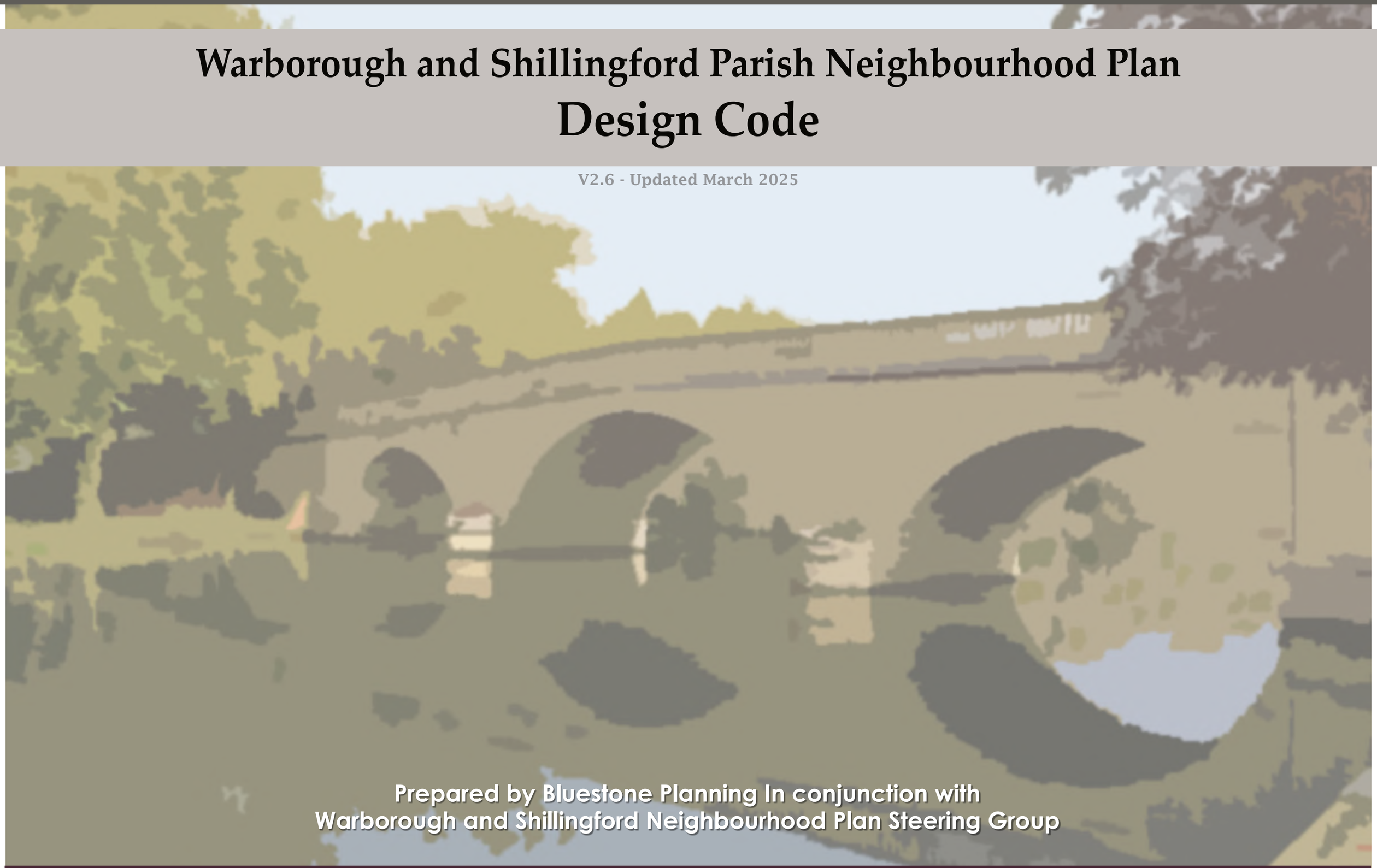
Warborough and Shillingford Parish Neighbourhood Plan

Design Code

V2.6 - Updated March 2025



Prepared by Bluestone Planning In conjunction with Warborough and Shillingford Neighbourhood Plan Steering Group

B|P Bluestone Planning

Contents

What is a Design Code and How Can it Help?

The National Planning Policy Framework (NPPF) first published in 2012 and with a significant update in December 2024, sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

Section 12 of the NPPF details achieving well-designed places:

Paragraph 131 states: *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*

Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.

Paragraph 139 sets out that: *"Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design 54 , taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes."*

It goes on to state that significant weight should be given to *"outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."*

The Government has published a series of guidance documents, highlighting how well-designed places should be beautiful, healthy, greener, enduring and successful can be achieved in practice.

National Design Guide and Code

The National Design Guide was published in 2019 and sets out the characteristics of well-designed places and demonstrates what good design means in principle and in practice. It supports the NPPF and is intended to be used by local authorities, applicants and local communities to establish the design expectations of the Government.

It identifies ten characteristics which underpin good design:

The main objective of this document is to provide a local response to the national guidance, and produce a Design Code for the Warborough and Shillingford Neighbourhood Plan Area.

Character Appraisal and Neighbourhood Plan

It is intended that the Character Appraisal and Design Code will be appended to the Neighbourhood Plan. It will form the criteria for the design based policies and used as a reference for planning applications in the future.

What is a Design Code?

"A design code is a set of simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site or area." National Model Design Code 2021 (see page 5)

How to use the Documents

It is intended that this Design Code should be read alongside the Character Appraisal.

The reader should identify the Character Area in which their site is located and then apply the Design Codes as appropriate to their type and scale of development.

Background information

This document follows on from the Parish wide Character Appraisal document and should be read together.

The design codes in this document result from the evidence base gathered work undertaken on the Neighbourhood Plan to date.

Given that the area has heritage and environmental constraints, it is not envisaged that large-scale, major development will be permitted in the Parish.

Where there is reference to major development, this refers to the definition within the National Planning Policy Framework, which refers to 10 dwellings or more, 1,000 square metres or more of non-residential floorspace, or development on land of over 1 hectare (over 0.5 hectares for an outline application).

Any reference to major development sites or similar within this document, does not mean that large scale development, significantly in excess of 10 dwellings is supported. Please see Neighbourhood Plan for results of the community consultation exercises.

In addition to this document, South Oxfordshire and the Vale of White Horse District Councils' have prepared the:

Joint Design Guide adopted in June 2022.

The design guide is a Supplementary Planning Document and is a material consideration when determining planning applications.

This Design Code has been prepared under the overarching District Wide, Joint Design Guide, but there are some matters which are not just locally specific which are important and the reader should look at the guide for more detail.

Matters included in the guide are:

- Place and setting,
- natural environment
- movement and connectivity
- space and layout
- built form, and
- climate and sustainability.

Parish Wide Design Code

Parish Wide Principles

General Principles

There are a number of general key principles and objectives which should be considered in any development proposal. These will be discussed in the following pages, but include:

Settlement Pattern -

Respect the existing form of development, within each settlement area, in order to preserve the highly regarded character;

Roads and Public Spaces -

Preserve and where possible enhance the established well landscaped and wooded character of the Parish;

Biodiversity opportunities -

Ensure that biodiversity opportunities are maximised by using native planting;

Layout -

Ensure all components e.g. buildings, parking, planting and open space are well related to each other. These should respect the existing layout and be designed to accommodate climate change;

Built Form -

Respect the existing settlement in terms of physical form, layout and architecture. Utilise high quality locally specific materials, which are sustainable;

Scale, Height, Form and Massing -

Respect the locally specific building forms;

Materials, Appearance and Details -

Adopt a contextually appropriate palette of materials and colours. This should cover not only the buildings, but also hard landscaping.

Infrastructure -

Design all utilities and drainage infrastructure from outset to be integrated without causing unacceptable harm to retained features.

Landscape -

To protect and enhance the wide open landscapes surrounding the settlements and through enhancing biodiversity assets.

CODE WS.01 - General Principles for Development

a. **Proposals for new development, redevelopment, infill development and replacement dwellings must to be based on an understanding of Warborough and Shillingford Parish with specific regard to the Parish Character Appraisal.**

b. **All new development should be based on a full and detailed contextual analysis of the specific site and the wider area, with justification for the proposal and how it has been designed to integrate with the wider community.**

c. **Development schemes should not copy their surroundings or create a pastiche. Any major scheme should have its own identity or character. This should be based on landscape character, urban grain, patterns of built form and the local vernacular, which when combined together create a cohesive scheme.**

d. **Equally, smaller development proposals must not undermine the character of the area either in a piecemeal or cumulative approach. Original features should be retained or replaced with appropriate quality equivalents.**

e. **The degree of information provided should be proportionate to the scale and nature of a development proposal.**

Heritage

The heritage and archaeology of the Parish is set out in detail within the Character Appraisal document. A summary of assets is highlighted on the following pages.

The following approach is set out for the historic environment:

- There should be a positive strategy for the conservation and enjoyment of the historic environment.
- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development.
- The duty to preserve listed buildings and/ or their settings and any features of special architectural or historic interest is of utmost importance within the Design Code.

