated the Six Acre site with the development of 29 new homes, including 40% affordable units, a school-adjacent car park and a community meadow. With this site now delivered and built out, the RP does not look to allocate a further large site in this revision but allow sufficient time for that development to be assimilated into the parish. Instead, the focus is to infill and deliver small scale, organic growth as appropriate for a small village, reflecting the needs of the parish in line with South Oxfordshire District Council's (SODC) spatial strategy.

1.2.7. It should be noted that the delivery of the new car park adjacent to the school as per the WSNP has greatly improved road safety and associated parking problems that were previously a significant problem, particularly at school drop off and pick up times. Notwithstanding this, the car park is effective due its design being commensurate with the current level of traffic activity in the area.

1.2.8. Community Infrastructure Levy (CIL) monies from development have enabled improvements to parking in the centre of Warborough and renovations of sports facilities. Further benefits to the community are proposed by the RP, which allocates additional Local Green Spaces (LGS) for both residential enjoyment as well as biodiversity improvements.

Delivering High Quality Design

1.2.9. The WSNP 's Village Character Policy (VC1) relied on the Character Assessment to guide new development. Since this time there is now an expectation to produce a Design Code as set out in the NPPF (Paragraphs 132 to 134). A Joint Design Guide has also been published by SODC and VoWHDC in 2022 after the WSNP was originally made. The Joint Design Guide is underpinned by the publication of the National Design Guide and National Model Design Code. To this end, the RP steering group engaged independent planning and urban design consultants Bluestone Planning LLP to deliver an updated parish-wide Character Appraisal (CA) (Appendix 2.0) and subsequent Design Code (DC) (Appendix 1.0) for the parish. The CA and DC will ensure that new development is built in a way which comprehends and respects local character, traditions and materials but does not stifle good, contemporary design.

Safeguarding Ecology and Biodiversity Assets through Environmental Focus

1.2.10. The RP addresses the key ecological assets within the parish. Through the Strategy for People and Nature (PNSWS), supported by the CA, significant biodiversity assets have been documented, and enhancement opportunities identified. The RP outlines important biodiversity areas within the parish and sets biodiversity targets for any new development. This is framed within the context of the broader ecological environment, focusing on how these areas are currently connected and could be further linked in the future.

1.2.11. This RP gives new emphasis to:

- the importance of the riverside,
- the amenity of residents and visitors,
- landscape value,
- biodiversity,
- managing flood risk, and
- climate change impacts.

1.2.12. The WSNP originally allocated the Wharf as a LGS, focusing on design principles in these matters (as per the guidance at the time).

1.2.13. This RP has reviewed updated guidance and introduces new policies to ensure water management is a central component of early planning considerations. It also prioritises the protection of a riverside buffer and valued flood meadows, in alignment with guidance from Treescapes Oxfordshire.

1.2.14. The RP is also focusing on the severe flooding risks given the topography, geology and hydrology of our parish and the increasingly heavy rainfall patterns experienced.

1.2.15. The DC (Appendix 1.0) outlines acceptable approaches for individual homes and a new flooding policy ensures that important parties are consulted e.g. for waste provision in the floodplain.

Designate Biodiversity Areas, Local Green Spaces and Local Gaps

1.2.16. The WSNP originally allocated four areas as LGS'. Based on new evidence from The People and Nature Strategy for Warborough & Shillingford (PNSWS), additional sites have been identified for designation as LGS, along with areas recognised as Local Biodiversity Areas, Green Corridors and a Green Gap.

1.2.17. These will protect those valued green spaces that contribute towards the mental and physical health of the community, the quality of rural life in general and for biodiversity and habitat creation and improvement.

Leverage Renewable Energy Sources and Reduce Energy Consumption

1.2.18. Paragraph 7 of the NPPF sets out that "*meeting the needs of the present without compromising the ability of future generations to meet their own needs*"[1].

1.2.19. 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.

1.2.20. 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,

[1] As agreed by Resolution 42/187 of the United Nations General Assembly

predominantly through improving energy performance. Paragraph 161 of the NPPF states that "*The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: 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*".

1.2.21. In addition to specific policies on renewable energy and energy reduction, consideration of sustainable development and biodiversity underpin the design and housing sections of this Plan and are referenced in the DC (Appendix 1.0).

1.2.22. Finally, the RP and DC (Appendix 1.0) encourages sensitive retrofitting of energy efficient measures in historic properties where it conforms to national best practise guidelines.

1.3. Climate Statement

1.3.1. Since the original NP 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.

1.3.2. 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 LP introduced 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. This work has been taken further by the JLP in policies Policy CE1 – Sustainable design and construction, Policy CE2 – Net zero carbon buildings, Policy CE3 – Reducing embodied carbon, Policy CE4 – Sustainable retrofitting and Policy CE5 – Renewable energy.

1.3.3. A Climate Action Plan was published in February 2022 which outlines the steps SODC will take.

1.3.4. WPC acknowledges the threats and challenges posed by Climate Change and has adopted the District Council's Emergency Plan. The Parish Council (PC) is working with members of the community to assess the viability of a Community Emergency/Resilience Committee and Plan.

1.3.5. 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 as set out in the PNSWS to take advantage of the synergies.

1.3.6. 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, such as frequent extreme weather events and increased risk of flash flooding).

1.3.7. It is key that the community regularly review the following:

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

2.0 Background

2.1. Background Overview

2.1.1. 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.

2.1.2. WPC is a "qualifying body" and was originally authorised to lead in the preparation of the Warborough and Shillingford Neighbourhood Plan (WSNP).

2.1.3. Parishes are encouraged to review their plans regularly and the WPC appointed the Steering Group in February 2022 to review this plan.

2.1.4. 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 RP relate principally to planning matters but also have relevance to other issues important to the community.

2.1.5. The made RP will form part of South Oxfordshire District's Development Plan. This means that the revised NP will have weight in deciding where any development should take place and the type and character of the development.

2.2. Structure of this Plan

2.2.1. The RP vision, objectives and summary policies are set out in Section 5. Detailed policies, together with justification and evidence for these are in Section 6. The evidence base comprises a number of appendices set out supporting evidence as found on the contents page.

2.2.2. In addition, the following documents accompany the RP:

- Basic Conditions Statement,
- Modifications Statement, and
- Consultation Statement.

2.3. How the WSRNP fits into the Planning System

2.3.1. Regulations require that Neighbourhood Plans must have regard to the NPPF and other national planning advice. It must also be in general conformity with the adopted strategic policies contained in the development plan for the area. As set out above, the strategic policies for South Oxfordshire are currently contained within the SODC LP. SODC, together with Vale of White Horse District Council, is preparing a new Joint Local Plan, referred to as the Joint Local Plan 2041 (JLP) which is currently at Examination and potentially scheduled to be adopted in 2025. The RP aligns itself with relevant policies in the JLP, although, it is acknowledged that elements of the JLP may change between now and adoption.

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

- The Adopted LP 2035,
- South Oxfordshire Core Strategy (2012), and
- saved policies of the LP 2011 (2006).

2.3.3. It should also be noted that The Oxfordshire Minerals and Waste Local Plan Part 1 (Core Strategy) remains in place as part of the Development Plan until it is replaced. There are no policies in this plan which would conflict with any minerals and waste policies.

2.4. Designation

2.4.1. 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 1.

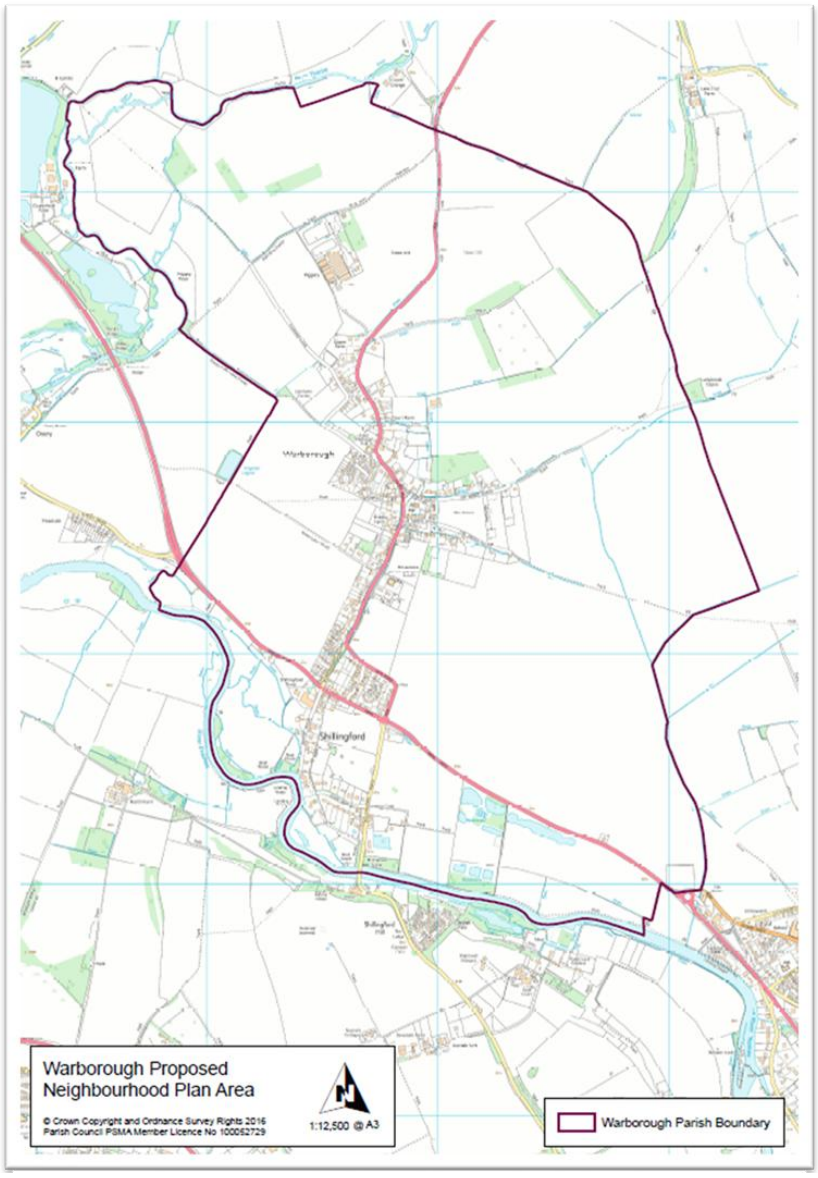


Figure 1 - Designated Area

2.5. Community Engagement

2.5.1. 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 members of the made neighbourhood plan steering group to form a new steering group in January 2023. The group immediately welcomed new members and subsequently followed a community consultation strategy which encouraged community involvement via newsletters and the WPC website and through open meetings. Monthly updates were provided at public WPC meetings and stage-gate decisions were made in public by WPC regarding key aspects of the approach.

2.5.2. The 2016 WSNP community survey was comprehensive, extensive and independently collated. As there has been modest change in our small community, it is still considered valuable evidence for this review when considered alongside

additional 2023/24 consultation events – the latter of which are comprehensively documented in the RP Consultation Statement.

2.6. Draft Plan Creation

2.6.1. The NP Steering Group reviewed the existing WSNP in terms of its vision, objectives and policies with advice and guidance from Bluestone Planning and the District Council. The underlying evidence for change was presented at a public meeting on 30th October 2024 and published on the WPC website. Comments were received and updates made. The planning justification, alongside evidence and local support underpinning each of the WSNP policies, is set out in this document. A Consultation Statement has been prepared and is submitted with this plan.

2.7. Strategic Environmental Assessment/Habitat Regulations Assessment

2.7.1. On 24th January 2025 SODC published Warborough and Shillingford NDP Review SEA Screening Statement. This confirmed that The Warborough and Shillingford NDP Review is unlikely to have significant effects on Natura 2000 sites, either alone or in combination with other plans or projects, therefore, an Appropriate Assessment for the Warborough and Shillingford NDP Review is not required. The Warborough and Shillingford NDP Review does not require a Strategic Environment Assessment.

3.0 Warborough Parish: Warborough Village and the Hamlet of Shillingford

3.1. Development Context

3.1.1. Within the context of the SODC LP, the village of Warborough and hamlet of Shillingford North of the A4074 are classified as a Small Village. The area of Shillingford South of the A4074 is classified as 'other'. In the emerging JLP, Warborough is classified as a 'smaller village' and located in 'Tier 4'. In this instance, large scale development is not normally considered appropriate.

3.1.2. It should be noted that this does not preclude limited growth, which can be encouraged through positive policies for infill and small-scale development within the built-up area, while preserving a sense of tranquillity, as highlighted in SODC's Landscape Character Assessment. Policies H1, and particularly H3, of the RP support this approach.

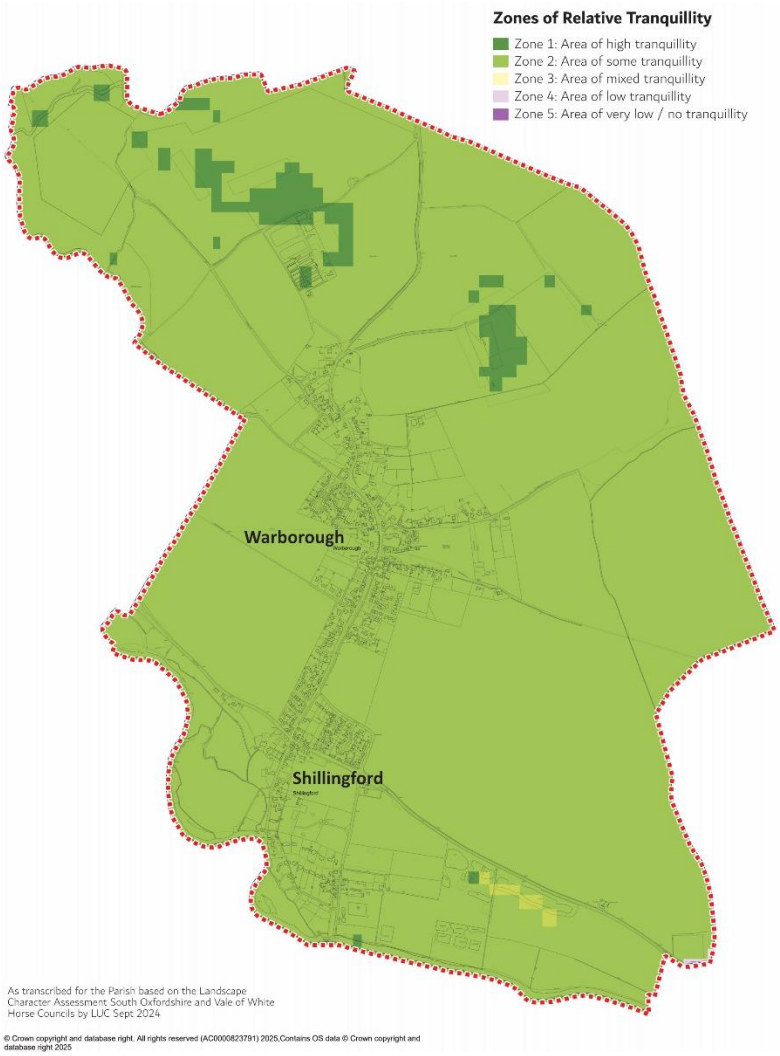


Figure 2. Tranquillity Map, As transcribed for the Parish based on the Landscape Character Assessment South Oxfordshire and Vale of White Horse Councils by LUC Sept 2024

3.1.3. In the WSNP, a site was allocated and supported, which delivered valuable community benefits and 29 sensitively designed homes. Consultation events for the RP very strongly reflected that no further large-scale development should be accommodated within the review. 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 community expressed that WSNP made a substantive contribution to the district's housing supply and the focus needs to be on consolidating that growth at the current time.

3.1.4. Whilst there is some diversity in opinion when it comes to issues of development, public consultations suggest a desire to limit development within the parish to infill development. There is a desire for smaller and more affordable properties that are modest in size and in keeping in style to the older properties within the village. More substantial development is not supported in this review because it risks harming the rural nature and setting of the settlements that are seen as key to its character; indeed, the impact on this most important attribute needs to be carefully considered for all development to avoid cumulative harm.

3.2. Location and a Brief History

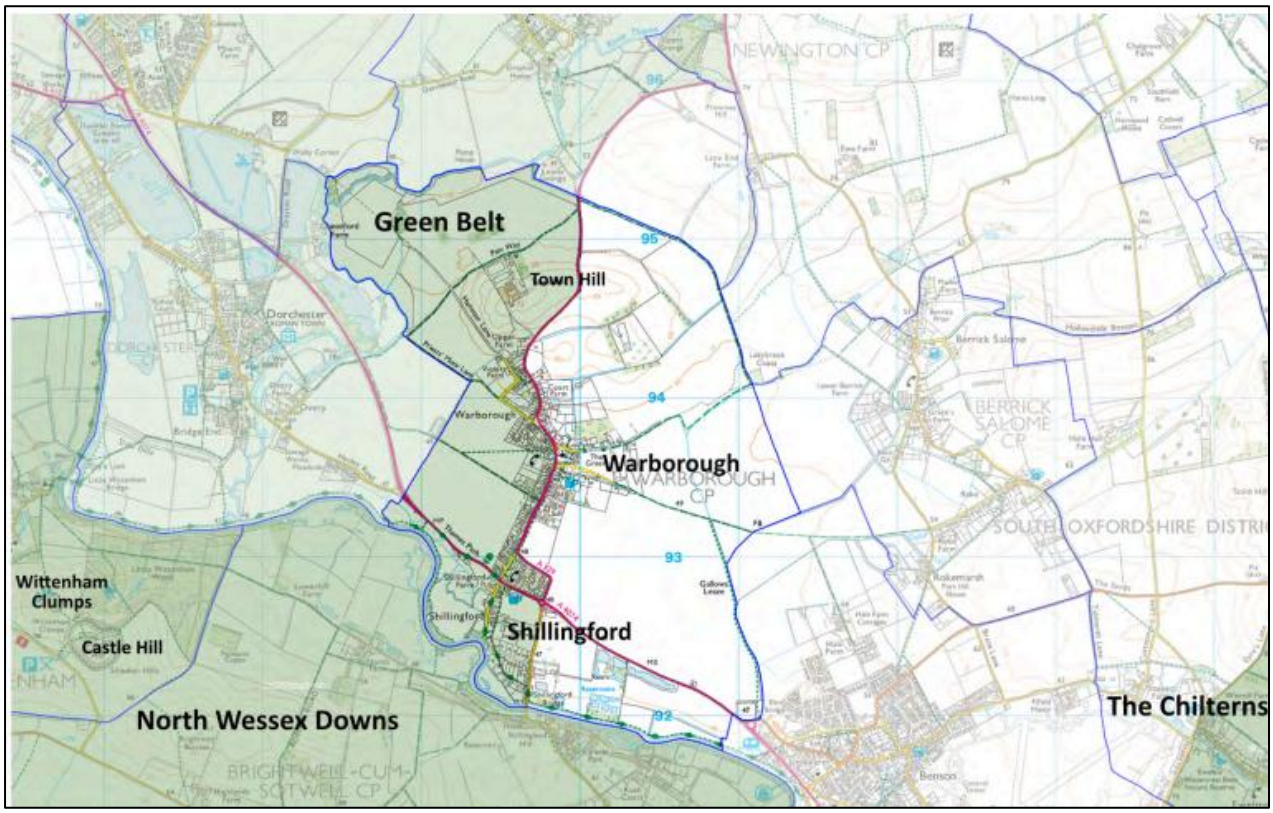


Figure 3. National Landscapes and Green Belt

3.2.1. 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 Thame Road, the A329. The parish also includes the hamlet of Shillingford, south of Warborough, located beside the River Thames. The two distinct villages, which have been 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).

3.2.2. Warborough and Shillingford are situated between farmland, within the settings of both the adjacent North Wessex Downs National Landscape and the Chilterns National Landscape, clearly visible across the low, flat Thames Valley floodplain as shown in Figure 3 above.

3.2.3. 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.

3.2.4. Before the General Enclosure Act of 1845 there was very little enclosure. To cover the 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.

3.2.5. The place name 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.

3.2.6. 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, 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.

3.2.7. 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.

3.2.8. 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 and The Old Bakery. Thame Road had been made a Turnpike in 1770.



Figure 4. Warborough Alms Houses (Left) and Historic Local Roof Forms and Materials (Right)



Figure 5. 1888 Map of Warborough with its prominent Green and surrounding orchards - Source: https://maps.nls.uk/

3.2.9. 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 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-by-pass so that it avoids the centre of Shillingford, leaving the original road as a quiet backwater.[2]

3.2.10. 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 19th century, Wharf Road continued to curve to the south-east towards the site of the ferry across the Thames to

[2] Victorian History of Oxfordshire, 2016

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.