CODE WS.H01 - Listed Buildings

a. **New development within the setting of listed buildings as identified in the Parish Character Appraisal, must preserve and enhance the significance of the asset.**

b. **Proposals must maintain the integrity of the original building and its setting. This can include maintaining views into and out of the site.**

c. **Schemes should maintain the character and balance historical design and material choices with the creation of a modern response with the appropriate use of contemporary and complementary materials, finishes and architectural features.**

d. **Landscaping could be used to frame key aspects of the listed building itself through view cones or increase the aesthetics of the setting.**

CODE WS.H02 - Conservation Areas

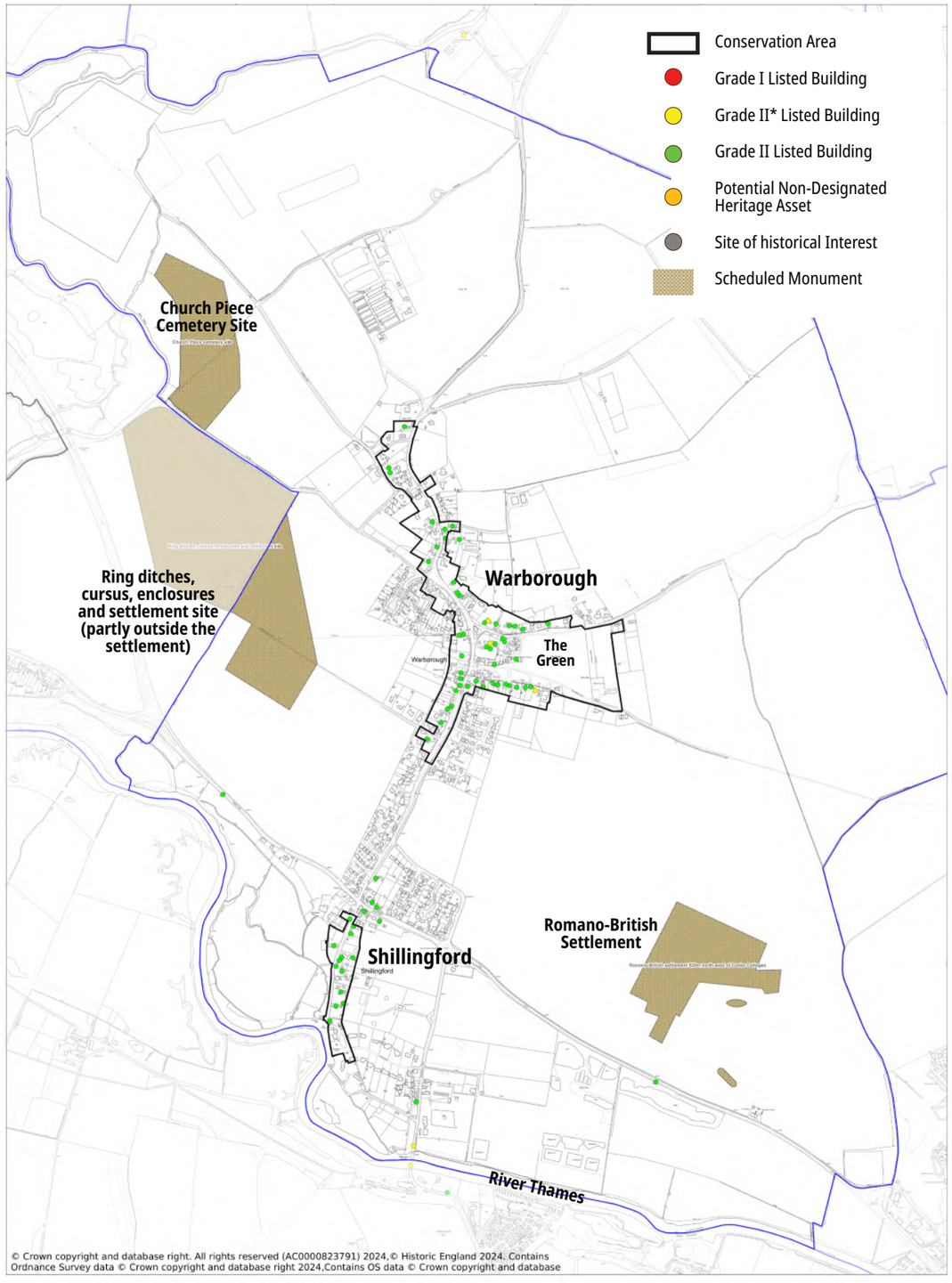
a. **Within the Conservation Area and its setting, poor-quality and generic design proposals, which are based on 'standard house types' are not acceptable. Such designs do not successfully integrate with the originally planned and built form.**

b. **Major development schemes must not create a 'pastiche' of the existing Conservation Area or other suburban developments in the wider area.**

c. **New development should seek to incorporate elements of the local vernacular to create a cohesive and contemporary approach. Levels of detailing, high quality materials and appropriate fenestration and their proportions are key.**

d. **Where proposals seek to remove unsympathetic elements or additions, such as poor quality UPVC windows and doors, satellite dishes, suburban fencing, these aspects will be supported.**

Overview of Heritage in the Parish (please see Character Appraisal for more details)



Heritage

Non-designated heritage assets have a degree of heritage significance but do not meet the requirements for designated heritage assets including Listed Building status.

Non-designated heritage assets can include buildings, monuments, sites, places or landscapes.

Currently there are no formally identified non-designated heritage assets within the Parish, although many buildings have been identified previously as having special architectural and aesthetic interest on the Warborough Conservation Area map.

Following guidance from Historic England the Neighbourhood Steering Group and its consultants have recommended that the Neighbourhood Plan considers the identified potential assets to be formally identified as such (see Character Appraisal Appendix).

Further information on such assets is found on the Historic England website

https://historicengland.org.uk/listing/the-list/nonlisted-sites/

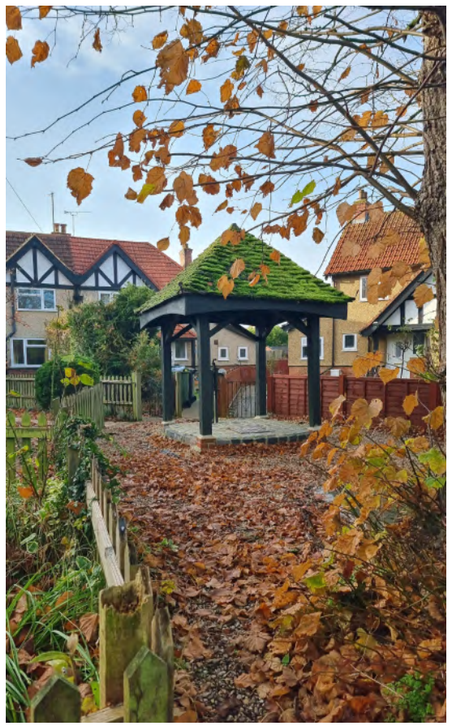
CODE WS.H03 - Other Designated and Non Designated Heritage Assets

a. Any new development on undeveloped land may have potential for archaeology given the significant finds and remains in the area as identified in the Character Appraisal.

b. Applicants must be aware of this and where relevant an archaeological assessment and or survey should be undertaken as appropriate.

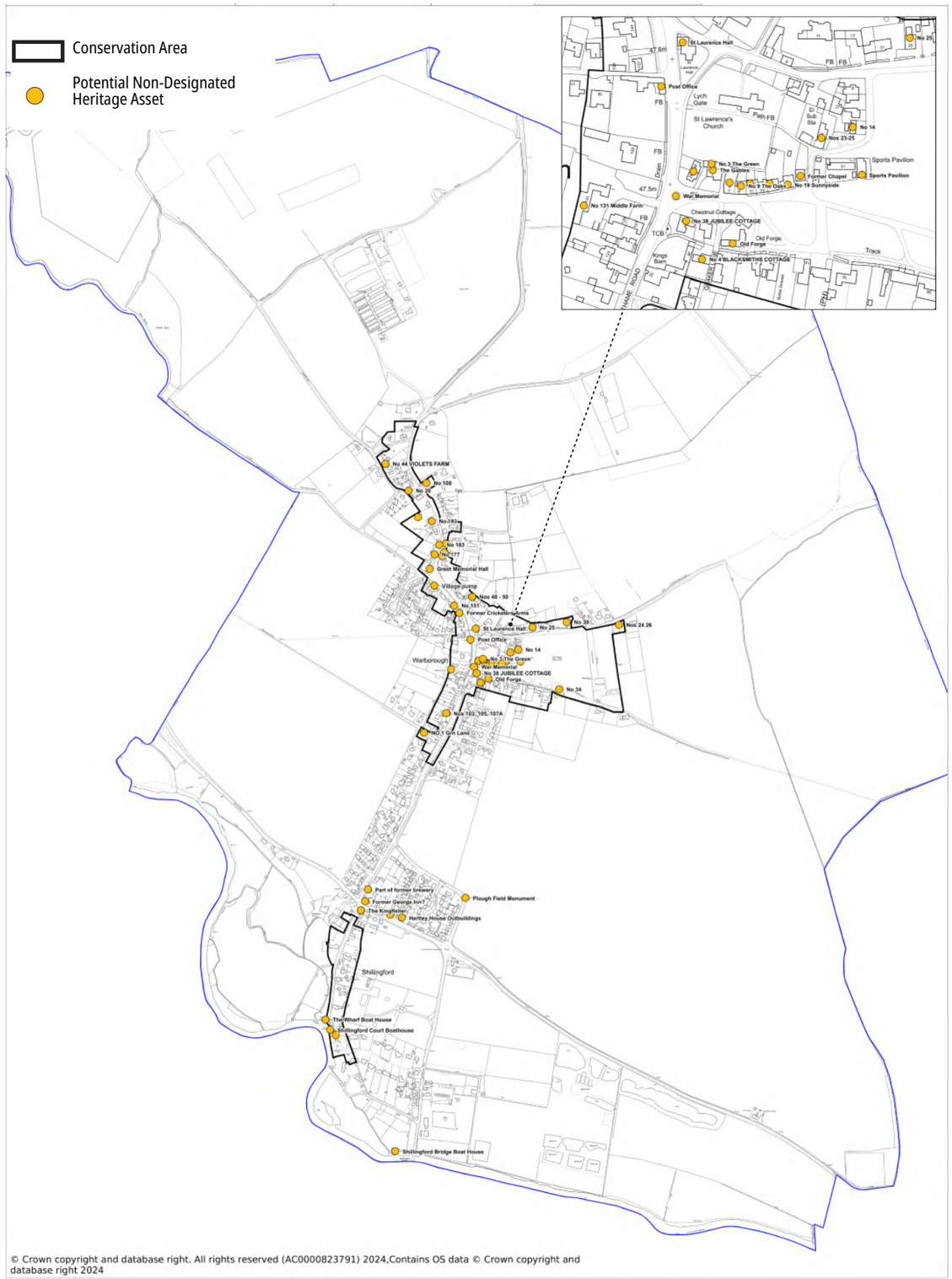
c. Any proposals which affect the Locally Important Building /non-designated heritage asset as shown in the Neighbourhood Plan and their setting should justify how the proposed scheme sustains and enhances the significance of the asset.

The Lychgate to the Parish Church which marks the division between consecrated inside the churchyard and unconsecrated ground outside.Whilst many have seats inside the gate for shelter, this simply covers the pathway.



The covered well is a focal feature on Thame Road

Potential Non-Designated Heritage Assets



Heritage

List of Potential Non-Designated Heritage Assets

Warborough

Name	Status	Value
War Memorial	CAA BN	Landmark, Historic, Social
Sports Pavilion	CAA BN	Landmark, Historic, Social, Group
Greet Memorial Hall	CAA BN	Landmark, Historic, Social
St Laurence Hall	CAA BN	Landmark, Historic, Social
No 44 Violets Farm	CAA BN	Design, Group, Local
No 108	CAA BN	Design, Local
No 28	CAA BN	Design, Local
No 201 The White House	CAA BN	Design, Local
No 193	CAA BN	Design, Local
No 78	CAA LL	Local, Historic
No 183	CAA LL	Design, Local, Group
No 74	CAA BN	Design, Local, Group
No 72	CAA BN	Design, Local, Group
No 177	CAA BN	Design, Local, Group
Village Pump	CAA BN	Landmark, Social
Nos 48 - 50	CAA BN	Design, Local, Group
No 151	CAA LL	Design, Local, Group
Former Cricketers Arms	CAA BN	Design, Local, Social, Group, Landmark
Post Office	CAA BN	Social, Local, Group
Former Chapel	CAA BN	Landmark, Local, Historic, Social, Group
Nos 40 - 42	CAA BN	Design, Local, Group

Telephone Box - now community book exchange

Greet Hall

The group of properties set around the Village Green makes a significant contribution to the character of the conservation area. Equally the buildings are generally of interest in their own right due to the historical significance and local history

Nos 23-25	CAA BN	Design, Local, Group
No 14	CAA BN	Design, Local, Group
No 131 Middle Farm	CAA BN	Design, Local, Group
No 4 Blacksmiths Cottage	CAA BN	Design, Local, Group
Old Forge	CAA BN	Landmark, Local, Historic, Group
No 38 Jubilee Cottage	CAA BN	Design, Local, Group
Nos 103, 105, 107A	CAA BN	Design, Local, Group
No 1 Grn Lane	CAA BN	Design, Local, Group
No 34	CAA BN	Design, Local, Group
No 39	CAA BN	Design, Local, Group, Landmark
Nos 24 26	CAA BN	Group
No 25	CAA LL	Local, Group
No 7 The Green	CAA LL	Design, Local, Group
No 9 The Oaks	CAA LL	Design, Local, Group
No 11 Lawrence Cott	CAA LL	Design, Local, Group
No 17 Cranbrook Cott	CAA LL	Design, Local, Group
No 19 Sunnyside	CAA LL	Design, Local, Group
The Gables	CAA BN	Design, Local, Group
No 3 The Green	CAA BN	Design, Local, Group

Heritage

Shillingford

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

The former George Inn

Shillingford Court

Layout, Siting and Density

The density of new development should be sympathetic to the immediate local context, overall character of Warborough and Shillingford and intended character and identity of the new development.

The density of an area helps to determine the character and activities taking place on the roads and lanes.

The density of any new development should gradually increase away from settlement edges towards the centre of the village. In this instance Warborough and Shillingford has largely linear settlements where the majority of buildings are, facing or backing onto open countryside.

The plan adjacent highlights the number of dwellings expressed as dwellings per hectare (dph). As highlighted, the Parish has very low levels of development. There are very few pockets of development which are over 15dph, and only one which is over 20dph. The latter being due to the presence of flats, which are not common in the Parish.

The settlement edge areas are usually less than 5dph and any development in this area should respect this and should be designed to maintain the rural appearance sufficient native vegetation to soften any visible impact. This is particularly important in this open landscape which is subject to long distance views.

CODE WS.L01 - Density & Layout

a. **Due to the nature of the Parish, the majority, if not all new development is likely to have one or more boundaries with a rural or countryside edge.**

b. **Such developments should be lower density and well integrated into the landscape setting of the Parish, to effect a gradual change from countryside to village.**

c. **Suburban plot coverage (as highlighted in the diagrams overleaf), layouts and densities will not be supported.**

d. **The historic settlements have a linear pattern, which should be respected. There has been in-depth development over time which has created standard suburban housing developments, or infill which contain urbanising features such as high gates, fences and walls and designs which are not in keeping with the character of the area. These should not be repeated and would not be supported.**

e. **Linear settlements following historic routes should not be overly extended such that it causes the coalescence between settlements and ultimately the original settlement identity to be lost. The remaining gap between the settlements must be maintained to protect the identity of each settlement.**

f. **Where any major development is permitted, the layout of any new development should include a range of building types and plots in accordance with the housing needs of the Parish, to reflect different occupiers and to be adaptable over time. These should include a mix of buildings that are suitable for a range of ages and lifestyles including high quality homes for those people looking to downsize.**

g. **Density should reflect the surrounding character of the wider area. Siting of buildings must protect amenity of neighbours, emphasise key views, support facilities and allow for public transport use whenever possible.**

h. **The layout should reflect the existing pattern of development, in addition to passive environmental design and maximise opportunities for natural day lighting and solar gain.**

i. **A suitable balance must be struck between the amount of:**

- **built form covering plots**
- **landscaping**
- **amenity space and**
- **public realm provision**

Density - Numbers of Dwellings per hectare

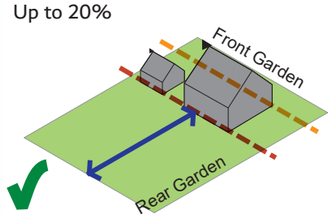
Layout, Siting and Density

Built Form / Coverage Ratio to Plot Size and Plan Form Examples by Setting

COUNTRYSIDE

Detached - bungalows in large gardens or 2 storey farmhouses in the countryside - on plot parking

Up to 20%

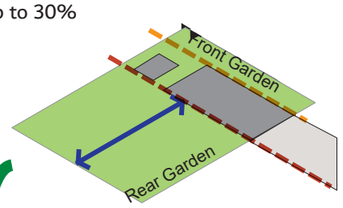


Appropriate to countryside setting only as does not make best use of land

Very low ratio of plot coverage - significant space on all sides - allows for outbuildings. Excellent garden depth for property size.

Semi-detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking

Up to 30%

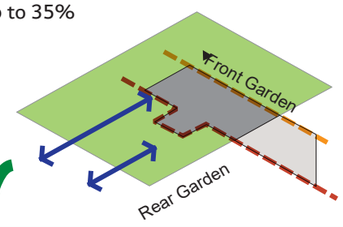


Appropriate to countryside setting or edge of settlement

Very low ratio of plot coverage - significant space to the side - allows for outbuildings. Excellent garden depth for property size

Semi-Detached or end of terrace - 2 storey farm dwellings or cottages in the countryside - on plot parking

Up to 35%



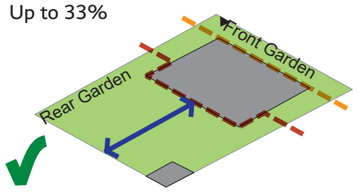
Appropriate to countryside setting or edge of settlement

Very low ratio of plot coverage - significant space on to the side - allows for outbuildings. Good garden depth for property size

COUNTRYSIDE TO VILLAGE

Detached - larger houses in either countryside or village setting with on plot parking

Up to 33%

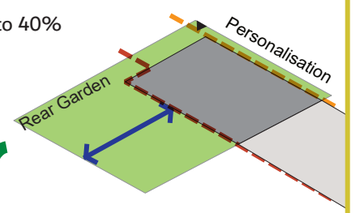


Appropriate to countryside / edge of settlement or as landmark building in village

Low ratio of plot coverage - significant space on all sides. Good garden depth for property size

Semi-detached - large houses usually in village setting as part of a roadside frontage and parking / on plot

Up to 40%

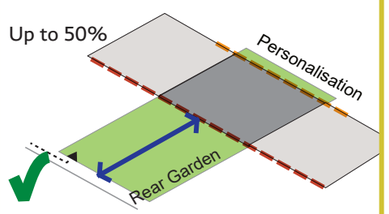


Appropriate to countryside / edge of settlement (with deeper front garden) or in village adjacent to similar sized plots