3.2.11. 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 and the 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 6. 1888 Map of Shillingford highlighting the focus on the River Thames and the important Henley Road crossroads - Source: https://maps.nls.uk/

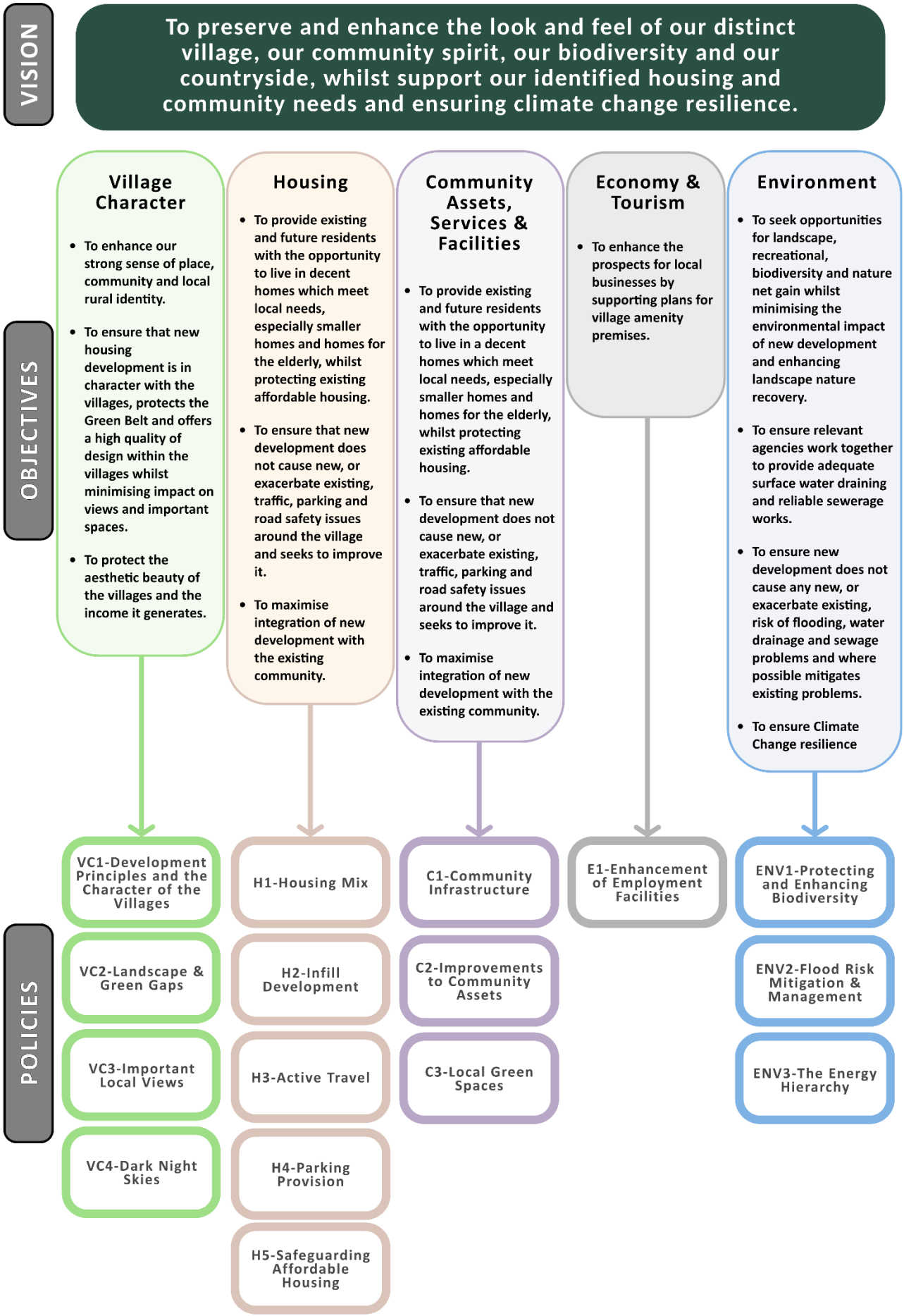
3.2.12. In terms of vernacular building materials in the parish there are many good examples of red brick with flared headers, which are likely to have been manufactured at the Nettlebed kilns, soft rubble clunch stone, some flint work, dressed stone, timber framing, (both exposed and rendered), thatch, 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, contributing to the 'Benson frost pocket' effect.

4.0 The Neighbourhood Plan – Vision, Objectives and Policies

4.1.1. The WSNP vision, objectives and policies cascaded from a strategic direction (vision), thorough to directions of travel (objectives) and ultimately, planning policies which formed the basis of planning decisions in this parish. During the review, two consultation events (March 2023 and October 2023) sought to clarify and add detail to the existing vision and objectives.

4.1.2. A revised vision and objectives statement was developed, incorporating minor modifications with an environmental focus, while further clarifying the existing objectives around sustainable energy. These updates were discussed at public events in March 2023 and October 2023, as well as at a 'stage gate' WPC meeting in November 2023. Following a review with SODC, the statement was finalised and presented as a draft at a WPC meeting in May 2024.

4.1.3. Feedback was collected via the website, village magazine and village email. The final version was agreed upon at the WPC meeting in September 2024 and published on their website. The vision and objectives are detailed below, with changes from the Made NP shown at the end of this document.


VISION
To preserve and enhance the look and feel of our distinct village, our community spirit, our biodiversity and our countryside, whilst support 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 Green Belt 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 decent homes which 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 & Facilities
To provide existing and future residents with the opportunity to live in a decent homes which 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.
Economy & 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 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, risk of flooding, water drainage and sewage problems and where possible mitigates existing problems.
To ensure Climate Change resilience
POLICIES
VC1-Development Principles and the Character of the Villages
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-Safeguarding Affordable Housing
C1-Community Infrastructure
C2-Improvements to Community Assets
C3-Local Green Spaces
E1-Enhancement of Employment Facilities
ENV1-Protecting and Enhancing Biodiversity
ENV2-Flood Risk Mitigation & Management
ENV3-The Energy Hierarchy

5.0 Policies

5.1. Village and Rural Character and Design

Village Character Objective

- 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 Green Belt 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









Introduction

5.1.1. The village of Warborough and the hamlet of Shillingford have extensive conservation areas and each fall partly in the Green Belt; both have many Grade II listed buildings (Figure 7 shows the extent of the conservation areas and Green Belt).

5.1.2. 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 National Landscape and to Wittenham Clumps (North Wessex Downs National Landscape) 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.

5.1.3. Our uniquely attractive villages are enjoyed by both residents and visitors alike, with the latter being focused on the unspoilt nature of the historic settlements.

5.1.4. A view held widely by members of the community and by planning and conservation professionals is that major housing growth around the edge of the settlements should not be allowed to impact negatively on the established character as unsympathetic over-development did in the late 1960s and early 1970s.

5.1.5. 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.

5.1.6. Shillingford - 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.

5.1.7. It should be noted that although the JLP subdivides Shillingford into the area to the north of the A4074 and that to the south, as part of the settlement hierarchy this is not agreed with by the community. The character of the two settlements are very different, as highlighted by the CA.

5.1.8. This RP's CA (Appendix 2.0) expands upon the WSNP's CA with both community and professional analysis. The DC (Appendix 1.0) sets out detail on appropriate style, design and layout of development that will protect and enhance our community's identity through suitable character, scale and design. These evidence base documents inform the village character policies below.

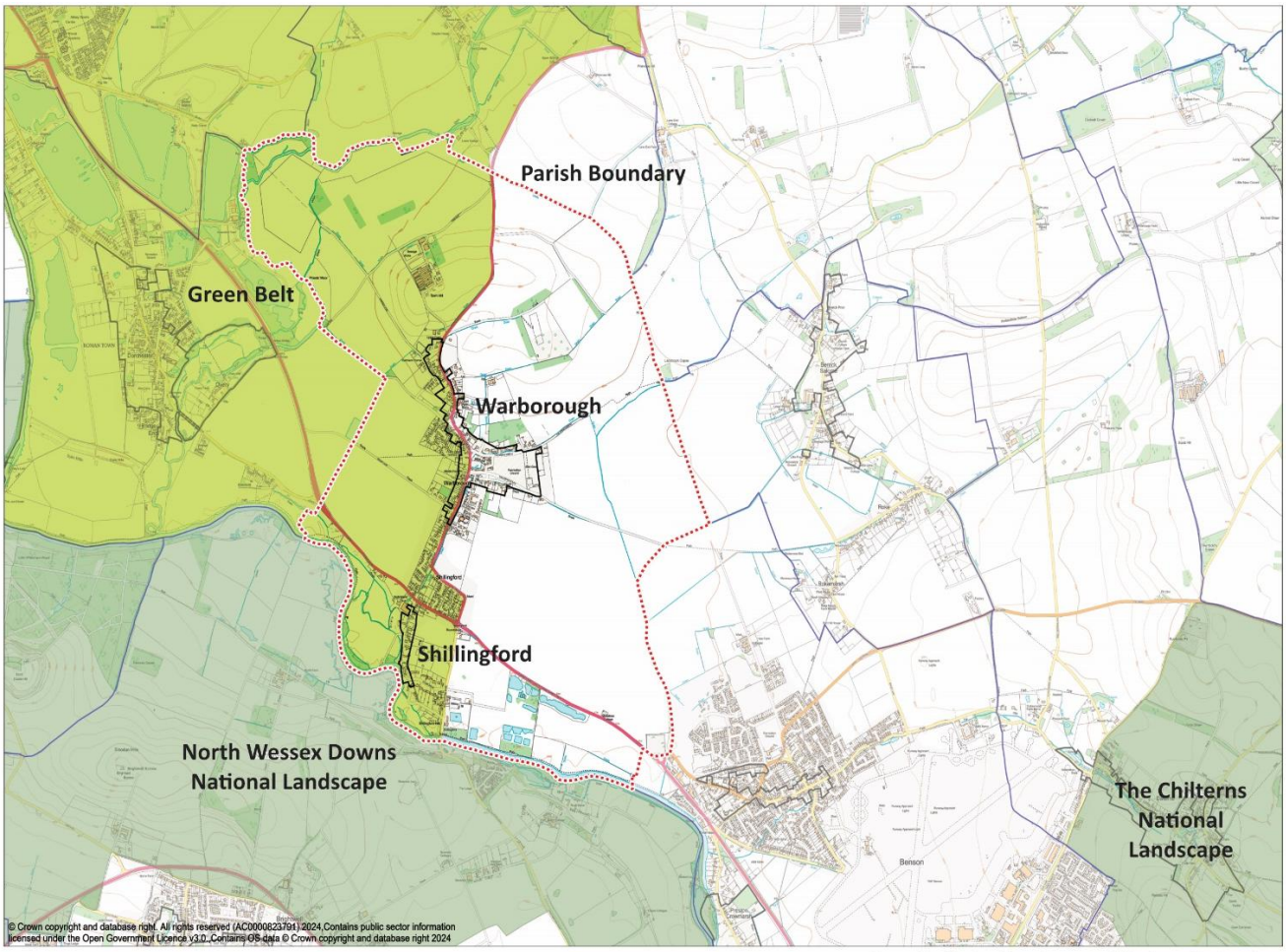


Figure 3 - National Landscape and Heritage Designations

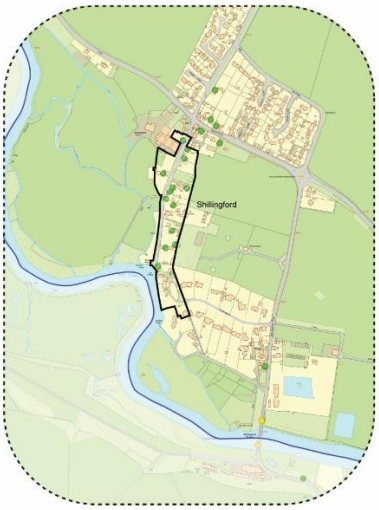


Figure 4 - Inset view of Shillingford Conservation Area



Figure 5 - Inset view of Warborough Conservation Area

Figure 7. Warborough & Shillingford Conservation Areas, Green Belt, National Landscapes and Listed Buildings

(VC1) Character, Design and Heritage

5.1.9. 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. Whilst to resist change is natural, we must change to ensure that our community does not stagnate. Such change however

should occur alongside protecting the rural ambiance, structure and appearance as best we can.

5.1.10. Although there are very few negatives about the structure of the village, the main complaints are about flooding and traffic, along with concerns about the scale and the pressure and type of generic development taking place outside of the parish.

5.1.11. There are many positives to the area including, but not limited to, 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 ensure that those elements are retained and enhanced.

5.1.12. The DC (Appendix 1.0) provides information on a wide range of matters including heritage, layout, siting and density, scale, height, massing and lighting, along with considerations for individual householder development and sustainable development, demonstrating both good and bad examples.

5.1.13. WPC supports the approach set out in the SODC LP which states that *"Proposals for new development should be sensitively designed and should not cause harm to the historic environment"*.

5.1.14. Throughout the parish we have two conservation areas, listed buildings, a Special Character Area and heritage assets both above and below ground. New development which has an impact on the identified heritage assets should look to conserve or enhance the significance of the heritage asset and settings.



Figure 8. The Green, Warborough

5.1.15. The CA (Appendix 2.0) helps ascertain the special interest, character and appearance of the parish, all of which contribute to its local distinctiveness and identity. The parish is considered to have 6 settlement character areas alongside the remaining opening countryside beyond. These are demonstrated in Figure 9 below and Appendix 2.0 in the Appendices.

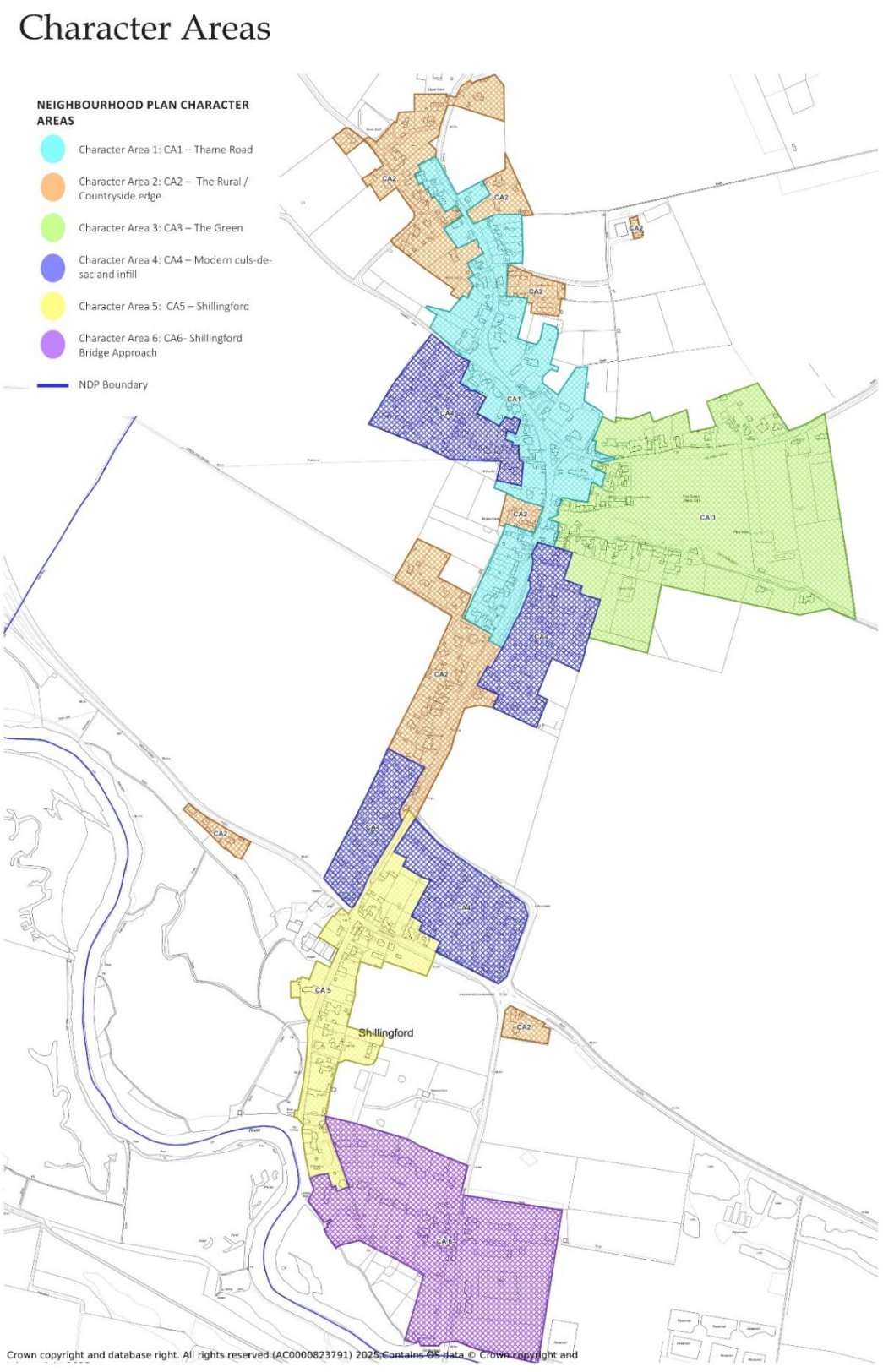


Figure 9. The Character Areas of Warborough and Shillingford (for more detailed images please see Character Appraisal)

Character Areas

5.1.16. Development proposals should respond positively to the indicative palette of materials in Warborough and Shillingford DC (Appendix 1.0) the relevant identified character area details, issues and opportunities as set out in the CA (Appendix 2.0), having regard to the details set out for the character area within which the development is located.

Non-Designated Heritage Assets

5.1.17. 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.

5.1.18. For Warborough, the existing Conservation Area Appraisal has been reviewed, with updates made to reflect changes over time since its original completion. All buildings of interest from that appraisal have been added as potential NDHAs and are detailed in Appendix 5.0.

5.1.19. 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, and
- intactness.

5.1.20. The identification of these buildings, structures and places have 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.

5.1.21. It has also been used to form part of the DC (Appendix 1.0) to ensure sensitive development takes place in the future, including any extension.

5.1.22. The status will be taken into account as a material consideration as set out in Paragraph 216 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.'*

5.1.23. The proposed NDHAs are shown in Figures 10 and 11 below and listed in Appendix 5.0, as well as the CA.

Shillingford Special Character Area

5.1.24. Within Shillingford it is considered that a small area to the north of the Conservation Area 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.

5.1.25. The proposed special character is important for several reasons. As buildings are converted or altered, their original design, function, and history can be lost, which is already evident in this area. Therefore, it is crucial to protect the unique character and heritage of the area. This special character also plays a key role in shaping the community identity of Shillingford, contributing to its sense of place and belonging.

5.1.26. 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.

5.1.27. WPC supports the SODC 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 minimised or mitigated as much as possible.

5.1.28. We expect new development to contribute to the ongoing improvement of Warborough and Shillingford and never lead to a decline in our environmental quality or diminish our enjoyment of the surroundings.