Mid ratio of plot coverage - significant space to side. Good garden depth for property size

Mid Terrace - 1 to 2 storey houses usually in village setting as part of a roadside frontage and parking

Up to 50%



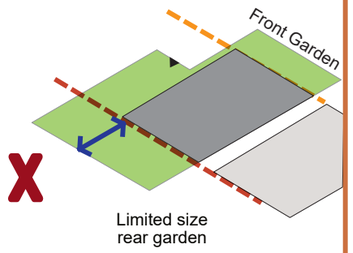
Appropriate to village usually along road frontage in centre or in courtyard development inc farm conversions

Mid ratio of plot coverage - Terraced property - usually with rear access to garden. At least a proportionate garden depth for property size

SUBURBAN TO URBAN

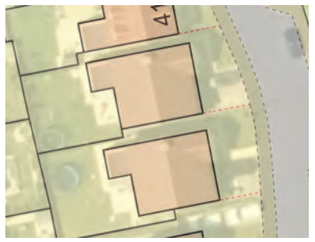
Detached - modern estate property in village with frontage / on plot parking

Up to 60% coverage



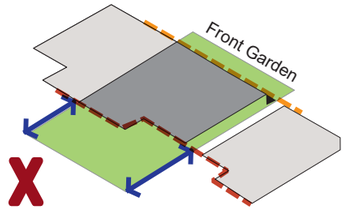
Rarely appropriate suburban deep plan form, with limited amenity space

High ratio of plot coverage - limited space to sides. Poor rear garden depth for property size and less usable if overshadowed



Semi-detached - modern estate property in village with frontage or courtyard parking

Up to 75% coverage

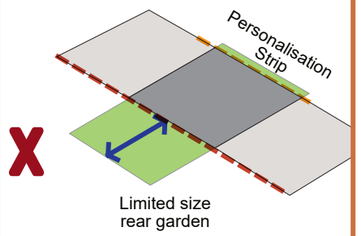


Rarely appropriate suburban plan form, with limited amenity space

High ratio of plot coverage - limited green space and narrow access to the side. Poor garden depth for property size and less usable overshadowed

Mid Terrace - modern estate property in village with on street or courtyard parking

Up to 75% coverage



Rarely appropriate suburban square plan form, with limited amenity space

Very high ratio of plot coverage - no space or access to the side. Limited garden depth for property size and less usable if overshadowed

The above examples highlight the different types of development that may be found within a typical parish.

In the first instance there are properties within the open countryside, such as farmhouses, individual dwellings and cottages where dwellings are set in large plots with space for landscaping and mature planting to screen development.

The next example highlights a transition from open countryside to village. On the sliding scale from edge of settlement and moving in to the centre of a village, but still retaining that rural connection and character.

The last example highlights the sub-urban and urban development that often takes place with little or no reference to the local context and instead generic or forgettable developments, which could be anywhere in the country.

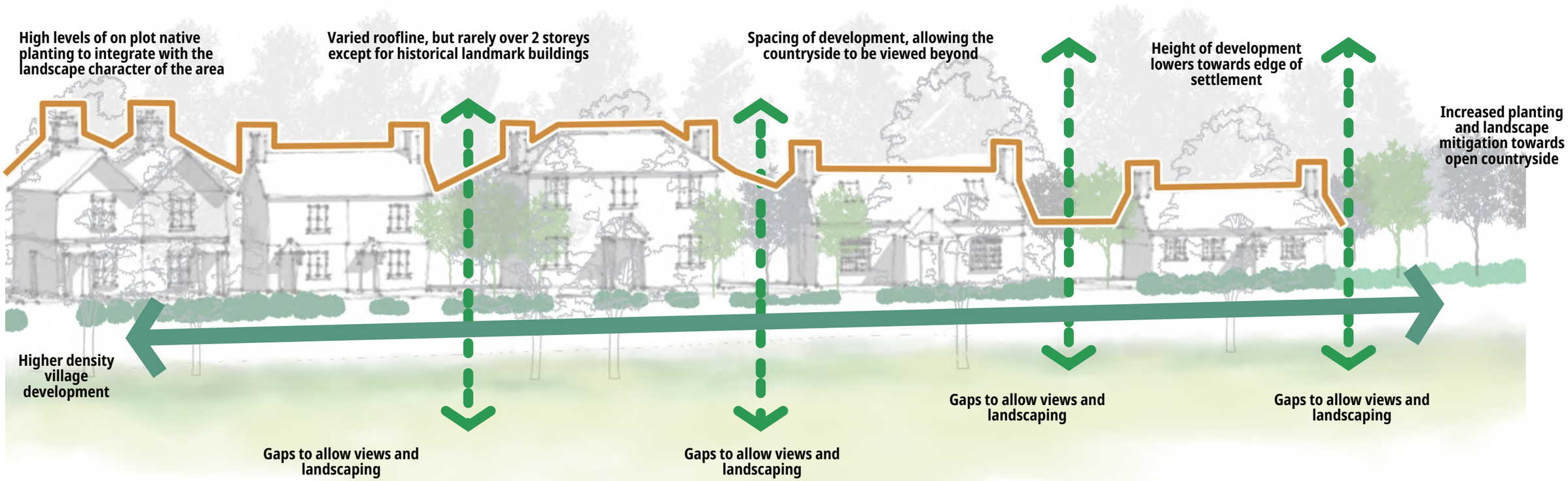
The latter scenario does not mean that you cannot have higher density in rural areas, just that such development must be looked at carefully.

There are opportunities for large properties to be designed as apartments with communal gardens, but to look and appear as a single large rural dwelling. Although they can be effectively subdivided, and contain higher numbers of dwellings, the key is still retain that original rural character. Whilst parking requirements would be higher than a single dwelling, careful screen planting and access, can all be achieved.

Where existing buildings, particularly historic buildings are subdivided, there can be more flexibility on the provision of open space for example. Traditional courtyards and similar types of open space may be appropriate in these situations.

Layout, Siting and Density

Edge of Settlement Development



CODE WS.L02 - Integrating Development into the Landscape

When new development is proposed the following approach should be undertaken:

a. Between any new development and the open countryside, a buffer should be provided in the form of native hedgerows, small pockets of native woodland planting, ponds, or meadows (as appropriate to the surroundings and scale of development). The latter two are of particular importance for areas prone to flood.

b. Such buffer areas should be planted and maintained as biodiversity corridors.

c. Proposed roads or driveways on the edge of the development should be designed to be in keeping with rural lanes with minimal road geometry, signage, kerbs and other urban clutter.

d. Where development is exposed to open countryside, development should be lower density, with lower roof heights, and greater integration with native planting species, rather than ornamental.

e. Rear gardens which are adjacent to the open countryside must not be bounded by publicly visible tall suburban fences, as this creates a hard edge. Instead a mix of native hedgerow planting should be provided onto a field edge with either no fencing or fencing set behind if required.

f. Where possible, rear gardens, rather than side gardens should be provided. These should not lack privacy by being visible from the public realm.

g. Gaps between buildings should be provided be placed to allow for filtered views to and from countryside to any landmarks and features, and establish visual links with public open spaces.

h. Gaps within the Conservation Area as highlighted in the Character Appraisal are key features which provide an essential setting to the heritage asset and should not be developed.

i. Ridge heights should reflect the varied heights within the village, but at the edge of the settlement these must slowly grade in height to a lower level to ensure that there is an appropriate transition to the open countryside.

Layout, Siting and Density

Siting of Buildings - Building Lines and Setback

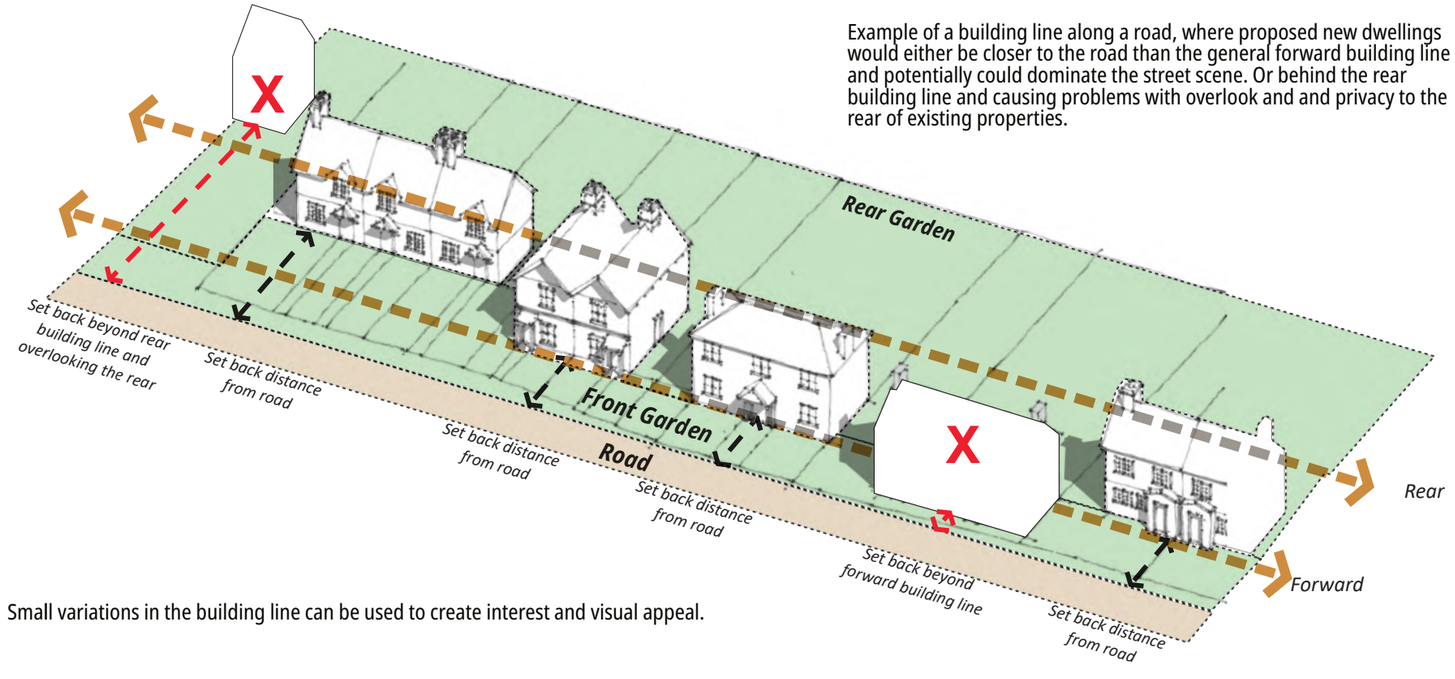
Within a linear road pattern there is a strongly designed, but varied building line along the road. This is also found in courtyard layouts and other enclosed layout forms found in the Parish.

Areas with strong landscaping, where tree and shrub planting provides uniformity tree and hedgerow lines can also provide strong lines in a street scene.

Both reinforce continuity in different ways and help to define the character of each area. The more modern residential areas of Warborough and Shillingford village tend to have more variations in the building line creating a more informal open character.

The building line along a road should generally be consistent and present a unified whole for each character area, allowing for subtle variations with recesses and protrusions.

Some areas within Warborough and Shillingford should have more variations than others depending on the design and function. This provides variety and movement along the village roads and lanes and is successful at drawing your eye along and leading one to a destination.



Example of a building line along a road, where proposed new dwellings would either be closer to the road than the general forward building line and potentially could dominate the street scene. Or behind the rear building line and causing problems with overlook and and privacy to the rear of existing properties.

Small variations in the building line can be used to create interest and visual appeal.

Buildings can be set back slightly from the property line to create a sense of space, or they can be projected slightly forward to create a sense of enclosure.

CODE WS.L03 - Building Lines and Setback

a. New development (including extensions to existing buildings) should be no further back than the general building line of the road, allowing for a degree of variance and highlighted in the diagram.

Designers should consider:

b. the set back of the opposite property so as not to create an inappropriate level of openness or overlooking.

c. Where plots are set back more than 5m from the edge of any pavement or carriageway on both sides of the road, a higher degree of native soft landscaping should be used to provide an appropriate degree of enclosure.

d. Buildings and tree planting should be placed and oriented in a way that creates a consistent building line along the road. There should be an allowance made for small variations, in the form of depressions and protrusions which can be used to create variety and interest.

e. Where front gardens are more limited such as in a courtyard development, a minimal personalisation strip should be provided to allow for small planters and low level planting to be included to offer some softening to the otherwise hard urban fabric. The placing of planting can also assist with reinforcing the building line.

Example of clear building lines in Wallingford around the Market Place. Here buildings face multiple directions, but conform to the basic layout principles to form a successful development.

Example of clear building lines created by boundary walls in Shillingford with buildings sited in a similar position along the road. Here the properties are either abutting the road or set back a short distance, allowing reasonable private front gardens which are either enclosed by low walls, often with railings.

The buildings here follow the old coaching route and are placed for passing trade and ease of access.

Scale, Height & Massing

The size, shape, and overall form of buildings has a significant impact on the character of a place and can help to distinguish between different areas within a settlement or parish.

The massing of a building or groups of buildings refer to perceived shape, form, and size, and is determined by the way in which the building is arranged on its site. This is especially important for larger buildings or those with entrances on more than one side.

In the Parish, the scale, form, and massing of buildings varies between different character areas. For example, in the open countryside and village edges, the character is dominated by farms and agricultural buildings utilising a number of different typologies. The Parish is a rural environment with a wide variety of different buildings set in the open landscaped.

Within the villages there has been some modern development comprises a number of post 1960 developments with generic buildings forms, which do not relate to the local vernacular.

When designing new buildings, it is important to consider the scale, form, and massing of the surrounding buildings.

New buildings should be designed in a way that creates a harmonious relationship with neighbouring buildings, spaces, lanes and roads.

Designers should also seek to embody and enhance the most celebrated characteristics of the different character areas in the Parish.

The majority of buildings in the Parish are 1.5 or 2 storey.

In a rural parish such as this, the mature trees which line the roads and The Green in particular, are often the most dominant feature.

A varied and visually interesting roofscape is a characteristic of Warborough and Shillingford and is key in any new development. Buildings may be subtly different in height to add character or be the same height but slightly set back, creating a varied roof line.

Taller buildings can be placed at the end of a road or junction to terminate a vista, which helps to enclose the space and identify the end point or junction.

The introduction of taller buildings without a specific justification is not appropriate. Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and commercial properties.

Equally a development of solely 2 storey buildings of the same ridge height, will also likely be inappropriate, as this does not represent the successful variation found within the Character Areas.

A varied roof line can be found even where the buildings are all two storey. Variety can be added through roof forms, gable features and dormers, as well as differing ridge heights and eaves lines

Example of the varied building heights in a road adding interest to the street scene. Note that the changes in height are proportionate and one building does not dominate another or cause problems with overlooking and loss of privacy through careful placement of windows.

The varied roof heights and scale of buildings along The Green with a mix of 1.5 to 2.5 storey cottages, with the converted Chapel beyond

Single storey Almshouses with a central taller gable feature

Many older cottages have rooms within the roof with lower ridge heights than a full two storey dwelling

Buildings over 2 storeys in height are often landmark buildings of higher status, such as The Manor House on The Green. A Grade II* listed Manor house which has 1696 on its datestone and was extended in early C18 and late C19. Comprised of coursed squared clunch rubble with red-brick quoins / dressings under a clay plain-tile roof. It is an imposing building with 2 tall floors with has small dormer windows set into the attic.

Scale, Height & Massing

Enclosure

Enclosure refers to the relationship between public spaces and the buildings and other features such as trees and landscaping that surround them.

Within the Parish, the level of enclosure varies throughout the different character areas.

The majority of buildings are 2 storey in height, with the exception of some landmark buildings which are scattered throughout usually terminating vistas.

The lanes are narrow and surrounded by mature trees or tall hedgerow vegetation.

The high degree of enclosure provided by mature vegetation is a key characteristic throughout much of the Parish's settled areas.

This contrasts with the modern development in some parts of Parish which has much less vegetation and wider, open grassed areas.

Reduced level of openness created between by the position of housing leading to a more intimate space. This area has high levels of pedestrians due to the lack of pedestrian footway. An enclosed space such as this with high pedestrian use generally encourages lower traffic speeds.

Enclosure can also be achieved by vegetation. A combination of hedgerow and tree planting in more open spaces can reduce openness.

A wider, more open street pattern which reflects the status as a main through route. Here buildings front the road and were often commercial properties (largely converted to residential use) designed around their trade.

The lack of planting in the street scene on the left hand side give it a hard, more urban appearance. This however is softened by the high quality stone buildings and mature trees on the right.

The wider, two way road unfortunately encourages increased traffic speeds, although this is often lowered by on street parking.

CODE WS.L04 - Scale, Height, Massing & Enclosure

a. **New development and redevelopment should:**

b. **Be of a scale and massing that is consistent with the surrounding buildings and enhances existing features, landmarks and other focal points.**

c. **Use simple forms that are similar to the surrounding buildings.**

d. **Consider pedestrian scale and enclosure and set back larger buildings from the road to reduce their impact on the street scene.**

e. **Use materials and colours that complement the surrounding buildings.**

f. **Examine how the scale, form and massing within a street scene should be varied along its length to create visual interest.**

g. **Be mindful of where changes are being made to an existing road, consider the impact not only on the existing building, but also the wider street scene. Many buildings in Warborough and Shillingford have been specifically designed to correspond to their neighbouring property, and a single change could have an adverse impact on this.**

h. **Consider how the specific mix of houses and other uses required in an area can be accommodated, with the typologies used (including terraced, semi-detached and detached dwellings, as well as commercial and community buildings), to good effect with appropriate scale form and mass adding variety.**

i. **Buildings should be sympathetic in height and proportions, offering the appropriate degree of enclosure to the surrounding context.**

j. **In the centre of Warborough and Shillingford, buildings range up to 3 storeys in height. In all other locations, 3 storey buildings are rare and 1.5 and 2 storey buildings predominate (with the exception of industrial buildings).**

k. **On major developments, a varied roof line is encouraged, but this should be part of a wider masterplan approach, which considers building typologies across a site, which are based on the needs of the Parish.**

l. **Where new development or extensions are proposed to be greater than the height of surrounding buildings, sufficient justification will have to be provided.**

m. **Tall buildings should be focal features, terminations to long vistas, buildings of importance such as services, facilities and commercial properties.**

n. **New development should avoid overshadowing of neighbouring properties and ensure adequate privacy through the careful placement of fenestration, and natural light for the occupants of both new and existing dwellings.**

o. **Variety in the building heights can be achieved by providing a range of different ridge heights.**

p. **Utilising roof space in some areas may be appropriate - 1.5 storey and low 2.5 storey buildings with rooms in the roof utilising traditional dormer windows.**

Quaker Lane is a narrow, enclosed and unmade rural lane. A number of these exist in the Parish and provide access to some of the older cottages and buildings. The lanes are often enclosed either by buildings, walls or high hedges lining the route.