Detail Plan of Heritage in Warborough

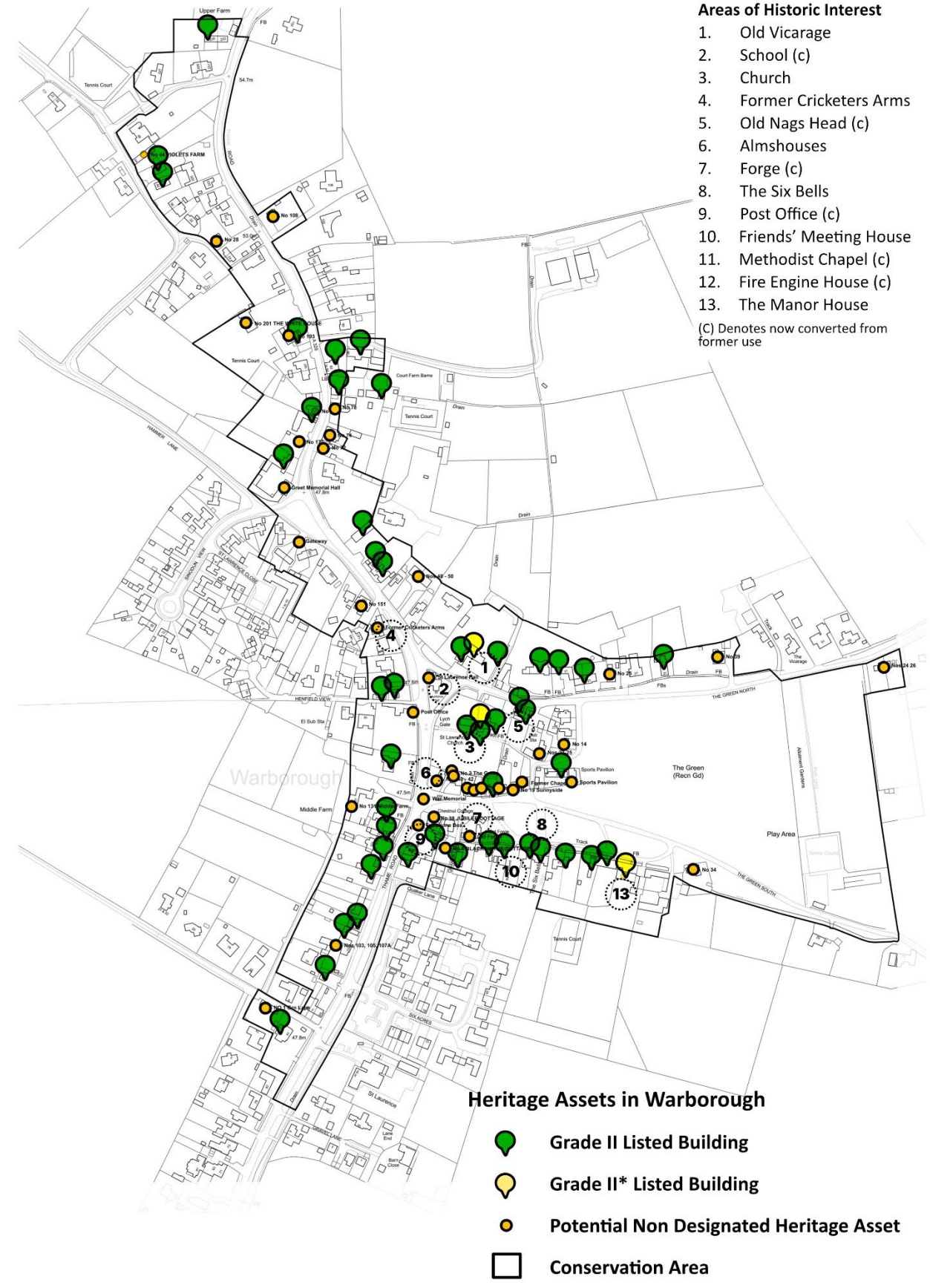


Figure 10. Plan of Heritage in Warborough

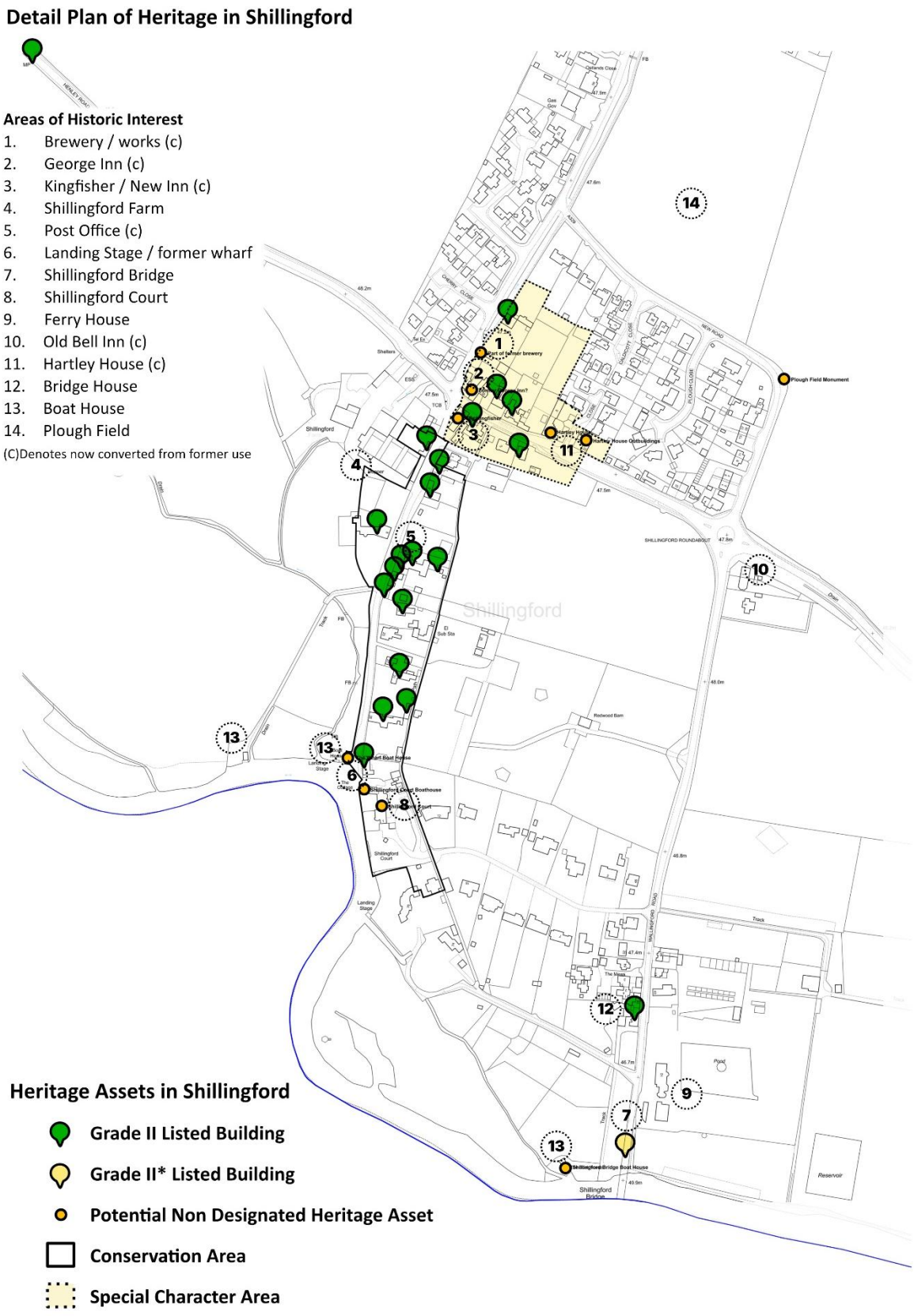


Figure 11. Plan of Heritage in Shillingford

Traditional Design

5.1.29. 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

5.1.30. However, 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 (Appendix 1.0), are highlighted, 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.

5.1.31. 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, see the Indicative Palette of Materials in the DC (Appendix 1.0).

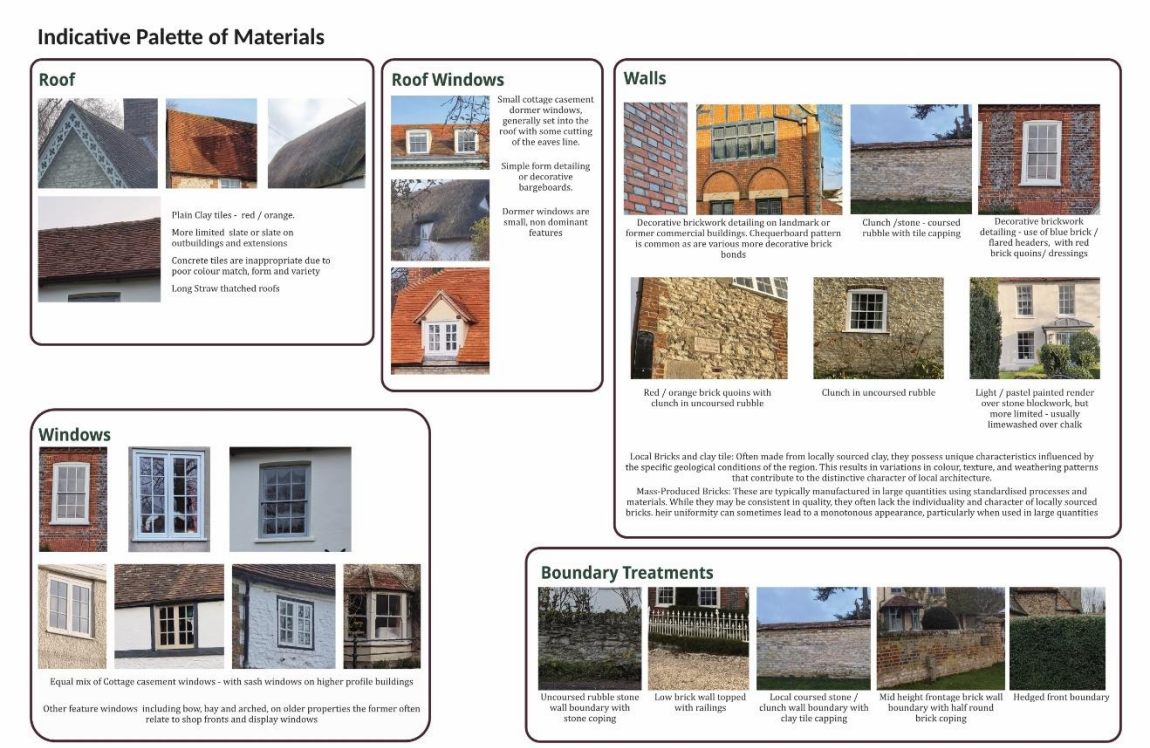


Figure 12 - Extract of Indicative Palette of Materials

5.1.32. It should be noted that tourism is a key aspect of the parish. Any development proposals which are likely to adversely harm the potential for the parish to continue as a location for filming for television and film would not be supported. For example, features should be consistent with the period of the immediate area, such as no modern features such as Juliette balconies which would be visible to the public realm in conservation area.

5.1.33. The loss of parking in front garden areas and verges, particularly around the village green and adjacent to green spaces is likely to lead to an increase in on-street parking. This will detract from the historic street scene and the overall experience of the conservation area. Equally, development which could not accommodate sufficient parking on plot is also likely to lead to additional parking issues. This should not exacerbate identified problem areas identified in policy H4 Parking Provision.

Policy VC1 – Village Character

Character and Design

a. Development proposals should respond positively to the indicative palette of materials in Warborough & Shillingford Design Code (Appendix 1.0) and the identified character area details, relevant issues and opportunities as set out in the Character Appraisal (Appendix 2.0), taking account of the details of each settlement character area within which the development is located (see figure 9).

b. As appropriate to their scale, nature and location, development proposals should demonstrate within their Design and Access Statement, or other submitted documentation, how they have regard to each relevant matter set out in the Parish Design Code.

c. Development proposals which adversely harm the historic character of the parish and limit the potential for the parish to continue as a location for filming for television and film will not be supported.

d. Any proposal which is likely to lead to an increased demand for parking which would adversely impact the street scene through car dominance would not be supported.

e. A loss of parking in front gardens, particularly around the village green, adjacent to green spaces or around those areas identified in Policy H4, would not be supported.

Non-Designated Heritage Assets

f. The Plan identifies a series of non-designated heritage assets for Warborough and Shillingford – see Appendix 5.0 Table. 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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be

required having regard to the scale of any harm or loss and the significance of the heritage asset.

Shillingford Special Character Area

g. Development proposals must take particular care to respect the characteristics of the Shillingford Special Character area described above and shown in Figure 11.

(VC2) Landscape Character and Green Gaps

5.1.34. The setting of our rural communities is crucial to their character and charm, which contributes significantly to the quality of life for our residents. Bluestone Planning was commissioned to explore the setting of the settlements and identify potential development solutions that could mitigate any issues, where possible.

5.1.35. The Plan Area contains following landscape types as identified in the SODC Landscape Character Assessment 2024:

- Flat Flood Plain Pasture
- Flat Open Farmland, and
- Undulating Open Vale.

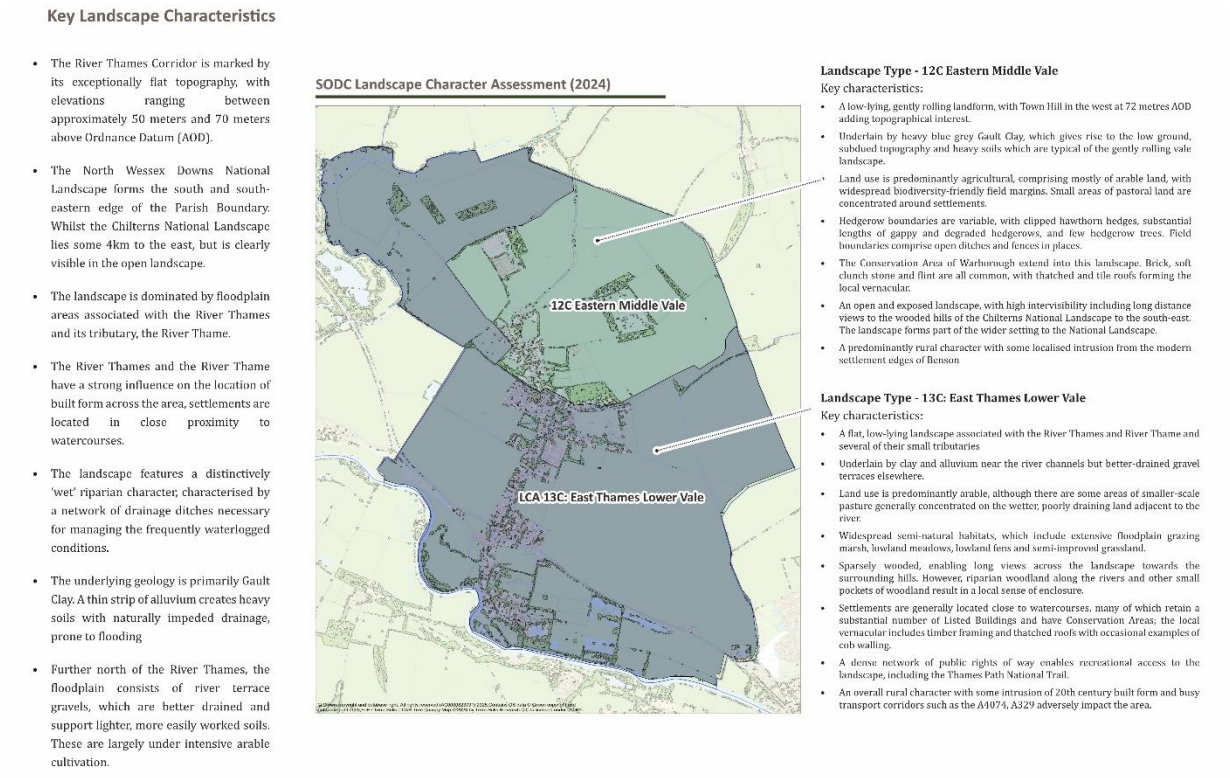


Figure 13 - Extract from Character Appraisal setting out Landscape Character

More details are found within the CA (see Appendix 2.0).

5.1.36. For each of the landscape areas there are specific recommendations/opportunities which have been split into the following sections:

- Landscape character,
- Historic and settlement character,
- Roads and paths, and
- Land use.

5.1.37. Each recommendation or opportunity is then highlighted as to the potential level of impact relating to the character area/type. More details on the landscape recommendations are found within the CA (see Appendix 2.0).

Landscape Recommendations

	12C Eastern Middle Vale	13C: East Thames Lower Vale
Landscape Character		
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.	+	++
Establish buffer strips/field margins to potentially benefit small mammals, invertebrates and birds adjacent to willow pollards	++	++
Preserve Dark Night Skies	++	++
Preserve tranquillity	++	++
Historic & Settlement Character		
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	++	++
Conserve the character of the Shillingford Conservation Area	0	++
Retain rural setting and separate identity of each settlement	++	++
Roads and Paths		
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	++	++
Land Uses		
Minimise visual impact of intrusive uses and creep of urban areas	++	++
Business and Tourism – to be balanced with vehicle and parking generation	+	+
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	+

Table 1 - Landscape Recommendations

Green Gap and the Setting and Gateway to the Settlements

5.1.38. 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 RP prioritises these important spaces because 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; and
- provides visual amenity: gaps and open space can enhance the visual appeal of an area, providing a sense of openness and balancing areas of visual clutter.

5.1.39. Visual clutter is characterised by an excess of visual elements, such as signage, advertisements, wires, or other objects, that overwhelm the viewer and make it difficult to discern the key features of the environment. Along the Henley Road in particular, the roundabout with the A329 is a good example of this. There are numerous signs, street lights, adverts and road markings, which are inconsistent with the rural environment. To streamline these or replace with less urban features would be supported.

5.1.40. The proposed green gap identified as site 1 is considered essential to ensure that the Warborough and Shillingford do not merge. Findings are summarised in Figure 14 below.

5.1.41. In addition to the green gap, two further sites are identified as being essential gateway sites which are essential to the character and setting of the settlements (sites 2 and 3), see overleaf.

Landscape and Land Use

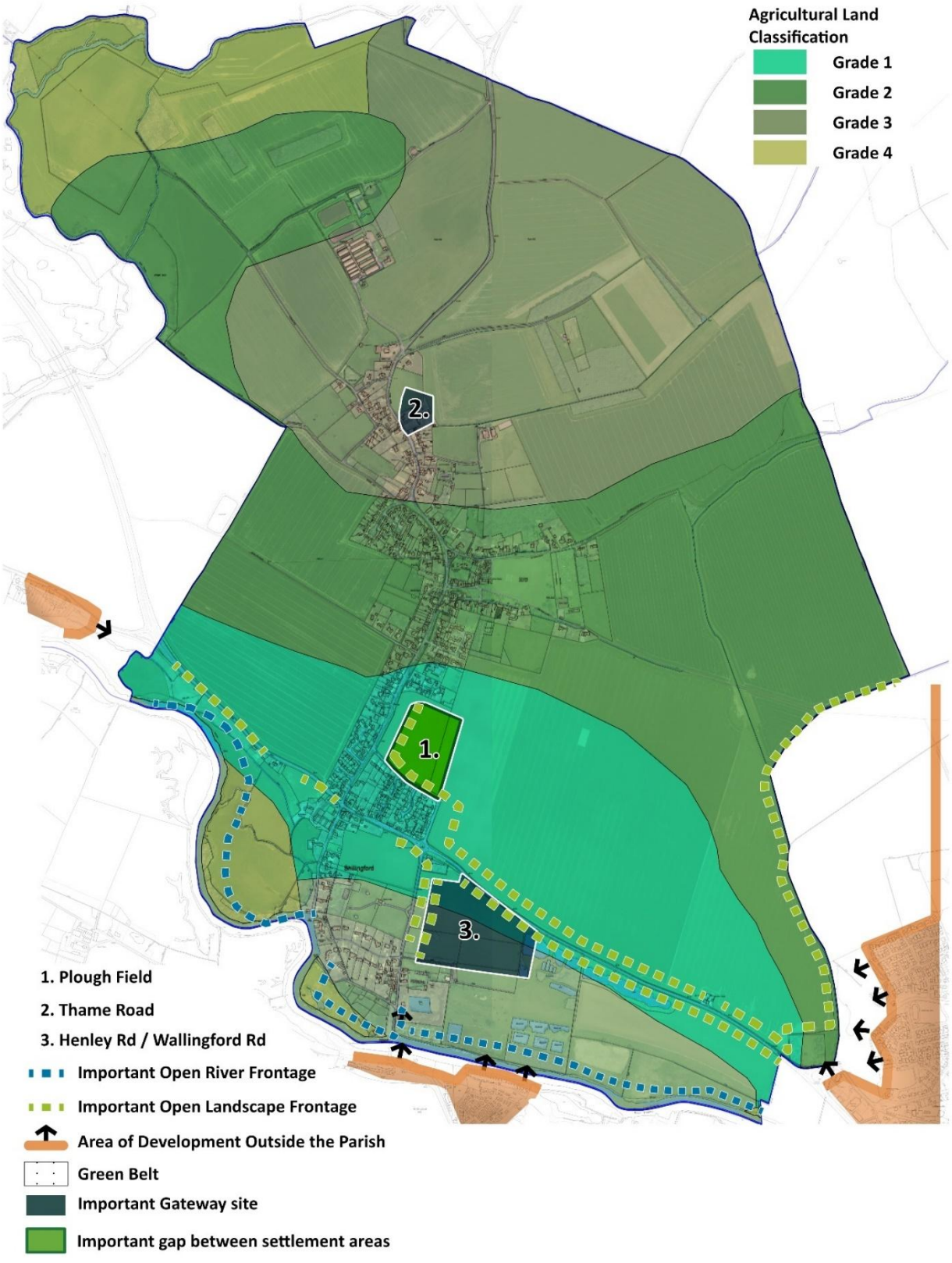


Figure 14. Green Gaps and Land Use

5.1.42. 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.

5.1.43. 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 generally very well screened with glimpsed views. In this regard the impression of the eastern side of the village is a well vegetated environment with small, enclosed field parcels. This is unlike the other areas of the village which have vast open arable fields giving rise to long-distance views. This area of land originally formed an area of small orchards, which is very much characteristic of historic Warborough (see Figure 5 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 gateway site and setting of the conservation area. This area should remain open to maintain the rural countryside to village transition that is currently experienced.

5.1.44. 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 gateway site and enhances the setting of the Conservation Area maintaining distance from 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 and that the setting of the Shillingford Conservation Area is not eroded further.

Important Open River Frontage

5.1.45. 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

5.1.46. Some areas of the adjacent parishes have been subject to extensive development within recent years. The community envisage that if extended further and into the Parish itself without sufficient landscape mitigation, this could adversely impact the rural nature of Warborough and Shillingford. In this regard, 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.

5.1.47. 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.

5.1.48. 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.

5.1.49. It is considered important to maintain the rural approaches to the village and to ensure that further urbanisation through development does not intrude into the landscape. This policy sets out the types of development that would be permitted in these important spaces. Where development appropriate for the open countryside is proposed, additional landscape mitigation should be secured for development in these locations

Policy VC2 – Landscape and Green Gaps

Landscape Character

Development proposals as appropriate to their scale and nature, should demonstrate how they:

a) Preserve or enhance the valued characteristics of the settlements and wider landscape setting as identified in the CA (Appendix 2.0) and have regard to relevant recommendations as set out in Table 1.
b) Have taken into consideration the recommendations of the Warborough & Shillingford Design Code (Appendix 1.0).
c) Retain and where possible enhance the tranquility of the plan area.
d) Minimise the impact of disruptive uses or major development on the landscape.
e) Minimise impacts arising from development, including those sites on the edge the parish that adversely impact upon the Plan Area,
f) Provide an appropriate landscape buffer to identified biodiversity sites, including Warwick Spinney Parish Wildlife Site.
g) Respect the gateway to the settlements as highlighted by sites 2 and 3, in addition to identified important open landscape frontage and open important river frontage shown in Figure 14.

Green Gap

h) Preserve the Green Gap site 1, known as Plough Field identified in Figure 14, to ensure that development would not:
- diminish the physical and/or visual separation of settlements;
- individually or cumulatively with other existing or proposed developments compromise the integrity of the gap; and
- The site is designated is also designated as a Local Green Space, therefore where very special circumstances are demonstrated, the above criteria shall be applied.

(VC3) Important Views



Figure 15. Chiltern View from The Green South

5.1.50. Views in and out and across the parish are highly valued as they instil a sense and appreciation of our place and our connection to nature. They include to the west, the Wittenham Clumps and to the east the 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.

5.1.51. These views reinforce the sense of Warborough and Shillingford as small villages in a countryside setting. The CA (Appendix 2.0) 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 Appendix 2.0.

5.1.52. 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 channelled by the strong landscape features within the village.

5.1.53. Similarly, the landscaping along the lanes and walks that lead out from the conservation area provide a suggestion of the countryside beyond and reinforce the 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 National Landscapes, Wittenham Clumps and the Chilterns.

5.1.54. In Shillingford, the connection to the landscape is paramount, with street scenes within the conservation area offering views across farmland and river meadows, extending toward the National Landscapes.



Figure 16. Shillingford Bridge Boathouses, from the Bridge (Left) and Wittenham Clumps from the Green Lane Bridleway (Right)

5.1.55. Since the pandemic, in addition to increased teleworking, villagers have reported making greater use of footpaths and PRoWs. The views - both the shorter ones within the built environment and the longer panoramas - are highly valued

5.1.56. 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. 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. For example, 'minimise impact on open views' ranked second most important overall for design and layout criteria, after 'quality of design'. Additionally, 'low landscape impact' ranked second overall in the site selection criteria.

5.1.57. The updating of views was discussed at village events, including the October 2024 consultation, which presented details on all proposed views. These were supported by 100% of respondents to the feedback survey.

5.1.58. The Landscape Institute[3] provides guidance which was used to assess important views in the RP. 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; and
- Vulnerability: the view should be assessed for its susceptibility to change or development pressures.

[3] Landscape Institute and IEMA. Guidelines for Landscape and Visual Impact Assessment, 3rd Edition. Routledge, 2013

5.1.59. Views that are particularly vulnerable to negative impacts may require additional protection.

5.1.60. Figures 18 to 20 identify the location of the individual views and vistas that are listed in policy VC3, which are also detailed in the table in Appendix 15.0.

5.1.61. 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.

5.1.62. Reference should also be made to the RP DC (Appendix 1.0), CA (Appendix 2.0) and associated maps/plans in determining applications that affect the identified key views and vistas.



Figure 17. Lagoon Footpath Milestone, towards Warborough, Wittenham Clumps to the Right

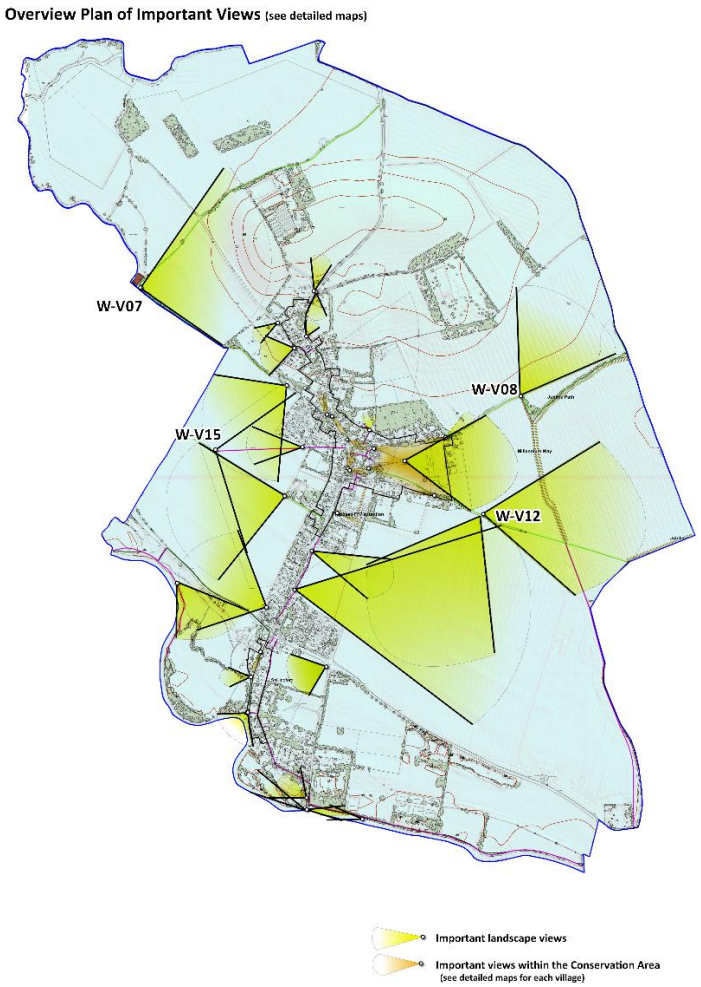


Figure 18. Overview Plan of Important Views

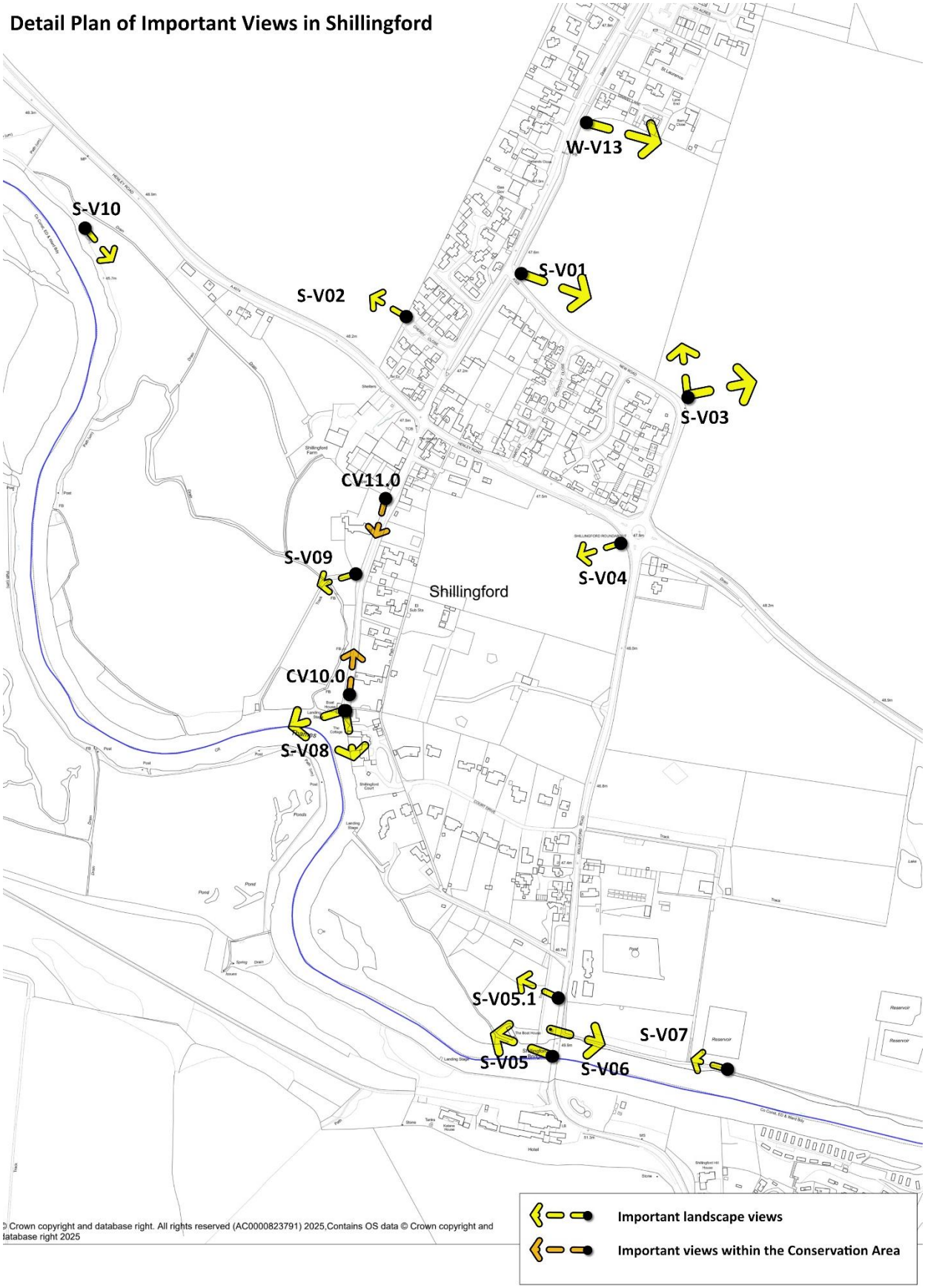


Figure 19. Important Views – Shillingford

Detail Plan of Important Views in Warborough

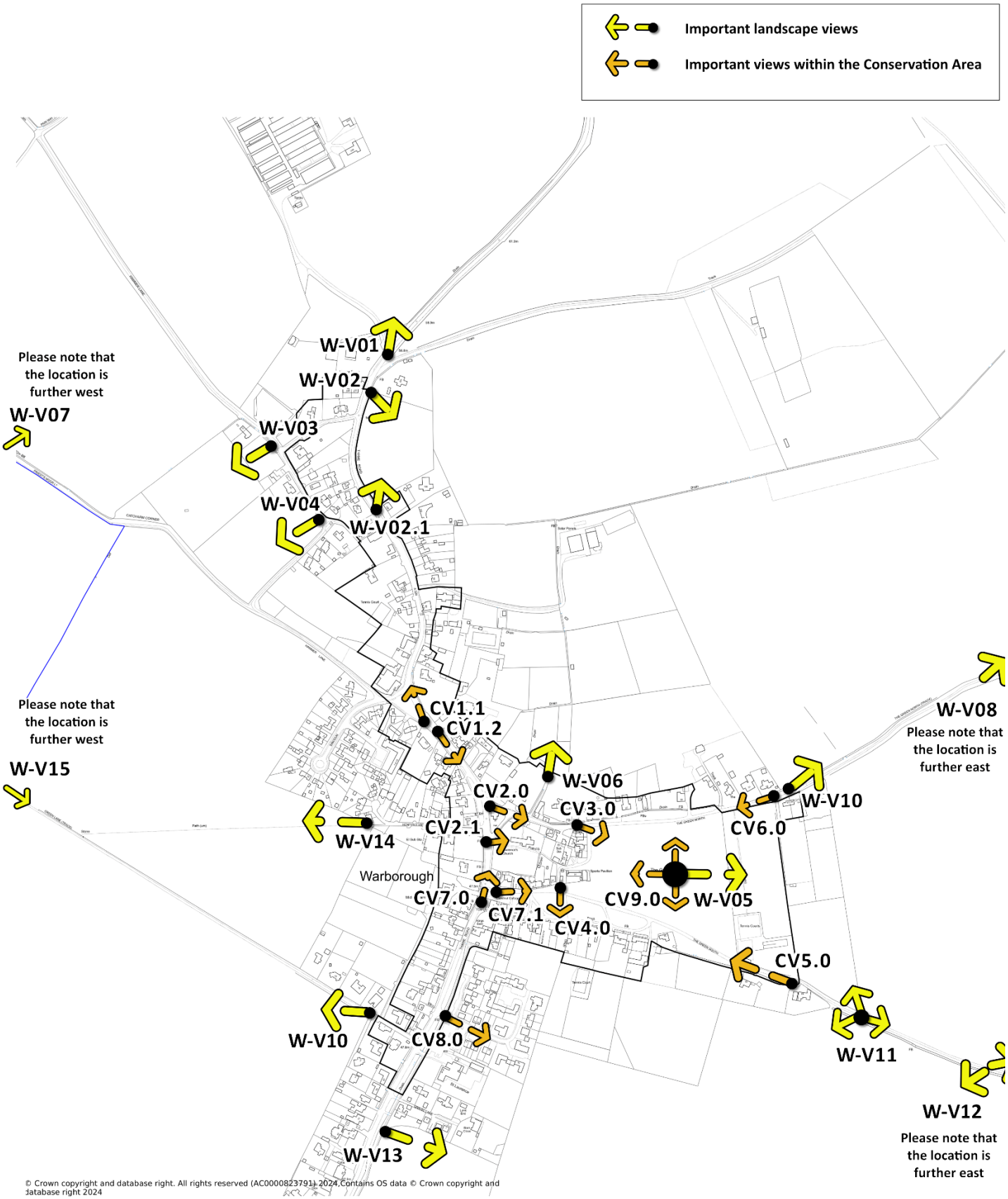


Figure 20. Important Views – Warborough

Policy VC3 – Local Views	
Development proposals as appropriate to their scale and nature, should maintain and where practicable enhance the following key views and vistas as shown in Figures 18 to 20 and in the table below.	
View ID	**Location and Type of View**
WARBOROUGH	
W-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.
W-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.
W-V02.1	As you exit the village to the north. It provides a rural paddock view and keeps the linearity of the northern end of the village
W-V03	Hammer Lane (adjacent to No 35) at the edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).
W-V04	From gap in hedgerow on Hammer Lane (opposite 34 Hammer Cottage) - along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape (Wittenham Clumps)
W-V05	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.
W-V06	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.
W-V07	PRoW Footpath by bathing place River Thame to Town Hill.
W-V08	From PRoW towards Chilterns, across farmland with avenue of trees alongside.
W-V09	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape, Wittenham Clumps, from the edge of Green Lane (adjacent to no. 16)
W-V10	Views to the open countryside and farmland from the end of The Green North.
W-V11	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
W-V12	From the PRoW as you enter into Warborough from Benson, with long ranging views towards the North Wessex Downs protected landscape.
W-V13	First open view as you exit the built area of Warborough over the last remaining gap separating Warborough and Shillingford settlements to the open countryside/Chilterns AOBNB to the east.
W-V14	From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape.
W-V15	PRoW from lagoon at Diagonal path, near the historic stone in foreground.
Warborough Conservation Area Views	
CV1.1	Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal.
CV1.2	View south along Thame Road.

CV2.0	View adjacent to St Laurence Hall east towards The Green.
CV2.1	Church and Lych-gate.
CV3.0	View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background.
CV4.0	The street scene along the part of the Green towards the 6 Bells (near 21 The Green South).
CV5.0	View from southeast corner of village green towards Church bell tower & sports pavilion.
CV6.0	View from northeast corner of The Green towards church tower, sports pavilion.
CV7.0	Heart of village: Shop, St Laurence Hall, Lych-gate and Old Vicarage, Church Tower, Alms houses, Memorial.
CV7.1	From the War Memorial, view towards the Green South.
CV8.0	Glimpse of the Chilterns Protected landscape from the A329, preserved through the Six Acres development.
CV9.0	Multi-directional view from the village green: North - which is a local green space onto numerous heritage assets. South - towards Heritage assets West - which is a local green space towards Sports Pavilion, the Church Bell Tower and the Six Bells pub.
SHILLINGFORD	
S-V01	View across Plough Field from New Road Shillingford, expansive views across farmland to the Chilterns protected landscape.
S-V02	Cherry Close has distant views to North Wessex Downs protected landscape and across farmland.
S-V03 N and E	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.
S-V04	Views from the main A4074 across the flood plains to North Wessex Downs protected landscape (Wittenham Clumps).
S-V05.0	View from Shillingford Bridge into floodplain and listed building/willow maze.
S-V05.1	From Shillingford Bridge.
S-V06	From Shillingford Bridge towards Benson view of Thames and Thames path.
S-V07	View from PRoW alongside the River Thames towards Shillingford Bridge and River Thames.
S-V08	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).
S-V09	View westwards out of Shillingford Conservation Area across floodplain of River Thames with backdrop of North Wessex Downs protected landscape.
S-V10	View from the Thames Path.
Shillingford Conservation Area Views	
CV10.0	Conservation area from the River Thames up Wharf Road.
CV11.0	View southwards from within Shillingford Conservation Area towards the River Thames.

(VC4) Dark Night Skies

5.1.63. 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.

5.1.64. This is valued by residents in consultation events. Our allocation of Six Acres in the WSNP stipulated 'no street lighting' because most villagers felt strongly about avoiding light pollution.

5.1.65. 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 21. Pipistrelle Bats can be Found in Warborough and Shillingford

5.1.66. 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. It should be noted that any development which has a lighting impact on the parish as a whole and not just within the villages is included in this policy. Variations in levels of light pollution are illustrated in Figure 22 below.

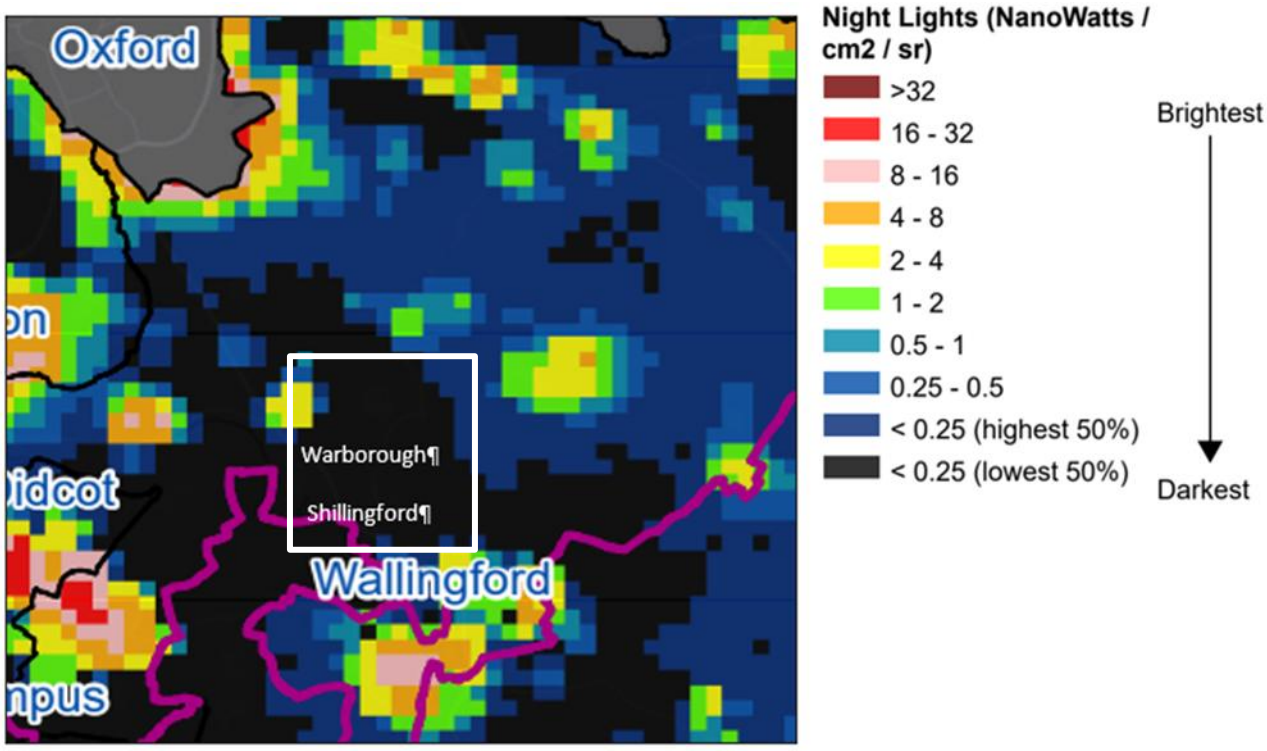


Figure 22. Dark Skies and Light Pollution, SODC Landscape Character Assessment 2024

5.1.67. 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 SODC LP.

5.1.68. To help achieve these objectives this policy is based on the DC (Appendix 1.0) 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:

- the use of 'curfew' hours through automatic timers and nighttime dimming, and
- 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.

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

- Avoidance: understand and protect roosting sites, commutes, and foraging areas,
- mitigating: use subtle way-marking, solar lighting, dim or motion-detecting lighting, directed away from the skies,
- compensating – create dark corridors,

- the use of different surface types to reduce the amount of reflectivity,
- screening or shielding to reduce the impact of reflectivity, and
- reflecting 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.