Local Building Forms

Traditional Building Forms

In general, buildings are of a simple rectangular form for the main element. Where extended, this is usually through a rear extension which is of a smaller scale. Some of the different variety of forms are highlighted opposite. New buildings should be designed with this in mind.

There are few terraced properties within the parish, but where they exist, they are generally modern or building conversions.

The new building form should take into account natural light and overshadowing.

Interest can be added to the street scene by the use of contrasting materials, through projected elements and combining dwellings types and outbuildings. The preference is to combine buildings rather than make a single dwelling unnecessarily complex.

Detached, narrow, deep-plan forms in modern properties should be avoided where possible as they often result in narrow gardens and create difficulty in achieving internal natural light. Although it is acknowledged that this may result when converting existing buildings.

Deep plan form buildings are more likely to be appropriate when combined as a pair for example, giving sufficient space for landscaping at the side.

Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

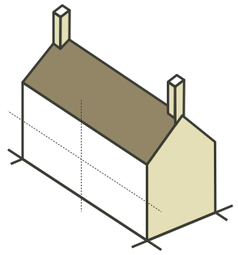
Roof Forms

The roof forms are generally simple, with a range of forms including half-hipped and gable ends being utilised, with more limited hipped forms.

The pitch can be low for slate, but higher where on a half hipped roof and also for clay tile, but still at 45˚ or lower. Flat roofs should be avoided, unless an integral part of a contemporary design.

Thatched roofs have a steeper pitch and replacement with other materials should not be supported.

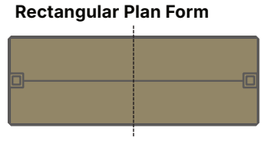
Gabled Roof: commonplace throughout the parish ✓



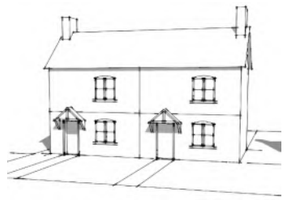
Gabled roof forms are common on simple rectangular building, usually two storey forms.

Farmhouses are often two rooms wide and a single room deep. A small single storey gabled extension can often be found to the rear. A small gabled front porch is generally centrally located.

Traditional farmhouses and larger cottages are simply designed in terms of form (but not appearance), often with a front porch. Higher levels of detailing are found on more affluent properties. Such properties are often extended by doubling the plan form or single storey additions. Attention should be paid to symmetry and proportions.



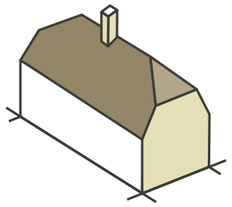
This plan form can be a single detached dwelling or as part of a pair of semi-detached properties.



Semi-detached properties take on a sub-divided form of a single dwelling. Windows and doors can be in a repeated form or mirrored.

Traditional farmhouses and cottages are often extended to the side with a smaller subservient structure

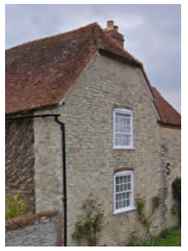
Half Hipped Roof: commonplace throughout the parish ✓



Half hipped roof forms are commonplace in the Parish on simple rectangular building, usually 1.5 storey forms.

Such cottage are often two rooms wide and a single room deep. A small single storey catslide extension can often be found to the rear

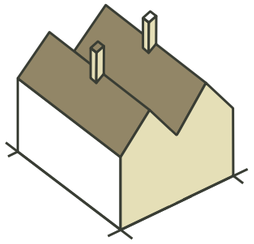
This plan form can be a single detached dwelling or as part of a pair of semi-detached properties.



Thatched cottages are often half hipped as it is suited to the construction methods.

The Parish also contains later, primarily slate roofed buildings with a steep pitch

'M' Shaped Double Gable: limited to farmhouses and later extensions ✓



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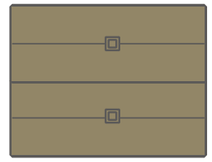
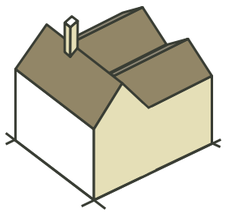
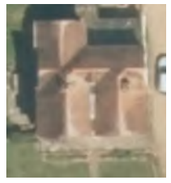


'M' Shaped Double Gable is usually found on farmhouses or buildings of importance and status. It is a form of later extension, which does not disrupt the original appearance of the building and allows for effective use of space to the rear. There are numerous examples throughout the Parish.

'M' Shaped Double Gable behind Standard Gable Roof: limited to farmhouses and later extensions

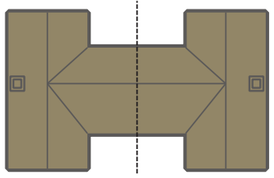


'M' Shaped Double Gable behind Standard Gable Roof: These are an alternative to the above and again often found on farmhouses and buildings of status and importance. Usually a later extension to significantly increase the size of the dwelling.



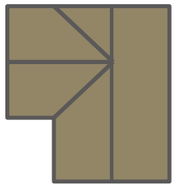
Local Building Forms

'H' Shaped Roof: either single dwelling or subdivided commonplace throughout the parish ✓



Based on a medieval plan form from the traditional hall houses with gable wings, this has been carried through into modern forms, often subdivided into semi-detached dwellings. This can cause problems visually and symmetrically, where one gable is altered, but the corresponding gable on the other property is not.

Modern Building Forms ✗



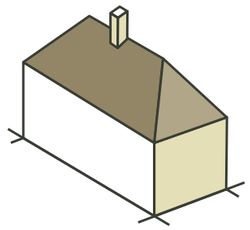
Dwellings with disproportionately large gable features which are around half the width of the building can appear too large or bulky compared to traditional buildings which may surround them.

Modern buildings often lack appropriate materials, with mass produced walling and roofing, which are often uniform in colour, shape and texture. They can have less detailing than found in historic buildings, leading to a less interesting and visually engaging streetscape.

The gable features are overly dominant and the garage door is an incongruous feature. Uniform concrete fake slate tiles have no colour or form variety.

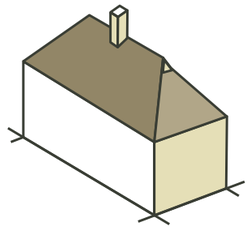
The house is technically detached, but is sited less than 1 m from its neighbour with no space for planting or views between buildings.

Hipped Roof: not common in the parish ▬



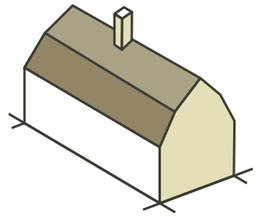
Hipped roof forms are not commonly found in the Parish. Whilst there are some exceptions, it is not a form that would be encouraged on new buildings.

Hipped Roof with Gablet: not common in the parish ✗



The hipped roof with a gablet forms are not commonly found in the Parish. Whilst there are some exceptions, it is not a form that would be encouraged on new buildings.

Mansard Roof: not common in the parish



✗

Mansard Roof: rarely found, except on adapted period properties. It is not a form that would be encouraged on new buildings

CODE WS.L05 - Building Forms

Building Forms

a. New buildings should be designed with a rectangular plan form and a pitched roof spanning the narrower plan dimension, as is typical of traditional buildings in South Oxfordshire.

b. The new building form should take into account natural light and overshadowing.

c. Interest can be added to the street scene by the use of contrasting materials, through projected elements, and by combining dwellings and outbuildings.

d. Detached, narrow, deep-plan forms should be avoided where possible, as they often result in narrow, overlooked gardens and make it difficult to achieve internal natural light. These forms may be more appropriate however when forming part of a semi-detached property within a wider plot.

e. Habitable rooms should be located at the front of the building facing public space to provide natural surveillance in addition to upper floor windows.

Roof type

a. A variety of roof type, pitched roofs with gable ends and equal amounts of hipped and half-hipped details.

b. Flat roofs should be avoided, unless an integral part of a contemporary design.

c. Roof pitch

d. The roof pitch is lower for slate than for tile, which is around 45°. Variation can be achieved in the street scene with a subtle co-ordinated approach on ridge heights, pitch and other elements of detailing of the roof.

Chimneys

a. Brick chimneys are characteristic of Warborough and Shillingford and should be incorporated into traditional dwellings to add visual interest to the roof lines.

b. Chimneys should be positioned along the ridge at the edge of the dwelling or along the ridge in the centre of the dwelling's roof.

Ridge detailing

a. Decorative ridge detailing is commonplace. Ridge tiles are usually the same colour as the roof tiles.

Materials & Colour Palette

Traditional Design

The older properties and cottages in the parish make a positive and distinctive contribution to the character of the area. Their use of traditional building, forms, materials and detailing are key to this.

Where possible, new development should be encouraged to continue features of interest, original building forms and materials.

Alterations and extensions to existing buildings should allow for the original building to still be read and understood.

Contemporary Design

The focus on traditional buildings does not mean that a contemporary approach will not be acceptable.

Modern, high quality design is encouraged, and to be successful, the proposal should be sensitive to locally specific materials, features and landscapes by utilising materials such as steel, timber, and glass within the more traditional palette.