5.2. Housing

Housing Objective

- To provide existing and future residents with the opportunity to live in decent homes which 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 Safeguarding Affordable Housing

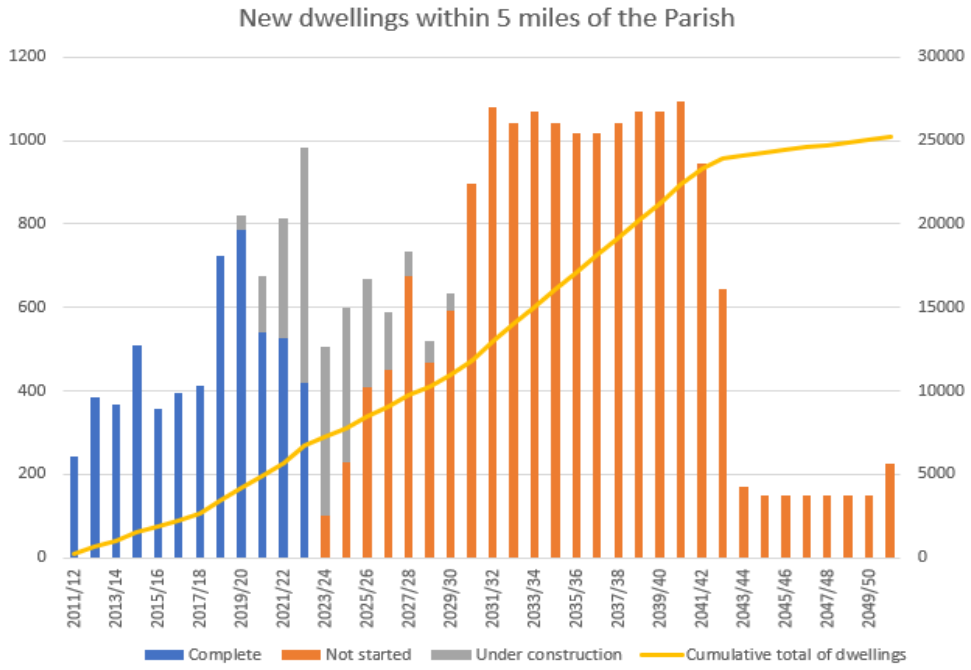
Introduction

5.2.1. The purpose of the housing policies in the RP is to ensure that housing development reinforces Warborough and Shillingford's rural character, maintains the villages' landscape setting and enhances use of current facilities.

5.2.2. The community seek to prevent urban sprawl and improve and enhance some of the opportunity areas where possible.

5.2.3. The SODC LP directs development to the main towns and larger villages. There is a concern that the significant numbers of new housing being delivered in close

proximity to the parish offers considerable choice for potential new residents in the wider area. Given the proximity, the level of development nearby already has an impact locally on roads, schools and healthcare services as shown below:



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

5.2.4. Evidence from community consultations suggests inadequate infrastructure to accommodate the delivery of significant numbers of housing, notably the strain on critical services such as drainage, sewage treatment and healthcare. The local sewage works at Overy, which are expected to manage increased waste, have not demonstrated capacity to handle an additional tonnes of solid waste per year. This is particularly concerning given that in 2024 there were 715 hours of sewage discharge into the River Thame, impacting nearby protected wetlands and local recreational activities such as paddleboarding.

5.2.5. Additionally, healthcare services are already under significant pressure. The three local surgeries–Benson, Berinsfield and Wallingford have seen no expansion in over 20 years, despite substantial increases in the local population. This has led to longer wait times for appointments, with residents now waiting up to two weeks for consultations that were once available within a day. Secondary and tertiary care at the John Radcliffe Hospital has similarly stagnated, with no increase in its 832 acute beds since 2014, despite record levels of housebuilding across Oxfordshire.

5.2.6. The 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 It should be reiterated that the WSNP conducted a Technical Site Assessment of available sites (Appendix 16.0) and did allocate a site for 29 houses, which delivered affordable housing and a much-needed school car park.

5.2.7. It is considered that smaller settlements such as 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 large-scale site development was not supported at this time and so this plan seeks to further support appropriate organic development through small infill sites.

5.2.8. 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 has been proactive in increasing the number of new dwellings in the parish which are well integrated to better support and improve local infrastructure whilst continuing to protect Warborough and Shillingford's essential characters and distinct communities.

(H1) Housing Mix

5.2.9. 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) as illustrated in Figure 23, 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.[4]

5.2.10. The parish also 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.

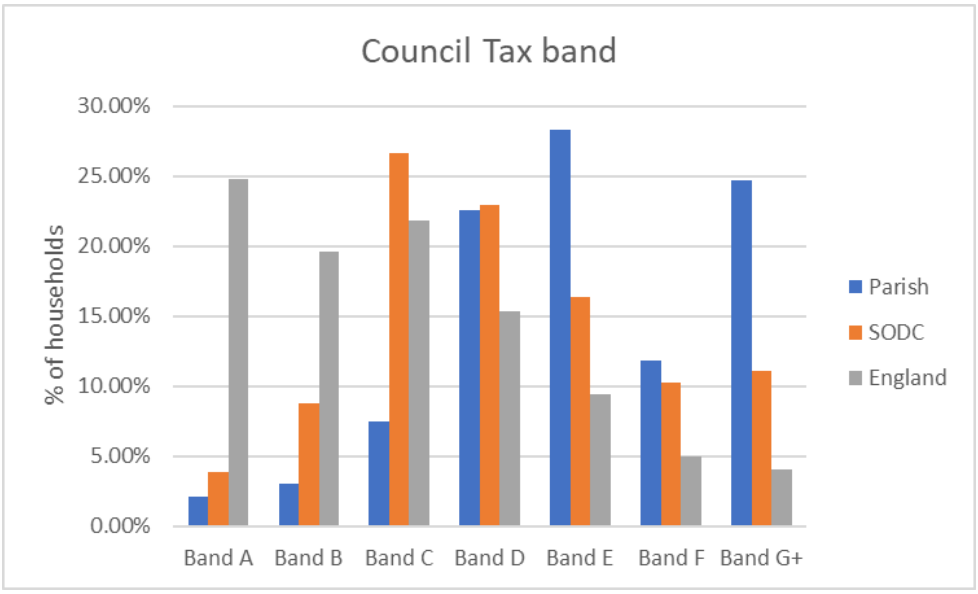


Figure 23. Dwelling Stock by Council Tax Band (Census, 2021)

[4] Data from 2021 Census

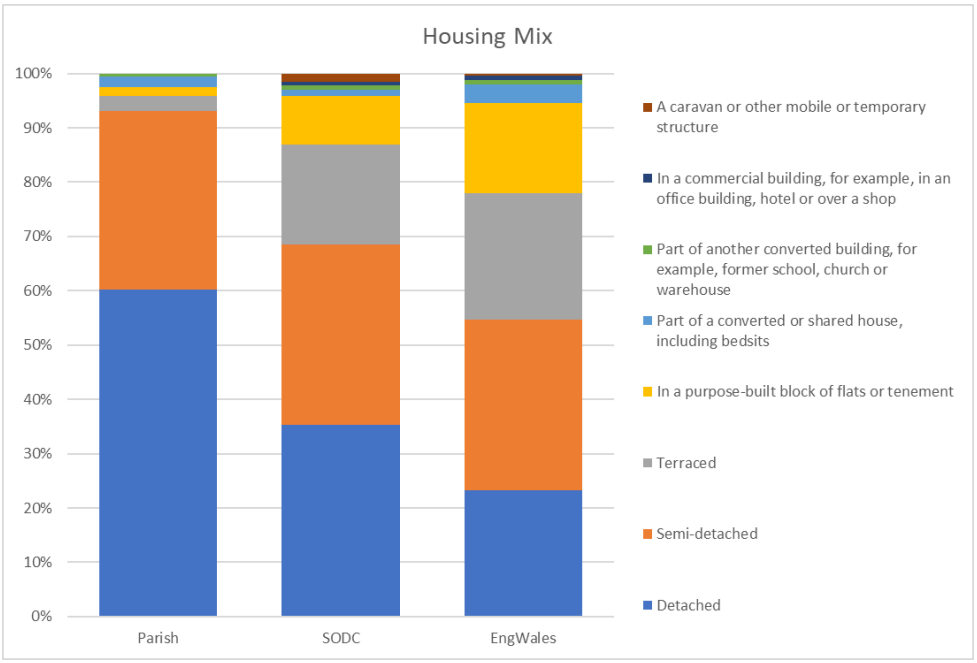


Figure 24. Housing Mix (Census, 2021)

5.2.11. Feedback at 2023 consultation meetings was similar to that of the 2017 Indicative Housing Need. There was a demonstrated need for individual homes for downsizing for the 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.

5.2.12. In addition to families wanting to stay together in the village and older residents wanting to remain in the community, there is a concern that the parish is 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.

5.2.13. 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.

5.2.14. Affordable and open-market housing delivered by Six Acres (see Figure 25) 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 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 Warborough and Shillingford.

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

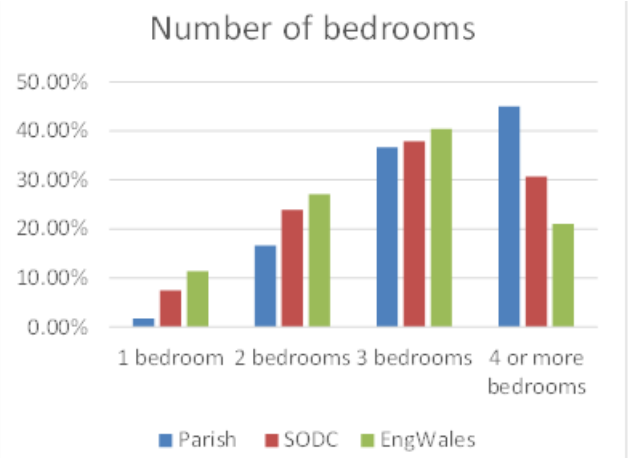


Figure 25. Housing Mix Six Acre Site (Left) and Dwelling Stock by Bedrooms (Right) (Census, 2021)

5.2.15. South Oxfordshire and Vale of White Horse District Councils have undertaken a recent Joint Housing Needs Assessment (2023)[5] 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 25 and 26 clearly demonstrates the overwhelming need for smaller homes within the parish.

	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%

Figure 26. Analysis of dwelling stock by bedrooms within South Oxfordshire

5.2.16. 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.

[5] Joint Housing Needs Assessment www.southoxon.gov.uk/wp-content/uploads/sites/2/2024/01/Joint_Housing_Needs_Assessment_Nov_2023.pdf

5.2.17. To increase the level of affordable and small housing over and above what the LP requires may affect the viability of proposals. For this reason, it is highly desirable that proposers for new developments where LP Policy H9 and Policy H11 applies should seek early advice from WPC regarding how their development will meet the identified needs of the villages whilst enabling development to proceed.

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

5.2.19. On this basis the plan will expect relevant new developments to secure the allocation of affordable dwellings to the District Council's allocation policy. 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.

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's needs. Particular support will be given to development proposals which deliver independent elderly homes and small housing units.

(H2) Infill Development

5.2.20. In supporting infill we also wish to support the neighbourhood plan objectives which are supported by NPPF, LP and WSNP policies to ensure new development does not increase the risk of flooding, protects the Green Belt and LGS' 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.

5.2.21. 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

5.2.22. 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 (as identified in the Character Appraisal),**
- **visually linked in the sense that the infill does not detract from the existing frontage, and**
- **not considered backland (building in the rear garden of properties, which can require unsuitable access and reduce the privacy of adjoining properties).**

5.2.23. It is considered that the above definition deviates from the general overarching definition set out by SODC due to the detailed analysis of the predominantly linear settlement patterns as set out in the Character Appraisal. It is accepted that there may be some more modern parts of the Parish, where in-depth development has taken place. In such locations, it is expected that sufficient justification for infill sites will need to be provided to deviate from the above.

5.2.24. The Parish DC (Appendix 1.0) contains a code specifically related to infilling and redevelopment: CODE WS.L11.

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

5.2.26. Equally the following codes are also key:

- Heritage.
- Layout, Siting and Density.
- Plot Coverage and Plan Form Examples by Setting.
- Edge of Settlement Development.
- Layout and Siting of Buildings.
- Scale, Height & Massing.
- Local Building Forms.
- Materials Palette.
- Windows and Doors.
- Natural Light, Aspect & Privacy.
- Gardens and Amenity Space.
- Boundaries.
- Lighting.
- Surfacing.
- Services and Utilities.
- Natural Assets and Biodiversity.
- Trees and Hedgerows.

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

- The RP Flood Policy ENV3, LP and NPPF flood policies, including NPPF 170 *'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.

- NPPF 213 *'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'.*
- NPPF 129 *'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 NPPF 153 *'Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances'.*

5.2.28. SODC LP Policy ENV8 Conservation Areas states *'Proposals for development within or affecting the setting of a Conservation Area must conserve or enhance its special interest, character, setting and appearance'* and SODC JLP NH10 declares that *'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'.*

5.2.29. Self-build homes that meet the necessary infill criteria and align with local planning policies will also be supported.

5.2.30. Policy H2 is consistent with national policy which states that '*significant weight should be given to: development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes'* (paragraph 139 of the National Planning Policy Framework).

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, has regard to the DC (Appendix 1.0) and will:

i. not cause an unacceptable impact on the amenities of adjacent residential properties;
ii. provide secure vehicle access which does not impact highway safety, and provides vehicles with appropriate parking and turning arrangements;
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.

Self-build homes that fulfil infill requirements will also be supported.

(H3) Active Travel

5.2.31. 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.

5.2.32. There are sports on The Green and tennis courts most weekends when other events are not taking place. 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.

5.2.33. There are no cycle lanes within the built environment, with only a narrow, shared footpath/cycleway on the A4074. Community consultations revealed that this has made cycling feel dangerous for residents, forcing many to abandon the activity.

5.2.34. Whilst in theory it would appear on plan that you could reach many key destinations, services and facilities within the 20-minutes by cycling, the reality is very different. One would need to cycle very quickly (which would preclude families), as well as utilise two main roads – either the A4074 or the A329. The A4074 does have a cycle path alongside part of it but because it's a narrow path with a poor surface and numerous raised manhole covers, this is very challenging for all but experienced cyclists. In addition, the path is often covered with debris from the hedge cutting (with spikes from Hawthorn) and is directly next to the road. Community responses confirm that it is very rarely used by residents to reach any of the mentioned destinations. Bridle paths are muddy with very uneven surfaces, making cycling difficult.

5.2.35. Policy H4 sets out the RP approach to this important matter. The first paragraph sets out an expectation that new developments should be well-connected to the existing network. Where it is practical to do so developments should be 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 incorporate high quality green infrastructure.

5.2.36. It should also be noted that the bus time to Oxford city centre is quoted as 41 minutes and to Reading in excess of 1 hour 15 minutes. This of course only links to the central areas and not to places of employment or other facilities such as hospitals – meaning most residents chose to drive instead.

5.2.37. Appendix 12.0 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.

5.2.38. Comments on a recently refused planning application[6] 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".*

5.2.39. It should be noted that any scheme within the highway will need to be approved by Oxfordshire County Council and accord with relevant standards set out in Oxfordshire Street Design Guide[7] and the Local Transport Connectivity Plan[8].

5.2.40. A project to address these issues is outlined within community issues.

5.2.41. 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. This is consistent with the community's biodiversity ambitions covered in Section 7.5.

5.2.42. 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 RP 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.

5.2.43. 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.

[6] P23/S4082/O Land North of New Road Shillingford
[7] Oxfordshire Street Design Guide
[8] Local Transport Connectivity Plan

Traffic Evidence

5.2.44. When assessing impacts under Policy H3, 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.

Policy H3 – Active Travel

As appropriate to the nature, scale and location new development will be supported if:

Links to Community Facilities and Services

a) It is well connected with the existing network of pedestrian links in the neighbourhood area, in accordance with the principles of the Oxfordshire Street Design Guide and Warborough and Shillingford Design Code;

b) Arranged so that they take account of the existing local footpath network in their immediate locality; and

c) have regard to the principles of the Warborough and Shillingford DC (Appendix 1.0);

Pedestrian Links

d) New pedestrian links are designed and sited to provide separation between road traffic and pedestrians;

Cycle Links

e) It provides suitable on-site and off-site cycle links both in general and to facilitate access to the village amenities, transport links and community facilities and surrounding settlements; and

f) It contributes to improvements to existing cycling facilities. All new and improved cycle paths and facilities are required to be designed in accordance with Oxfordshire Cycling Design Standards and LTN 1/20;

Traffic Evidence

g) When preparing development proposals, developers should make reference to the Parish Council's commissioned traffic survey, or any subsequent or amended relevant evidence base document, and design their proposals accordingly.

(H4) Parking Provision

5.2.45. 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 Paragraphs 109 and 110 outline how the planning authority should consider the provision of parking and states that maximum parking standards for residential development should only be set where there is clear and compelling justification. LP 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.

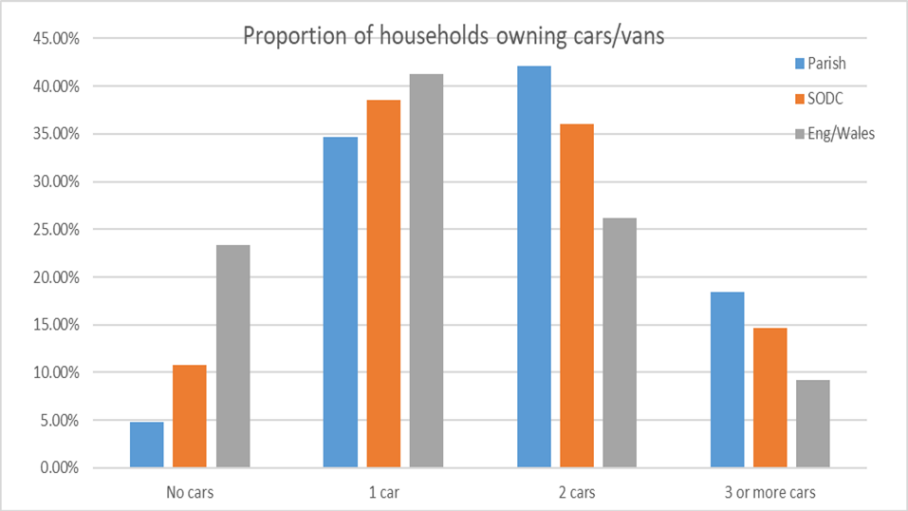


Figure 27. Car Ownership in the Parish 2021

5.2.46. This policy is included to support the LP 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 (see Figure 27 with further analysis in Appendix 8.0). New development therefore 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.

5.2.47. The policy is also in accordance with Paragraph 112 of the NPPF 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 and (d) local car ownership levels.

5.2.48. 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 Figure 28 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) in addition to 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.

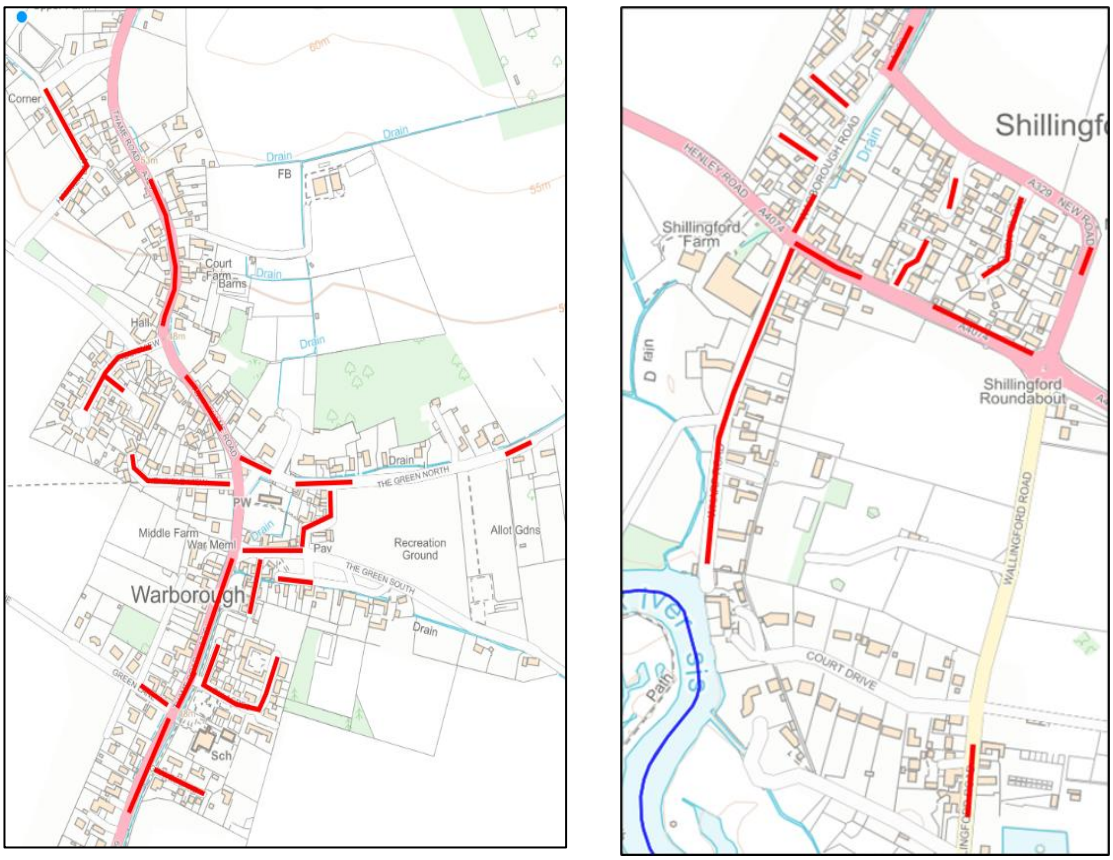


Figure 28. Warborough Off Street Car Parking Constraints (Left) and Shillingford Off Street Parking Constraints (Right)

5.2.49. Attendees at the 30 October 2024 Consultation Event overwhelmingly supported efforts to retain and enhance off-streetcar parking and their feedback informed the parking sensitivity maps (see Figure 28 above), 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.