Positive examples are highlighted overleaf, whilst poor quality materials are shown to the below. These may include:

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

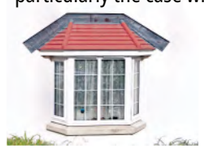
It should also be noted that the colour of roofing should be in keeping with surroundings - bright reds or orange coloured concrete tiles with a lack of variation are not acceptable, particularly as these do not dull over time in the same way as clay.

Inappropriate Modern Building Mass Produced Building Materials ✗

Mass-Produced building materials: These are typically manufactured in large quantities using standardised processes and materials. While they may be consistent in quality, they often lack the individuality and character of locally sourced materials.

Their uniformity can sometimes lead to a monotonous appearance, particularly when used in large quantities.

In repairs, mass-produced materials can clash with the traditional materials and craftsmanship of historic buildings, resulting in a disjointed appearance and may adversely affect the performance of historic buildings. This is particularly the case where modern cement based renders or mortars are used to repair chalk / lime.

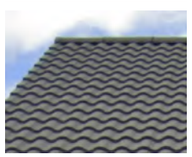


Preformed bay window canopies in GRP with poorly coloured roofing and excessive use of flashing is not in keeping with the character of the area

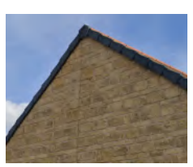
Concrete roof tiles do not fade in the same way that clay does.

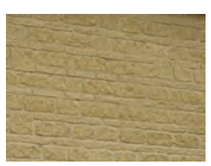
The colours are often garish and dominate the street scene, particularly in contrast to existing buildings

Uniform brick colours and bonds add little in terms of visual interest and do not reflect the local brick.



The uniformity and lack of variation is markedly different to traditional building materials





Uniform fake stone panels are usually not successful and despite their introduction to the Parish, further use is not supported.

CODE WS.L06 - Materials & Colour Palette

Applicants must demonstrate how they have complied with the materials' palette as set out overleaf and as befits their site and its circumstances. There are a number of locally appropriate materials as shown on the character area sheets overleaf:

- **Plain clay tiles (for roofing and some limited hanging tiles)**
- **Very limited natural Welsh slate roofing**
- **Long straw thatch with simple flush ridges (often replaced by water reed - see details below)**
- **Oxfordshire red or orange/red brick, with highlighted burnt ends and blue / buff quoins and other details such as string courses**
- **Painted lime render and cob (pastel lime wash shades) rather than cement render**
- **Clunch and rubble stone walls**
- **Limited timber framing except on a small number of older cottages. Exposed joinery on outbuildings**
- **Timber cladding on outbuildings**
- **Metal roofing - corrugated on outbuildings and farm buildings**
- **Neutral painted casement or sash windows**

a. **Modern man-made cement boarding and plastic based products are not sustainable and will tire, date and age quickly and therefore should be avoided.**

b. **Cement mortar instead of lime mortar can be too rigid, cracking and allowing water to become trapped inside the wall; it can also be too hard causing accelerated decay of stones and bricks.**

c. **Simple farm cottages generally have less detailing, whereas cottages linked to wealthier farms and estates, as well as farmhouses and other important buildings have a range of brick and or timber detailing.**

d. **Many cottages have simple facades, although there is evidence of projecting string courses and plinths, dentilation and other brick details.**

e. **The majority of roofs are finished either with plain clay tiles or slate.**

f. **Where there is a thatched roof present, combed wheat reed is preferable and a soft rounded flush ridge can be created. Water reed is not a traditional material in the area, and is not supported.**

g. **Where dormer windows are present, these are to be finished as per the main roof covering.**

h. **Traditional dwellings in the Parish have chimneys, they are often ornate and have a positive contribution to the roofscape.**

*Guidance from Historic England on thatching and repairs

If combed wheat reed or long straw is the traditional type of thatch in the area, changing to water reed could well harm the significance of a listed building, and will need listed building consent. To avoid this, when considering whether to use water reed to spar-coat or re-thatch an existing combed wheat reed or long straw roof, we suggest that you consider the following questions:

Does the building or area where the building is located have a tradition of combed wheat reed or long straw thatching?

Does the thatching material currently on the roof contribute to the heritage values of the building (taking into account issues of authenticity, as well as appearance and style)?

If the answer to the above questions is 'yes', re-thatching with an alternative material such as water reed (or combed wheat reed in place of long straw) will harm the significance of the building and may also have an impact on local distinctiveness. To sustain the significance of the building, it is therefore important to seek an alternative to spar-coating or re-thatching with a different material. In this case, you should consider the following:

- Could re-thatching of any particular elevation be safely delayed for several months (until such time as straw from the following year's harvest becomes available)?
- Could the roof be patch repaired with straw?
- Could the roof be repaired temporarily with a rick-coat (stack-coat or step-coat) of straw instead of a full spar coat?
- Could the roof be temporarily protected with a tarpaulin or other waterproof sheeting?

See: https://historicengland.org.uk/advice/technical-advice/buildings/thatching-advice/

Indicative Palette of Materials

Roof




Plain Clay tiles - red / orange.

More limited slate or slate on outbuildings and extensions

Concrete tiles are inappropriate due to poor colour match, form and variety

Long Straw thatched roofs

Roof Windows



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

Walls




Decorative brickwork detailing on landmark or former commercial buildings

Clunch /stone - coursed rubble with tile capping

Decorative brickwork detailing - use of blue brick, with red quoins/ dressings



Red / orange brick quoins with clunch in uncoursed rubble

Clunch in uncoursed rubble

Light / pastel painted render

Gardens

Rear gardens over 12 metres in depth for modern areas, with more variety in space for older properties.

Size of garden should relate to the property and provide suitable amenity space for occupants.

Plot sizes should reflect those in the wider area

Off road parking

Not dominating the plot - in parking courtyards to be enclosed by walls or hedgerows.

Gates to reflect the prevailing character

Car barns or garage outbuildings to be separate and form boundary walls to reflect the agricultural nature of the area

Windows



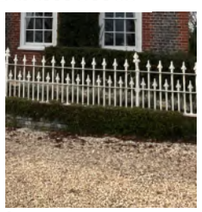


Equal mix of Cottage casement windows - with sash windows on higher profile buildings other feature windows including bow, bay and arched, on older properties the former often relate to shop fronts and display windows

Front gardens

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

Boundary Treatments


Uncoursed rubble stone wall boundary with stone coping

Low brick wall topped with railings

Local coursed stone / clunch wall boundary with clay tile capping

Mid height frontage brick wall boundary with half round brick coping

Hedged front boundary

Windows and Doors

CODE WS.L07 - Windows, Porches and Doors

a. **Windows should be designed as part of the overall design approach. The proportions and designs should be carefully considered as shown adjacent.**

In older properties:

a. **Timber doors and windows - sash or casement should be used.**

b. **The lights should be well proportioned such that the top and bottom lights are of similar sizes, the window panes should be asymmetrical as shown.**

c. **The casement of door frames and windows should be painted timber (most commonly white) for softwood, or naturally stained for durable timber, or constructed of a material of similar quality.**

d. **The positioning of windows within their reveals is important to add visual interest. See diagram opposite.**

e. **Muntin and mullions should be slim profiled.**

f. **Vertical brick lintels with segmental arches above the windows and door openings are encouraged.**

g. **Contrasting buff brick quoins around doors and window frames are also supported.**

h. **Bay windows are commonplace, but should not comprise a flat roof.**

i. **Canopy porches should be pitched supported by a timber frame with an open or closed gable, flat roof canopies with white timber corbels are less preferable.**

j. **Gates and Garage doors should be timber and stained / painted black, white or neutral colours.**

In modern and contemporary new buildings:

a. **It is preferable to utilise high performance materials.**

b. **Where UPVC is used, this should be of a slim profile design.**

c. **Large areas of glazing can also result in light pollution which national policy seeks to avoid. In sensitive landscape locations, the extensive use of glazing is unlikely to be acceptable.**

Roof Windows

a. **Dormer windows must not dominate the roofscape, they should be no wider than the width of the window. They should be pitched or hipped with a roof material matching the main roof.**

b. **Flat roof dormers are rarely acceptable. But may be supported where they are part of a contemporary scheme and designed from the outset rather than a later addition.**

c. **Where roof lights are installed, conservation or slimline roof lights are often preferable.**

Positive examples of doors and porch designs

Window design and proportions

Window proportions play a significant role in the overall aesthetic appeal of a building. The ratio of a window's height to its width can influence the style, character, and balance of a structure.

- Visual Appearance and Balance: Windows that are too large or too small can disrupt the visual balance of a building.
- Loss of Character: Incorrect proportions can detract from the original character of a historic building.
- Energy Inefficiency: Poorly proportioned windows can lead to heat loss and increased energy consumption.
- Aesthetics: Inappropriate window proportions can negatively impact the overall appearance of a building of any age.

Traditional Window Proportions:

Traditional architecture often emphasises verticality, with windows that are taller than they are wide. This proportion creates a sense of elegance and grandeur, common in Georgian and Victorian buildings. The golden ratio, a mathematical ratio often found in nature and architecture, has been used to create aesthetically pleasing window proportions. These are highlighted in the window styles A-F below.