5.2.50. 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.

5.2.51. It is essential that any applicant funds and arranges parking at all stages of development in a manner that minimises impact on the villages and does not exacerbate existing parking and traffic flow issues.

Policy H4 – Parking Provision

As appropriate to their scale, nature and location and with specific regard to locations highlighted in Figure 27, development should make adequate provision for parking in accordance with Oxfordshire County Council Standards and:

a. Cycle parking should be secure and provided in convenient locations. Developers should refer to Oxfordshire's Cycling Design Standards
b. 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;
c. Provide off-road car parking behind the building frontage wherever practicable;
d. 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;
e. Ensure that where existing parking provision is lost (including through garage conversions), that sufficient parking remains available on site; and
f. 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 2.0;
    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 the use of extensive areas of hard surfacing, or dominating built features such as imposing entrance features and gateways, where none presently exist; and
    vi. The introduction of significant numbers of motor vehicles which dominate the public realm.

(H5) Safeguarding Affordable Housing

5.2.52. 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 that are both 'affordable' and 'market' in the District Council's Strategic Housing Market Assessment and Warborough and Shillingford Housing Needs Survey (undertaken as part of WSNP Community Survey) in 2016.

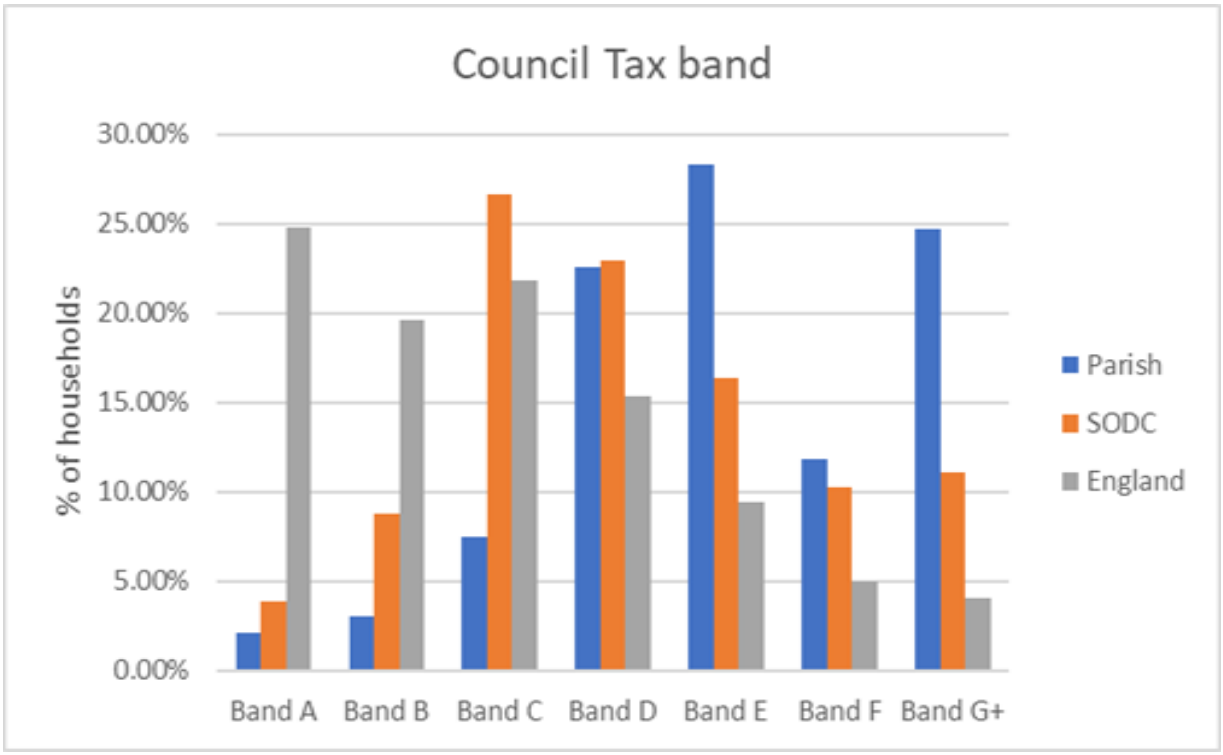


Figure 29. Council Tax Bands 2021

5.2.53. 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, see figure 29. 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.

Policy H5 - Safeguarding Affordable Housing

Proposals that would result in the loss of existing affordable housing through either redevelopment or change of use will not be supported unless:

a. they would result in an increase in the number of affordable houses or a significant improvement in the quality of the existing stock of affordable housing on the site, or
b. the affordable houses to be lost are replaced elsewhere in the neighbourhood area, or
c. it can be demonstrated that the affordable houses concerned are no longer needed in the neighbourhood area.

5.3. Community Assets, Services and Facilities

Community Assets, Services and Facilities Objective

- To ensure that local services, recreational facilities 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

Services and Infrastructure

5.3.1. 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.

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

5.3.3. 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 eye 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, 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.

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

5.3.5. 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.

Green Space

5.3.6. 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 31 and 32. 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 and C2) Community Infrastructure

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

5.3.8. The community 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, as outlined in Appendix 8.0, and encourage community cohesion. There are a limited number of opportunities for businesses to grow within the parish, so we are particularly keen to preserve and enhance existing businesses where possible.

5.3.9. 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 binds the community is important and these community

facilities are summarised in Table 2 below, with further details provided in Appendix 14.0.

Table 2: Community Facilities
a) St Laurence Hall
b) Greet Hall
c) The Green play /recreation areas – for children and adults
d) St Laurence Church
e) Shop and Post Office premises
f) The Village Pub
g) The Sport Pavilion
h) Dutch Barn
i) Footways
j) Waste; water mechanisms and water courses
k) Digital infrastructure
l) The School
m) A4074 Cycle Path

Community Infrastructure Evidence

5.3.10. The 2018 WSNP sought extensive views from residents on desired improvements to community infrastructure. The current status of these improvements are listed below and summarised in more detail in Appendix 14.0:

- Traffic –see Transport and Traffic Appendix 8.0.
- Viable premises for shop/Post Office - no further exploration discussions until need becomes more urgent.
- Parking – 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 – sports pavilion has been refurbished and a new shed has been constructed.
- Walks – improvements are being considered as part of the WPC Traffic Survey.
- Waste, water mechanisms and water courses – no change at present
- Enhanced Hall, Church and Shop facilities – St Laurence Hall has benefitted from a substantial upgrade to include extensive insulation and improved heating and lighting.

- The Pub - robust evidence for considering a change of use or redevelopment of the existing pub would require one year of advertising at reasonable rates. For proposals involving a recognised community asset, proof that it is no longer economically viable and needed would include thorough accountancy scrutiny.

5.3.11. The relationship between new development and community infrastructure is an important consideration in the neighbourhood area. In this context developers are advised to consult early with the Parish Council, SODC, Oxfordshire County Council and the relevant utility providers. This process will help understand and assess the additional load that the proposed development may have on the neighbourhood area. It will also help to clarify the scale and nature of any appropriate mitigation.

5.3.12. The loss of facilities must be accompanied by sufficient information to highlight that the facility is truly redundant and that has not been deliberately mismanaged to result in closure. Such information should include:

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;
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;
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;
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;
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.

Policy C1 – Community Infrastructure

New Community Facilities

The provision of new community facilities will be supported.

Loss of Facilities

Development proposals that will result in either the loss of, or significant harm to, a Community Facility as defined in Table 2: Community Facilities 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 as set out in the supporting text above.

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 is 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 wheelchairs, pushchairs, mobility aids and 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 waste, recycling and cycles.

Policy C2 – Improvements to Community Assets

Proposals for the extension, adaptation or redevelopment of the community facilities identified in Table 2 (Community Facilities) will be supported, provided the resulting improved facilities are appropriate in design terms and will not have an unacceptable impact on the amenities of adjoining residential properties.

(C3) Local Green Spaces

5.3.13. 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, as visible in green in Figures 30 and 31.

5.3.14. The RP steering group commissioned Bluestone Planning to conduct a Local Green Space Assessment, see Appendix 3.0. Additional spaces have come forward and are outlined in Table 3 below and on the maps Figures 31 and Figure 32, together with those designated in WSNP 2018.



Figure 30. Local Green Space - The Wharf

5.3.15. 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.

5.3.16. As detailed in the table in The Local Green Space Assessment (see Appendix 3.0) 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.

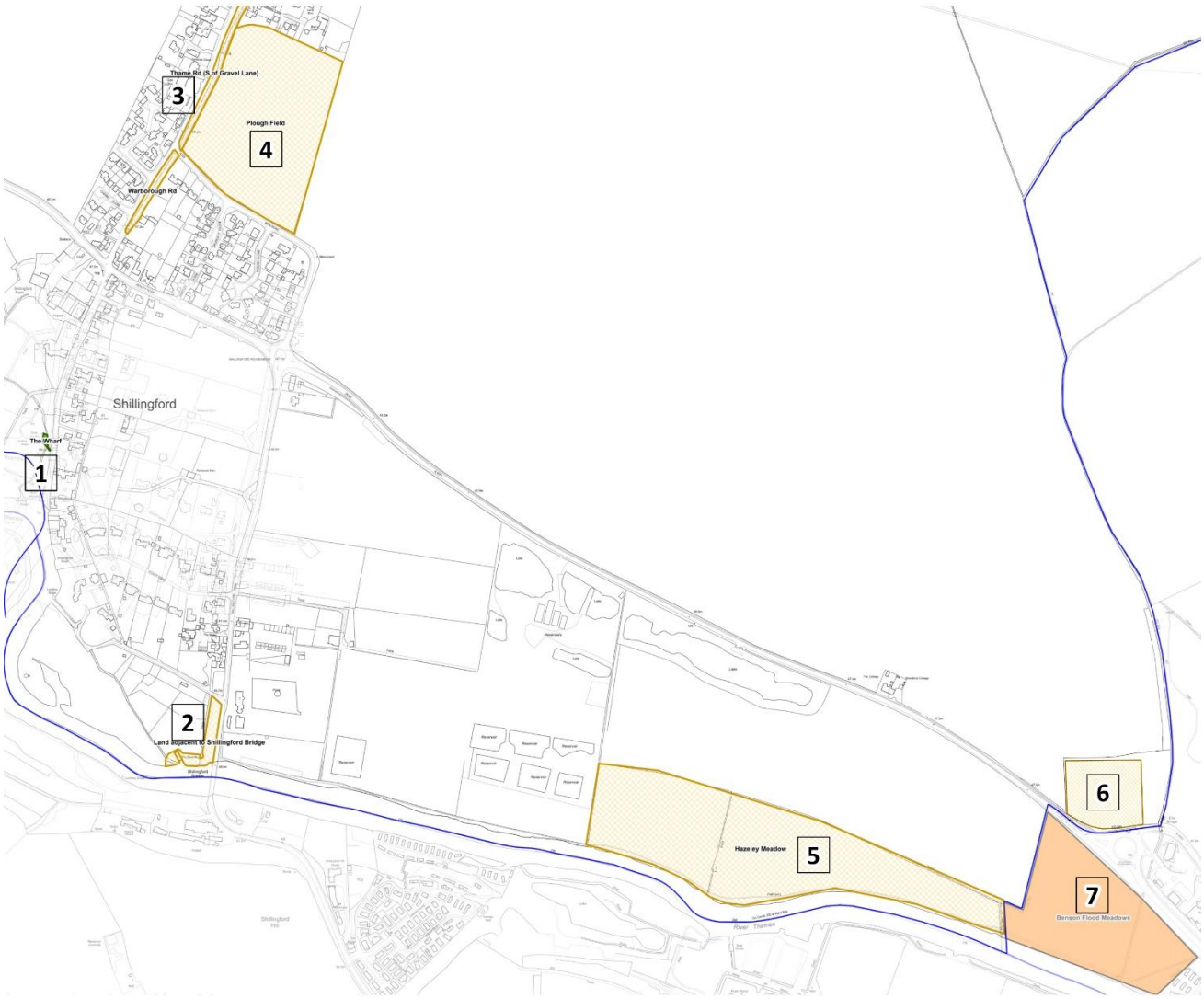
5.3.17. Consistent feedback from two events in 2023 supported exploring additional LGS'. The October 2024 consultation asked 'Based on our previous consultation, the potential LGS are shown on the plans, along with spaces in the existing NDP – do you agree with each' 100% of respondents agreed with the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

5.3.18. It should be noted that comments during the Regulation 14 process highlighted that Green Belt would give sufficient protection for some sites in the Parish. Whilst this is noted, the potential for a future Green Belt review or amendments, may leave such sites unprotected in the future. Therefore it has been decided to approach all sites which have been suggested as equal.

5.3.19. It should also be noted that LG.S04 - Plough Field is proposed as a Green Gap and Local Green Space. It has been noted that the site performs both functions, as highlighted by the community and independent review. As both approaches have merit and evidence, it has been decided that where development is proposed which meets the very special circumstances requirements, then Policy VC2 criteria would apply.

5.3.20. Where a LGS applies to any highway land, a LGS does not preclude any necessary infrastructure or highway development.

Detail Plan of Local Green Spaces in Shillingford



Revised Local Green Spaces

S01. The Wharf (as designated in NP)
S02. Land adjacent to Shillingford Bridge
S03. Thame Road verges (south of the Church)
S04. Plough Field
S05. Hazeley Meadow
S06. Warwick Spinney

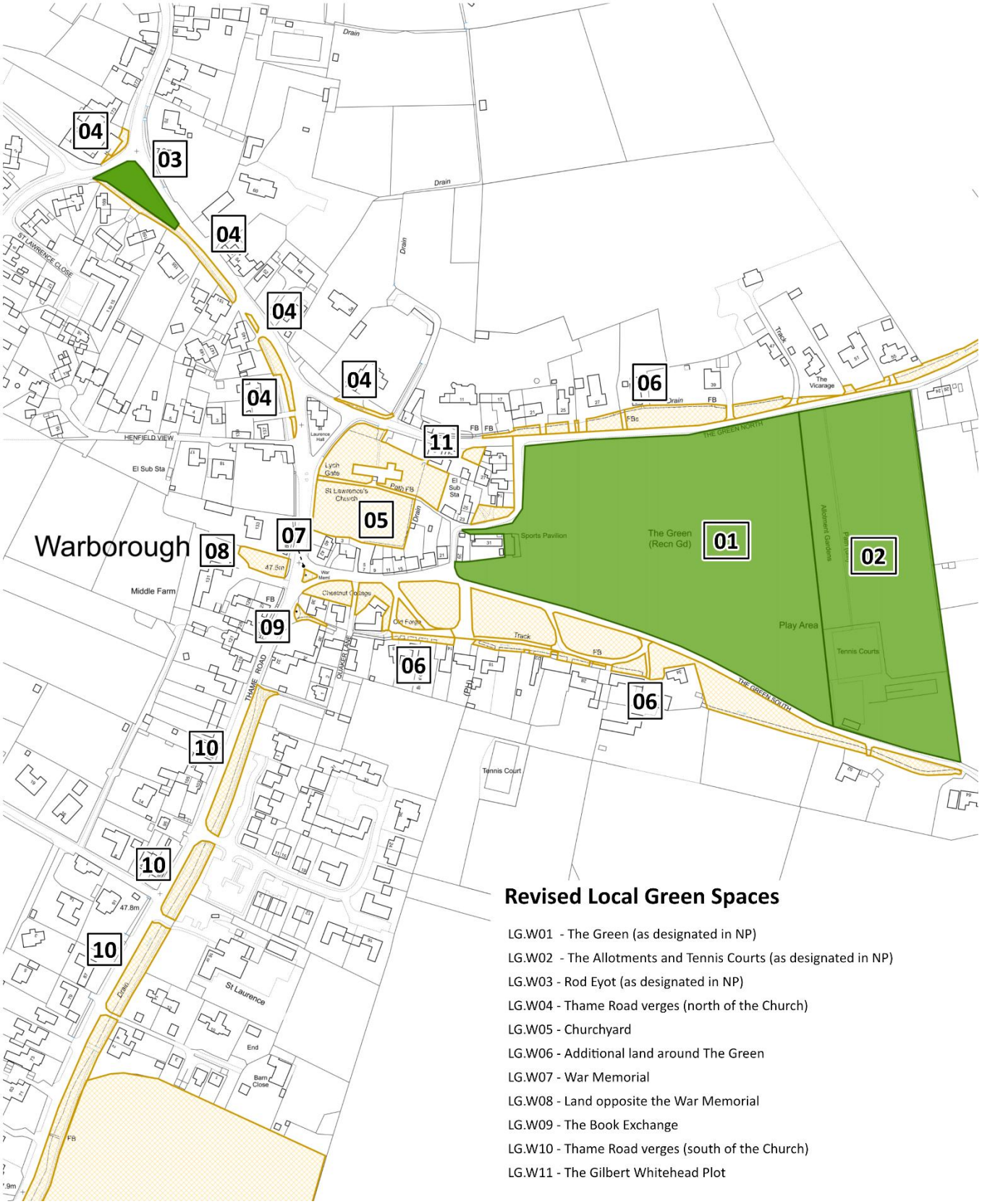
Local Green Spaces Outside the Parish*

7. Benson Flood Meadows

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

Figure 31. Map of Local Green Spaces in Shillingford

Detail Plan of Local Green Spaces in Warborough



Revised Local Green Spaces

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 - The Gilbert Whitehead Plot

Figure 32. Map of Local Green Spaces in Warborough

Policy C3 – Local Green Spaces

The Local Green Spaces are shown in Figure 31 and 32 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.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.

- 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, to Gravel Lane).
- LG.W11 - The Gilbert Whitehead Plot

5.4. Economy and Tourism

Economy & Tourism Objective

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

Policies

E1 Enhancement of Employment Facilities

Introduction

5.4.1. The revised neighbourhood plan sets out to maintain and encourage the parish's local economy to support the on-going 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 RP will support the sustainable growth of all types of businesses and enterprises in the parish, as well as rural tourism and leisure facilities that benefit local businesses, residents, and visitors, while respecting the character of the countryside.

5.4.2. 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 and Tourism

5.4.3. Employment opportunities in the villages are modest. The pub is precariously operated. Upper Farm and Shillingford Farm support a limited number of agricultural workers, with most living outside the parish. The Shillingford Farm site houses some light industry in addition to agricultural barns. There are some B&Bs and AirBnBs and the parish has seen a significant increase in home working since Covid (see Census 2021 data).

5.4.4. What is key is there is still a large amount of tourism deriving from the historic interest of the parish and its use as a filming location. Whilst it is difficult to quantify, it is a key component of the area and should be enhanced where possible.

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; and
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.

5.5. Environment

Environment Objective

- To seek opportunities for landscape, recreational, biodiversity and nature net gain whilst minimising the environmental impact of new development and enhancing landscape 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, risk of flooding, water drainage and sewage problems and where possible mitigates existing problems.
- To ensure Climate Change resilience

Policies



ENV1 Protecting and Enhancing Biodiversity



ENV2 Flood Risk Mitigation & Management



ENV3 The Energy Hierarchy

Introduction

5.5.1. 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.

5.5.2. 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 1.0, the new DC for Warborough & Shillingford Neighbourhood Development Plan Review, and Appendix 4.0, 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.



Figure 33. Community Hedge Planting 2024

5.5.3. 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 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 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 and 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.

5.5.4. 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.

5.5.5. 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'*[9].

[9] *The South Oxfordshire and Vale of White Horse Strategic Flood Risk Assessment (SFRA)*

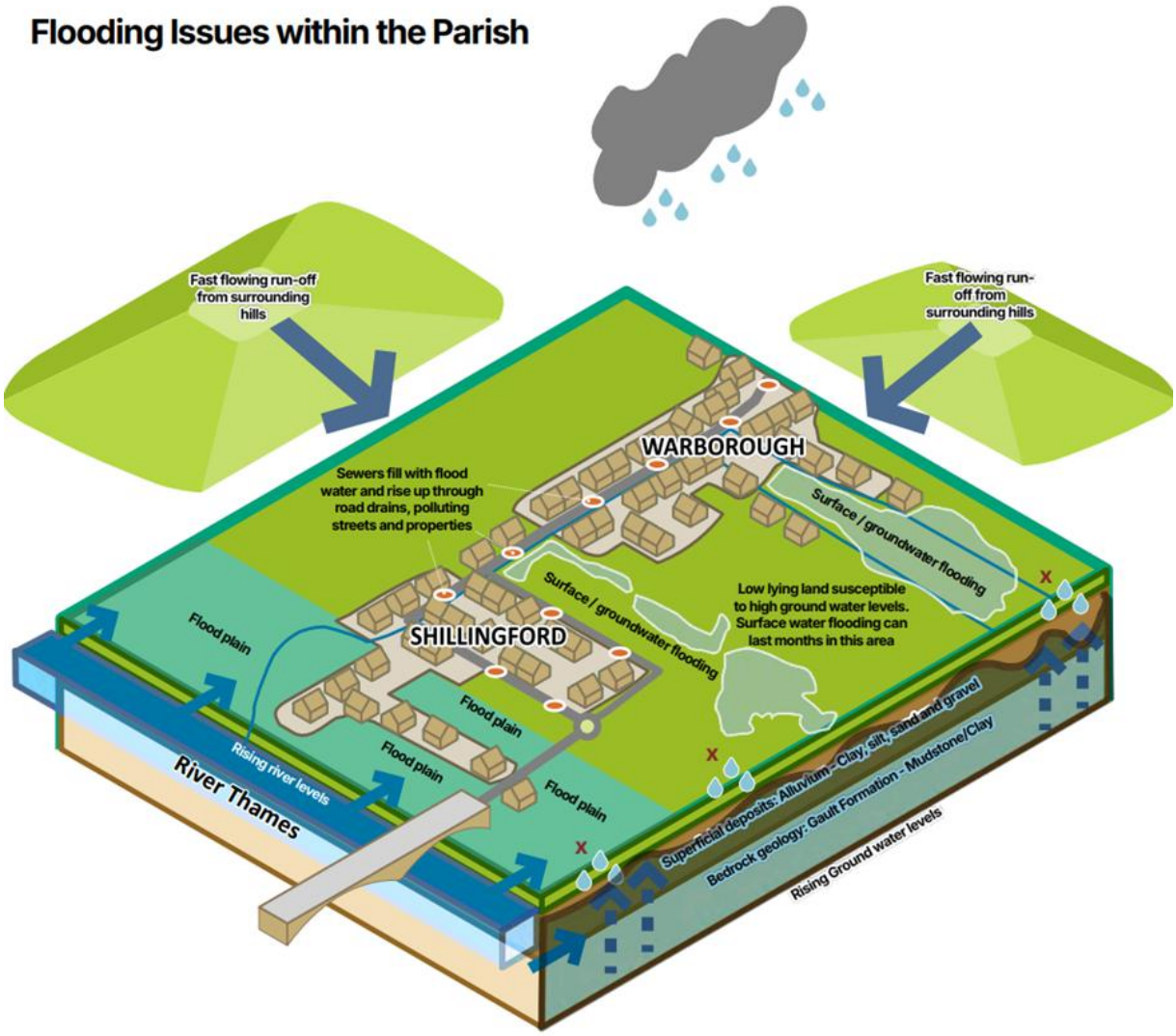


Figure 34. Diagram of Flooding Issues within the Parish

5.5.6. Appendix 6.0 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.

5.5.7. 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.

5.5.8. The parish is vulnerable to fluvial (river) flooding on three sides, being located in Flood Zone 3, bordered by the River Thame to the west, the River Thames to the south, and large agricultural drainage channels to the east. Surface water high flood risk (Figures 35 and 44), predominantly in the north and east of the parish, means the area is closely surrounded by high-risk flood zones. An additional concern is that Warborough is dominated in the north by Town Hill, which rises 23 meters above the Thames in the south. The hill consists of clay gault, which impedes rainwater absorption and leads to significant surface water run-off. This surface water risk extends through the centre of the village, where drainage ditches channel large

volumes of water to the Thames. Areas closer to the Thames also face surface water flood risk.

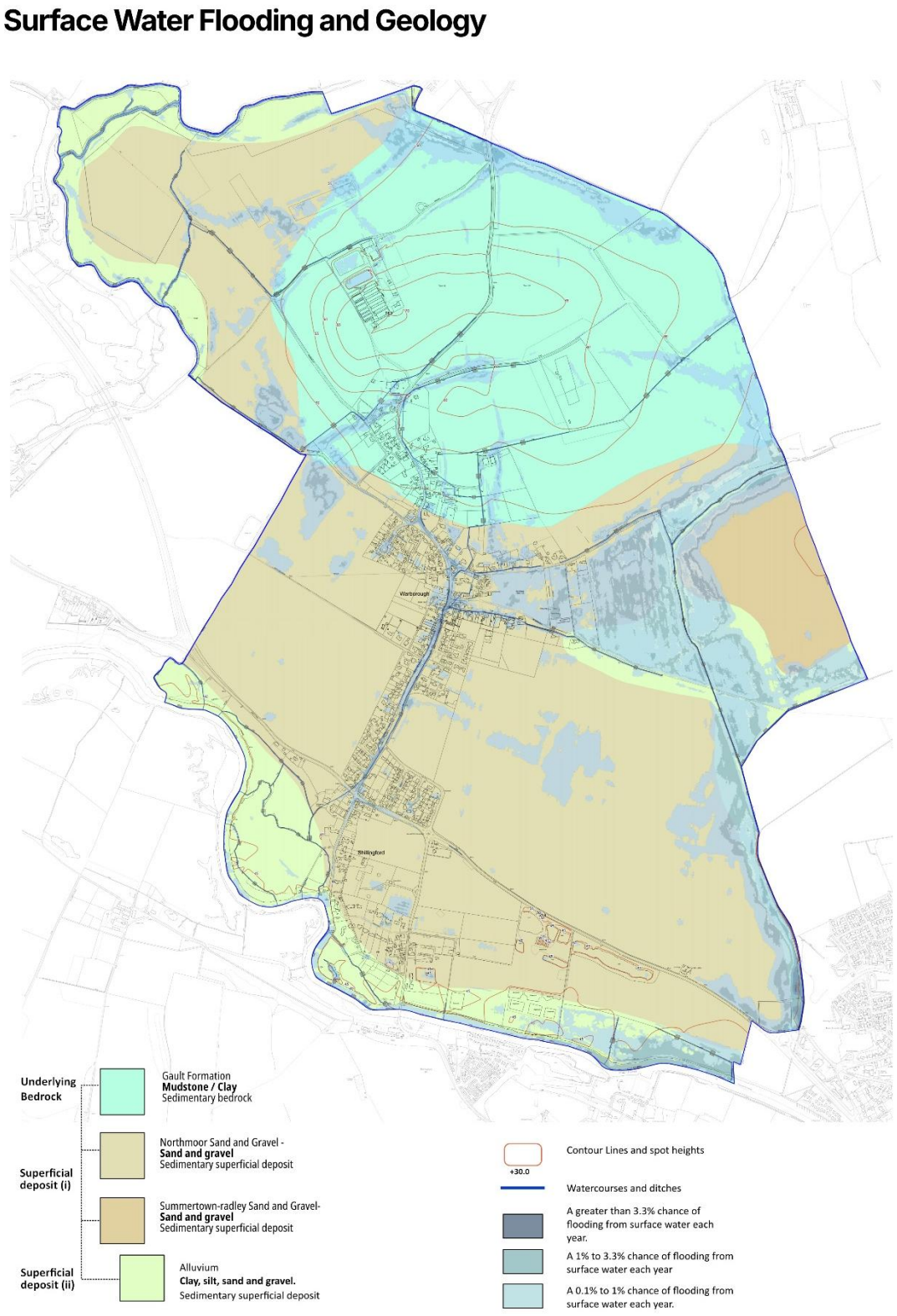


Figure 35. Surface Water Flood Risk overlaid on geology (darker areas at higher risk)

5.5.9. 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 – see extract from JLP interactive map below.



Figure 36 - Groundwater Flood Risk in the Parish - extract from JLP Interactive map

5.5.10. The fourth flood risk, from sewer flooding, occurs when the waste network is overwhelmed by both water runoff from houses and groundwater ingress into the pipework. In addition to causing sewer flooding in roads and, when pumping stations fail, in homes, this also overwhelms the sewerage works at Overy. In 2024 there were 715 hours of sewage discharge into the River Thame, with the water flowing into our parish and across the floodplain meadows of the North Wessex Downs National Landscape.

5.5.11. 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

5.5.12. In 2019 SODC declared a climate emergency; WPC 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. Climate change has also resulted in 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.

5.5.13. 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 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.

5.5.14. 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 DC (Appendix 1.0). 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

5.5.15. NPPF Paragraph 187 requires planning policies to minimise impacts on and provide net gains for biodiversity, while Paragraph 192 calls for local wildlife-rich habitats to be identified, mapped and safeguarded. LP 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.

5.5.16. BNG should be achieved through a systematic approach that includes assessing the existing biodiversity value of a site, planning for enhancements and ensuring that developers commit to long-term monitoring and maintenance of biodiversity features.

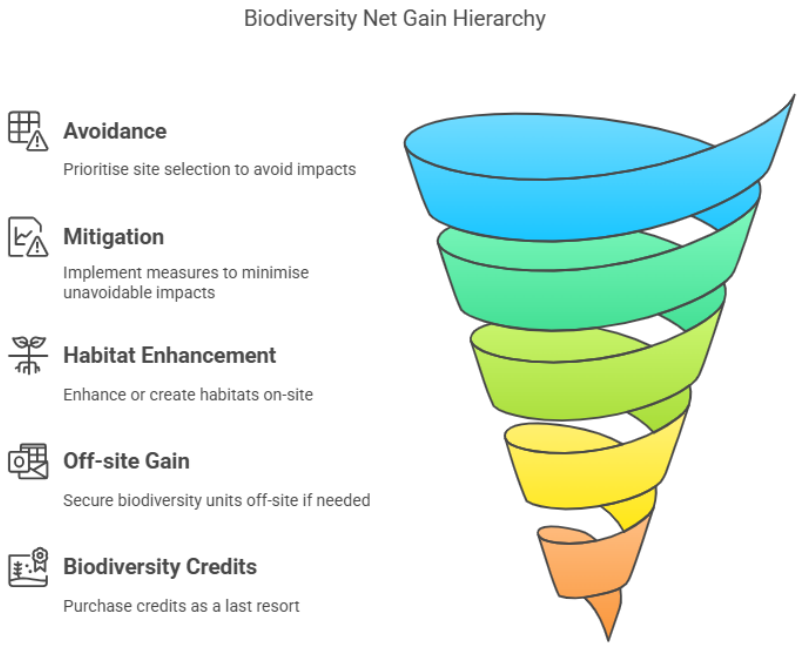


Figure 37 - BNG Hierarchy

5.5.17. 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 RP CA (Appendix 2.0) and policy VC1, along with the DC (Appendix 1.0), recognise landscapes with biodiversity value, while VC2 protects these areas. Additionally, VC3 safeguards views that also support ecological diversity.



Figure 38. Ducks in the Ditch, Thame Road

5.5.18. 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 RP People and Nature Strategy supporting document, as visible in Appendix 4.0, 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 and biodiversity designations shown in Figure 39.

5.5.19. For more information on BNG see https://www.gov.uk/guidance/understanding-biodiversity-net-gain

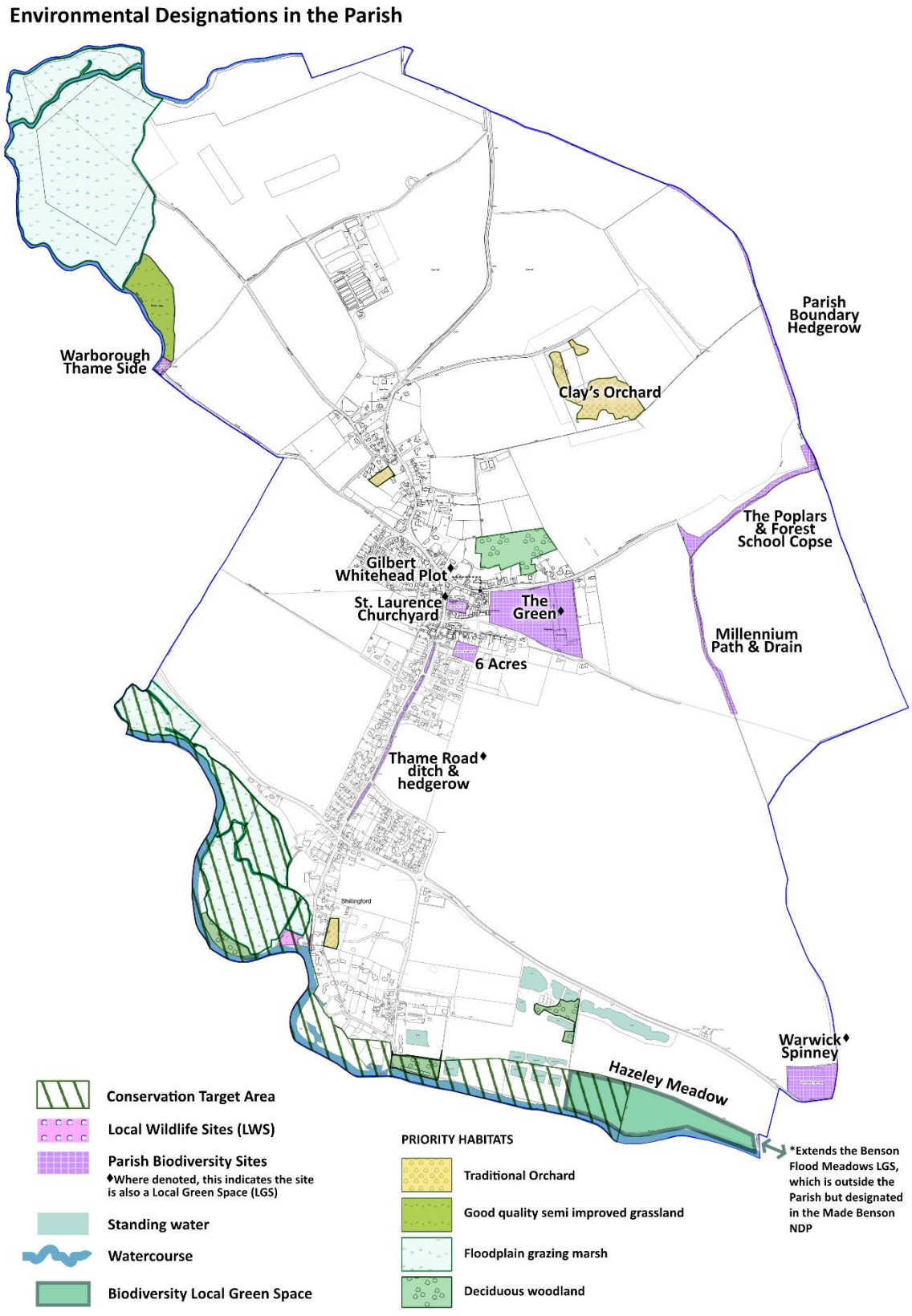


Figure 39. Conservation Target Areas in the Parish (overlaid on other sites of biodiversity importance and interest)

Potential Biodiversity Opportunity Areas and Wildlife Corridors in the Parish

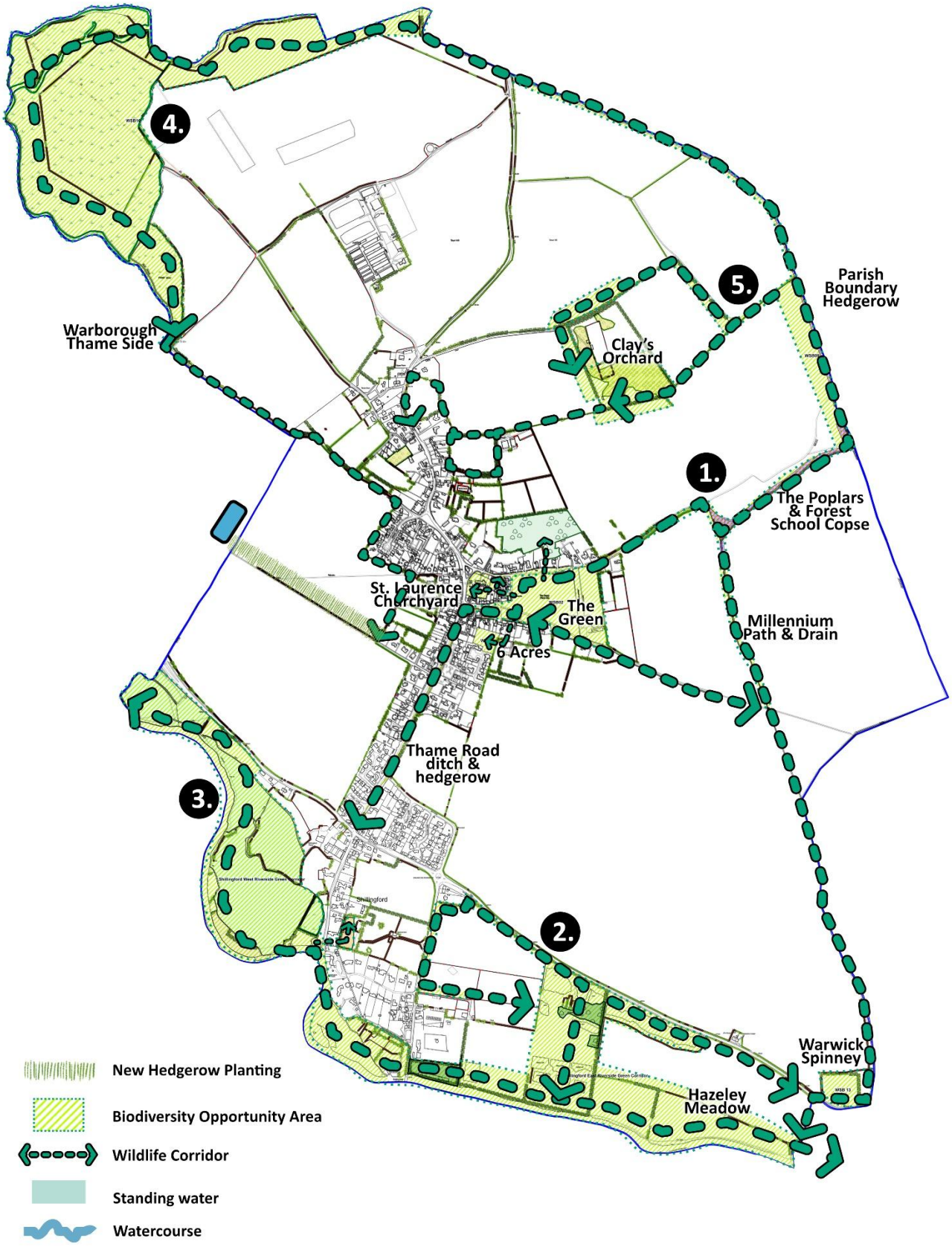


Figure 40. Biodiversity Opportunities and Wildlife Corridors in the Parish

5.5.20. 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 been a positive factor in enhancing wild areas in the parish for people and wildlife. Their activities should be supported and more volunteers are 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 to provide multiple recreation, health and wellbeing benefits for people.

5.5.21. RP Policy ENV1 applies to proposals for small scale development, alterations and extensions to existing buildings. The CA (Appendix 2.0) 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. Additionally, in a local context, development on a particular site should be judged against any issues considered important to the immediate environment of the village.

5.5.22. Whilst it is not envisaged that larger scale development will come forward, the RP Policy ENV1 addresses requirements should that happen. In addition to the provisions of the policy, development proposals should take account of findings and recommendations in the CA, the SODC Landscape Character Assessment 2024, DC (Appendix 1.0) 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.

People and Nature Recommendations

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

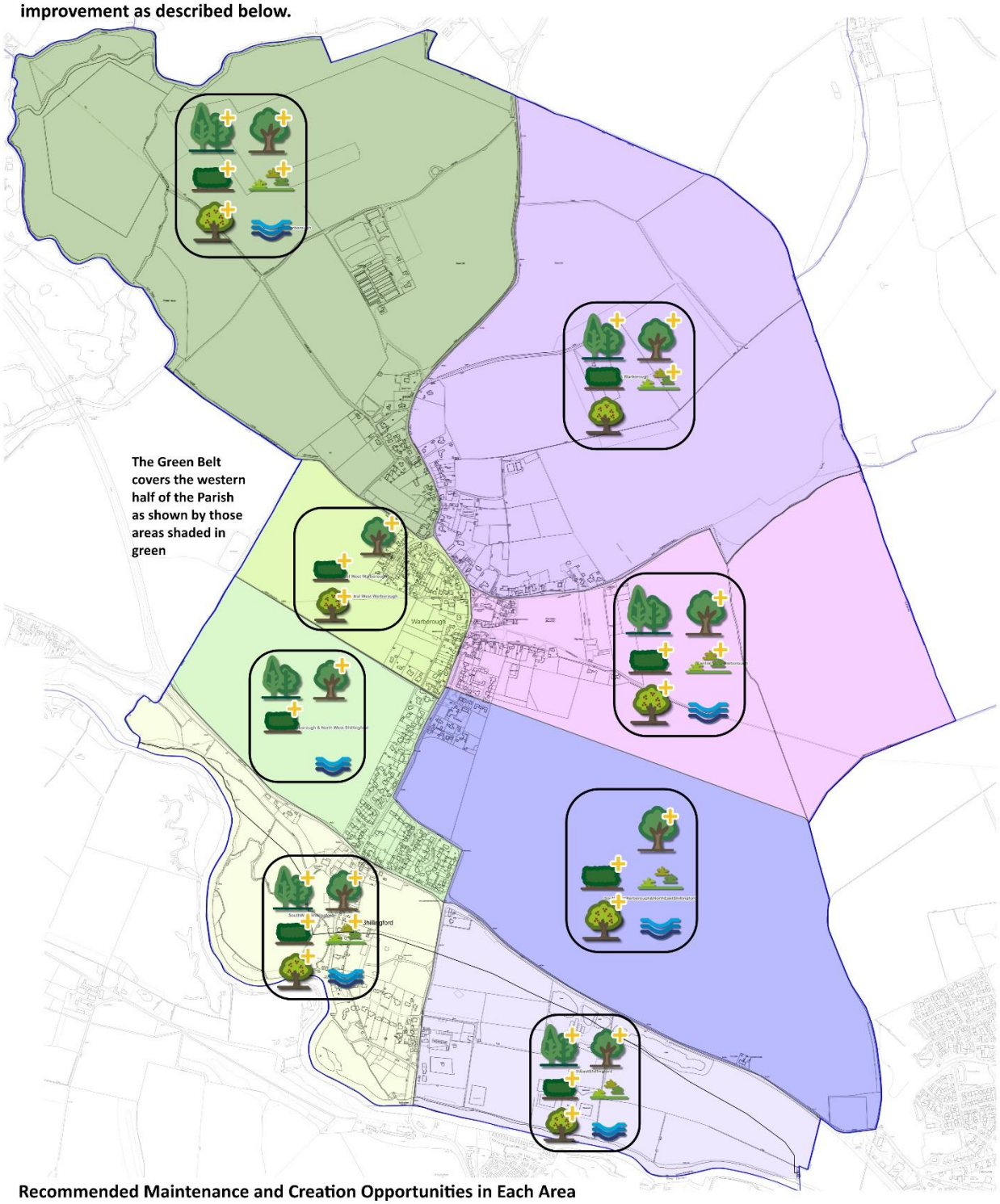


Figure 41 - Recommended Habitat Creation and Maintenance Opportunities

ENV1: Protecting and Enhancing Nature and Biodiversity Net Gain

Development proposals should respect the natural environment and protect and enhance biodiversity as shown in Figures 39 to 41.

Where practical, development proposals should seek to deliver a minimum biodiversity net gain of 20% (notwithstanding development which is exempt).

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

i) Ensure that existing wildlife habitats are safeguarded, retained and enhanced, particularly those identified as priority habitats as well as other forms of wildlife corridor or specific biodiversity areas;
ii) Establish green corridors, including Public Rights of Way, areas of local recreational and amenity value, especially in the areas identified in Figure 40;
iii) Robustly demonstrate that surface water runoff will not enter the village's existing stream and ditch network but will be managed through a sustainable drainage system based on local hydrology, geology, and soils, with appropriate consideration for maintaining and enhancing biodiversity;
iv) Integrate wildlife features such as owl boxes, bat boxes and bird boxes suitable for swifts, swallows and house martins into new or renovated buildings, ensuring they are positioned in appropriate positions;
v) Avoid the unnecessary loss of mature trees, hedgerows, orchards or scrubland. Where the loss of any of these assets is unavoidable, development proposals should be assessed against the Mitigation Hierarchy as set out in the Local Plan and NPPF;
vi) Demonstrate how retained and created habitats will be designed and managed, such as through the use of landscape management plans with reference to Figure 41;
vii) Enhance wildlife corridors both within the parish and enable for connection with neighbouring parishes, especially those identified in Figure 40.

Wildlife Buffers and Enhancements

Development proposals adjacent to, or impacting watercourses, Local Wildlife Sites, or other wildlife assets identified in the Strategy for People and Nature (see Appendix 4.0) should enhance or create new natural buffers that provide complementary habitats to add ecological value (see Figure 41). Proposals should establish habitats alongside watercourses to mitigate nutrient impacts and enhance biodiversity. Additionally, proposals should not contribute to nutrient pollution.

1. 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 (see Figure 41 and Appendix 4.0) including:
    i) Appropriate native tree planting, where it provides biodiversity and respects the scenic landscape and views. Other tree species may be considered appropriate, provided there is clear justification for their inclusion. See Oxfordshire County Council's Tree Policy;
    ii) Repair and improvement of existing hedge lines and new hedge planting where it is sympathetic to the landscape;
    iii) Enhancement or creation of grassland for native grassland flora and to provide habitat for invertebrates and small mammals in gardens and the wider countryside. Where appropriate, non-native species may also be introduced, but this would need to be justified based on their ecological value; and
    iv) 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. See Oxfordshire County Council's Tree Policy.

(ENV2) Flood Mitigation and Management

5.5.23. 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 42.

5.5.24. Appendix 6.0 Flooding outlines in detail the communities' experiences and risks which underpins this flood risk policy.

5.5.25. 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 43.

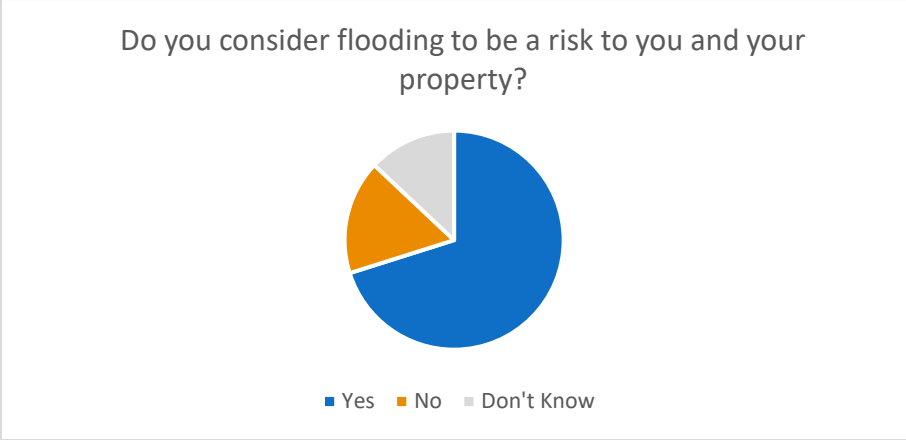


Figure 42. Warborough and Shillingford Emergency Planning Survey 2024

5.5.26. 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.

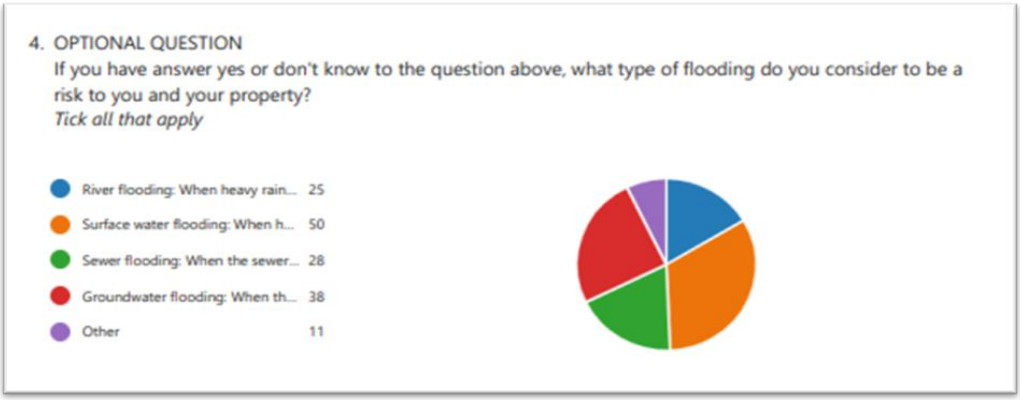


Figure 43. Warborough and Shillingford Emergency Planning Survey 2024

5.5.27. The https://www.gov.uk/guidance/flood-risk-and-coastal-change quotes ""*Flood risk" is a combination of the probability and the potential consequences of flooding. Areas at risk of flooding are those at risk of flooding from any source, now or in the future. Sources include rivers and the sea, direct rainfall on the ground surface, rising groundwater, overwhelmed sewers and drainage systems, reservoirs, canals and lakes and other artificial sources. Flood risk also accounts for the interactions between these different sources".*

5.5.28. As explained within the flood risk evidence, Warborough and Shillingford experience flooding from 4 sources – rivers, surface water, rising ground water and overwhelmed sewers.

5.5.29. The Environment Agency mapping shows river flooding and surface water flooding separately and explains ground water flood risk separately. During a flood event all these forms of flooding happen simultaneously, especially after prolonged rainfall when the ground water is at or near surface level. The plan in Figure 44 highlights the different sources of flood threat, with Figure 45 showing a diagram highlighting

details from photographic evidence taken predominantly during the January/February 2024 flood events. The schematic does not include private gardens, houses, roads or driveways where photographic evidence was not available.

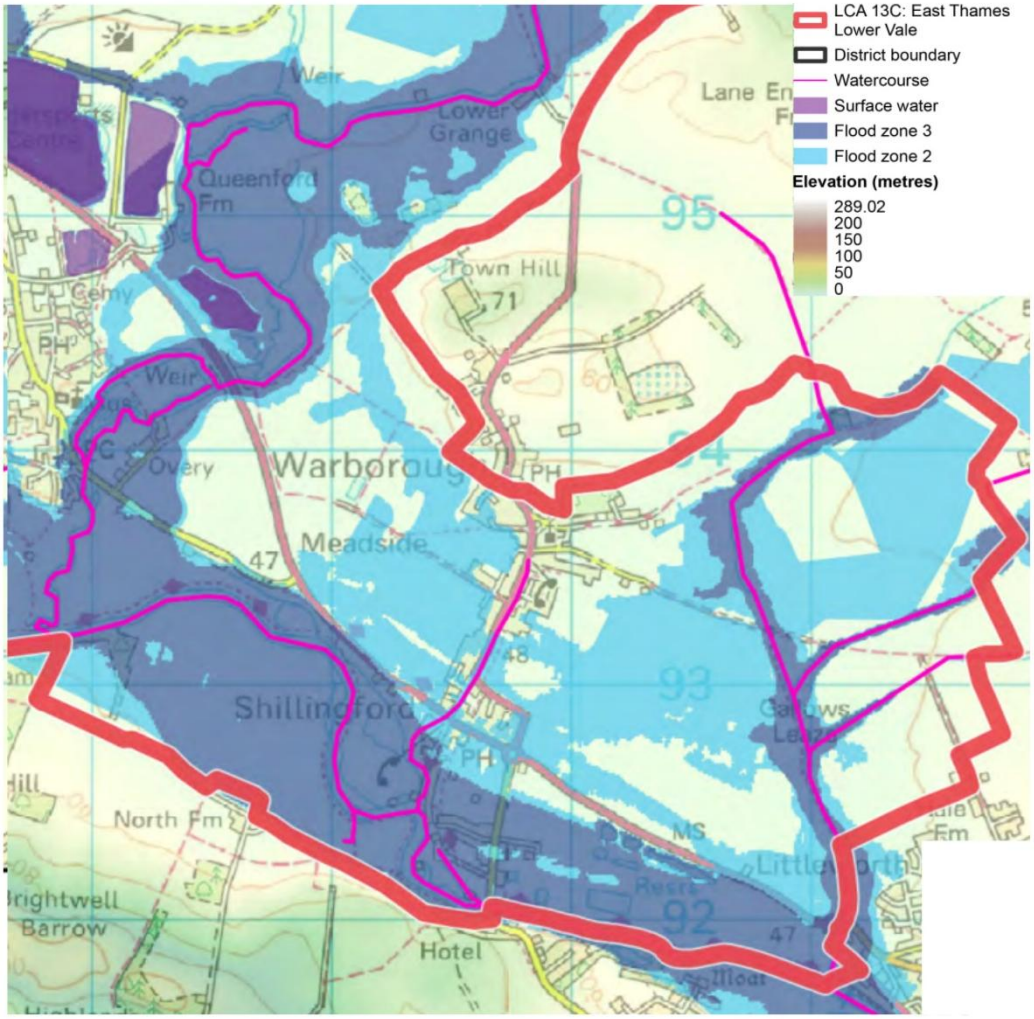


Figure 44. Flood Zones, Surface Water Flooding and topography[10]

5.5.30. The drainage ditches which run through the centre of the village and hamlet towards the river Thames flood in places during flood events, these are The Green North, A329 Thame Road and Warborough Road. On the 4th January 2024 flood event the A329 Thame Road was unpassable for many hours and cars became stranded, with one person requiring rescuing from his car. Evidence is also provided that adjoining roads in flood zone 3 flood and are at risk of future flood events.

[10] SODC Landscape Character Assessment – Appendix A: LCT 13 Lower Vale P 38



Figure 45. The Warborough & Shillingford Flood Threats Summary of Local Evidence[11]

5.5.31. The sewer network which runs through the centre of the village and 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 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 for repair. The sewer network flooded twice more in February 2024 in Warborough Road and near Shillingford Bridge, flooding roads and some properties.

5.5.32. River flooding and surface water draining toward the River Thames cause the water table to rise, leading to groundwater flooding. Areas within the village do not drain properly until the fluvial flooding has receded. In cases of prolonged rainfall, surface water, groundwater, and fluvial flooding can occur simultaneously, along with sewer flooding. Sewer flooding may continue for several days after the flood event and may not subside until surface water and groundwater have fully drained, which can often take weeks.

5.5.33. 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

[11] WSRNP Flood Report

Thames and flows on to the flood meadows in our parish and those in the Hurst Meadows within the North Wessex Downs National Landscape, directly across the River Thames. Its new overflow tanks, with state-of-the-art recording mechanisms, shows that for 2024 untreated sewage was dumped 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 46.

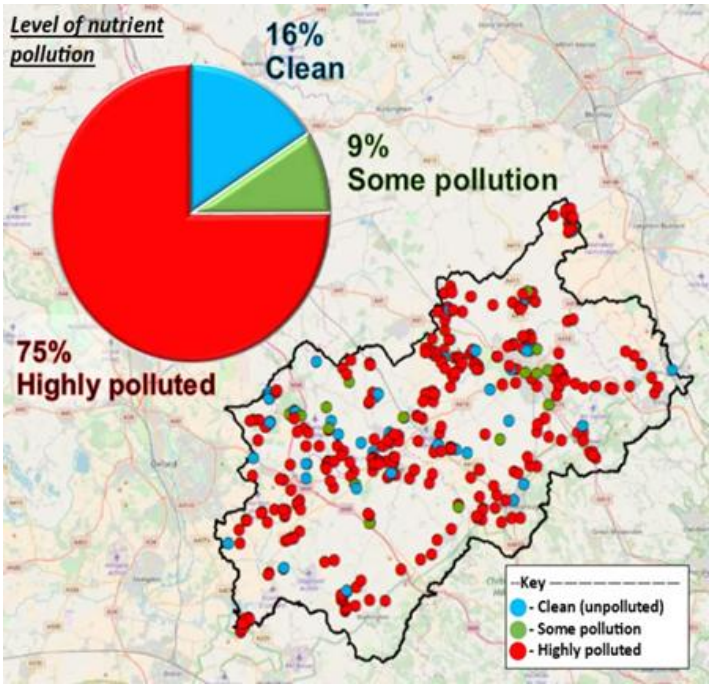


Figure 46. River Thame Nutrient Pollution, Freshwater Habitats Trust

5.5.34. Development on previously undeveloped land 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 LP 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.

5.5.35. In relation to flood risk and climate change in the planning system, Paragraph 172 of 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".

5.5.36. The Strategic Flood Risk Assessment further explains *'The JLP 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'.*

It should be noted that all new development should be designed to meet and preferably exceed the Building Regulations water consumption standard for water scarce areas. Planning policies are not supposed to duplicated other regulations, including Building Regulations, instead the DC (Appendix 1.0), contains further information on water usage.

Policy ENV2 – Mitigating Flood Risk

Development proposals for new housing should demonstrate that they will:

a) not exacerbate surface water flooding as highlighted on Figures 35 and 44 (or as updated by Environment Agency Surface Water modelling) and Ground Water flooding and drainage problems as highlighted in Figure 36 (or as updated by the SODC strategic flood risk assessment modelling) and ensure the combination of flood risks is considered including the flood problems highlighted in figure 45 and detailed within Appendix 6.0 Flood 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) if new sewage processing is enabled by the development, 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; and
e) have regard to the Design Code (Appendix 1.0) on water usage.

(ENV3) Climate Resilience, Renewable Energy Sources and Energy Reduction

5.5.37. Communities are increasingly affected by the impact of climate change. The RP originally sought to ensure climate change resilience whilst adhering to other stated objectives, notably:

- 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.

5.5.38. The Community Questionnaire and Workshop which took place on 18th October 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.

5.5.39. All new developments should be considered within the context of the NPPF Policies 163-165, 169 and 173-175 and the JLP Climate Resilience Polices to mitigate against climate change, in particular Policy DES9: Promoting Sustainable Design and Policy DES10: Renewable Energy. The NPPF states in Paragraph 161 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".* LPs should take a proactive approach to mitigating against and adapting to climate change when it comes to planning decisions.

5.5.40. 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 increasing renewable energy, as explored below.

Increasing Renewable Energy

5.5.41. The incorporation of renewable energy and low-carbon technologies should be prioritised in new developments and integrated into existing buildings, extensions and village assets. New developments should be designed to anticipate and mitigate the impacts of climate change.

5.5.42. 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 and 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 DC (Appendix 1.0). Solar arrays would be encouraged if they do not conflict with the DC (Appendix 1.0), do not affect any listed views, do not increase the risk of flooding and are sited on agricultural land of Grade 4 and below.

Reducing Energy Consumption

5.5.43. The incorporation of measures to reduce energy and electricity consumption should be a key consideration in new developments, as well as in the adaptation of existing buildings, extensions 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 Carbon Emissions Assessment, using a recognised methodology to demonstrate actions taken to reduce embodied carbon throughout the building's construction and lifecycle. Potential initiatives that would be supported include:

- Improved insulation within building.
- 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:
    i. Minimising the use of high carbon cost building materials such as Concrete, Cement and Steel.
    ii. Maximising use of materials which score highly on Building for Life criteria 17 such as wood, wood and/or hemp fibre.
    iii. 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.

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

5.5.45. 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 that they remain viable places to live in the future. Historic England has recently produced guidelines 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.

5.5.46. Policy ENV3 below is based on the above points. The JLP contains a number of excellent policies on such matters and there is no need to duplicate matters here. However, it should be noted that it is important to the community that proposals should be accompanied by sufficient information (appropriate to their scale and nature) to demonstrate how they have considered a reduction in carbon emissions with the goal of net zero, in particular the adoption of a Fabric First approach (or other similar successor initiatives).

5.5.47. The DC (Appendix 1.0) looks at the use of low carbon or renewable energy and heat plans and it is key that development proposals should incorporate such measures provided that they do not conflict with the NPFF requirement to protect and enhance valued landscapes such as Conservation Areas or sites of biodiversity value.

5.5.48. The DC (Appendix 1.0) also includes information on the building of "low carbon homes" through the use of sustainable building materials, the sustainable use of

resources and high energy efficiency levels and a Whole-Life-Cycle Carbon Emission Assessment approach

5.5.49. Information on adapting historic buildings for energy and carbon efficiency is contained within The DC (Appendix 1.0) and will be supported where it can be demonstrated that they accord with Historic England Guidelines.

Policy ENV3 – Climate Resilience, Renewable Energy Sources and Energy Reduction

a) 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 DC (Appendix 1.0);

b) Solar Arrays outside of the Green Belt 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 biodiversity habitats, do not increase the risk of flooding and do not conflict with the DC (Appendix 1.0);

c) Development proposals which compromise, restrict or otherwise degrade the operational capability of safeguarded Ministry of Defence sites and/or assets will not be supported;

d) Proposals for adapting historic buildings for energy and carbon efficiency will be supported where it can be demonstrated that they have regard to Historic England Guidelines.

6.0 Implementation and Monitoring

6.1. Implementation

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

6.2. Monitoring

6.2.1. WPC will monitor the RP and the implementation and effectiveness of its policies.

Initial Review

6.2.2. The RP will be reviewed one year after its adoption, or if there are substantial national or local policy changes, by the Parish Council and the reconvened Neighbourhood Plan Steering group or their representatives.

6.2.3. 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 to rectify any errors or omissions. Significant changes to national or local planning directives may also be considered.

Five-Year Review

6.2.4. The RP will be reviewed every five years thereafter. The review of policies will be led by Warborough Parish Council.

6.2.5. 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

6.2.6. At least two years prior to the expiry of the RP 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.

Comparing Changes between the 2018 Adopted Plan and Emerging Review Plan 2025