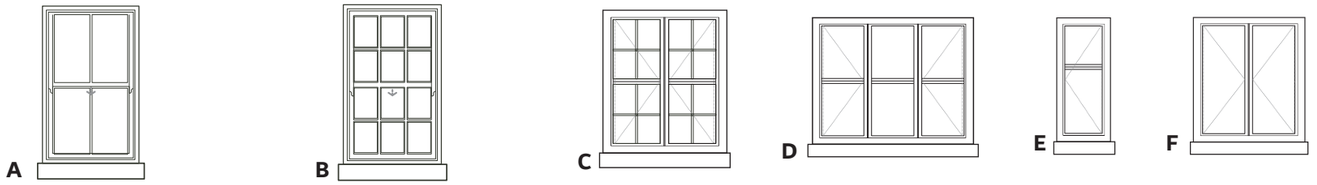
Modern Architecture

Window in modern buildings often favour horizontal proportions, with wider windows that emphasise a connection to the outdoors. Large expanses of glass can create a sense of openness and modernity. However, it's crucial to balance the desire for light and views with practical considerations like privacy and energy efficiency, particularly in relation to climate change.

Key Considerations for Window Proportions

- Building Style: The style of the building should influence the choice of window proportions. Traditional styles often benefit from taller, narrower windows, while modern styles may accommodate wider, horizontal windows.
- Room Size and Orientation: The size and orientation of the room can affect the optimal window size and placement.
- Energy Efficiency: Consider the energy efficiency implications of different window sizes and orientations.

Traditional Window Designs ✓

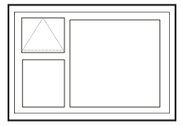


A: Victorian timber sash windows feature larger panes of glass, with fewer glazing bars separating the panes. They also could feature less panes on the bottom than on the top

B: Georgian timber sash windows feature more complex panes, often referred to as six over six windows and eight over eight windows. Relating to limitations in the production of larger panes

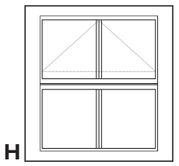
C, D, E, F: Various styles of casement windows usually constructed from solid timber, often oak or laterally pine. **Multi-Pane Casement**: A window with multiple panes, typically six or more, divided by glazing bars. This style is often associated with older properties **Single Casement:** A simple window with a single opening pane. **Double Casement**: A window with two opening panes, often used in pairs to create a larger window opening. Later, larger panes with glazing bars became more common. The glazing bars, which divide the window into smaller panes, are an essential element of traditional casement windowsThe far right options are contemporary response.

Replacement Modern Window Designs ✗



A disproportionately wide rectangular design and thick frames. It is subdivided by square panes of different scales with a small top hung opener.

Often made in UPVC and does little to add character or improve appearance from former traditional design



Square or minimally rectangular. Often poorly designed to look like a side hung casement or sliding sash to replace a traditional window, but usually top opening. With a chunky frame as often found in poor quality uPVC designs.

A large rectangular single pane of glass with no glazing bars,

This may work on a large scale in a contemporary builidng or in a new extension for example, it is unlikely to be appropriate for simple replacement of traditional forms

Illustration of vertical and horizontal rythmn in the street scene through the placement of windows, doors, chimneys, porches and detailing such as brick plinths or string courses

Natural Light, Aspect & Privacy

Light & Aspect

Among other benefits, natural daylight is important to people's mental health and productivity levels, with an increase in people working from home, it is necessary to seek a design which maximises internal natural daylight.

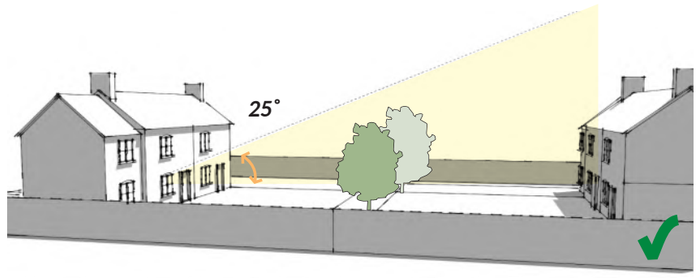
Where proposing a new building which is taller than neighbouring properties, or a new development which could be overshadowed by existing tall buildings or trees, the design should be informed by a sunlight and daylight study.

The objective being, that it will demonstrate that a proposal will not overshadow neighbouring buildings and vice versa.

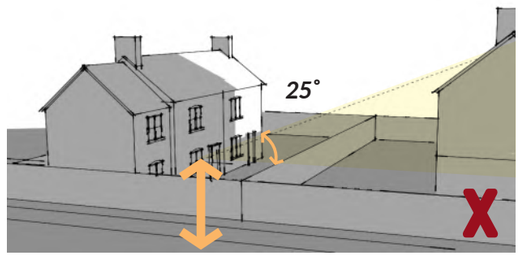
Maximising daylight begins with the orientation and form of buildings and avoiding obstructions to windows.

Designers should refer to the Building Research Establishment's (BRE) Report Site layout planning for daylight and sunlight: a guide to good practice (BR209), which advises on how to maximise good access to daylight and sunlight. It is a document that is widely used by local authorities during planning permission to help determine the impacts of new developments.

The following diagrams and text set out many of the good practice requirements.



Here, the centre of lowest window is open to the sky. The nearby trees, buildings and fences are sufficiently low enough to allow for an uninterrupted view allowing sufficient daylight. It is worth noting that tree growth in the future may need to be controlled to ensure adequate daylight is not blocked.



Here, the centre of lowest window is blocked by the building to the rear being too close. By re-siting the buildings, you would be able to get an uninterrupted view allowing sufficient daylight.

Achieving Adequate Daylight - The 25˚ Rule

To achieve adequate internal daylight within a room, there should be no obstruction to sunlight at a 25˚ from the centre of the habitable room window at ground floor level.

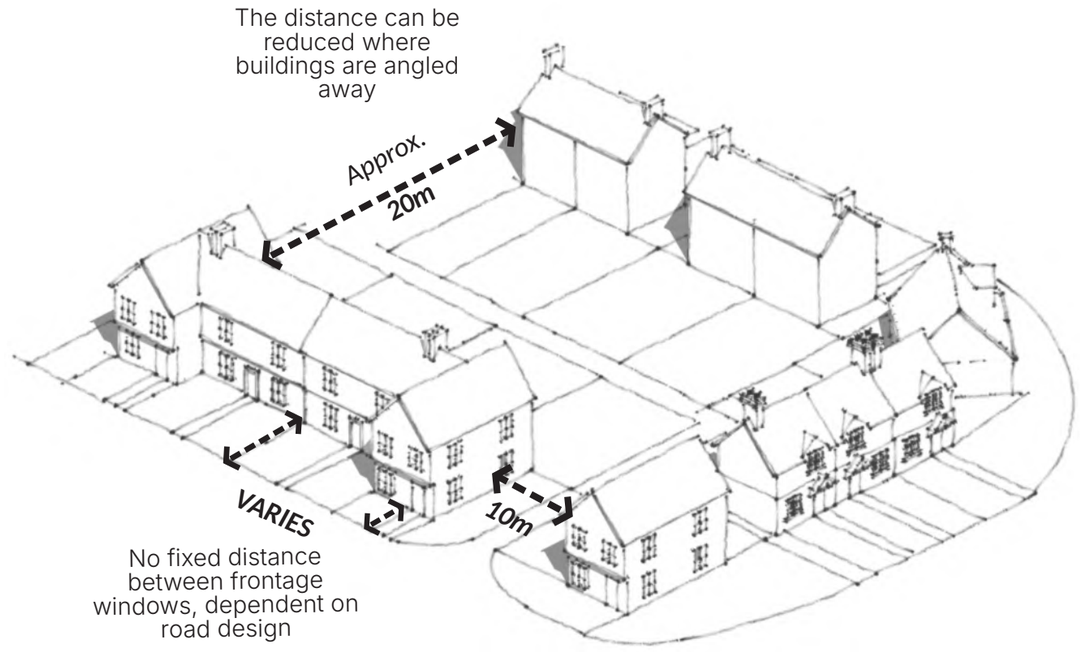
A typical road width in Warborough and Shillingford from plot boundary to plot boundary is between 8m -13m depending on the route type.

Equally, existing trees may also cause the same level of overshadowing.

To achieve the 25˚ angle buildings may need to be set back in the plot and should considered the siting and scale of opposite buildings.

Where a proposed siting will result in adverse impacts such as loss of human-scale, rear amenity space and loss of light to neighbouring buildings, measures should be taken to increase internal daylight through other means.

This could be through dual aspect windows and shallow plan form buildings.



CODE WS.L08- Natural Light, Aspect & Privacy

Sunlight and Daylight / Solar Gain

a. **When designing new housing and other buildings which are occupied throughout the day, consideration must be given to fenestration design and siting with regard to:**

- **Passive solar gain.**
- **Providing adequate levels of natural light and sunlight in winter and summer.**
- **Prevention of overheating.**
- **Effective ventilation.**
- **Minimising noise impact.**
- **Single aspect apartments should not face due north, as this will be the sole source of sunlight.**

Privacy

a. **The privacy of occupants in dwellings should be maintained in relation to the overlooking of amenity space and into the property.**

b. **Within Warborough and Shillingford, it is expected that a direct back to back distance between habitable room windows, should be at least 20m. This can be reduced where windows are angled away from direct view.**

c. **Side to rear distances should be at least 10m.**

d. **Where roof windows are proposed, which may overlook garden areas, these should be placed above 1.7m in height.**

e. **Other windows in rear and side elevations which may cause overlooking should potentially be obscure glazed or non-opening as appropriate.**

Garden and Private Amenity Space

Rear Gardens

All dwellings require access to a suitable private amenity space. For houses, a garden must be provided.

Garden spaces should be usable - sunlight should not be blocked by buildings, walls or fences ideally on a quarter of the garden, this should certainly be no more than two fifths.

Mature trees within or overhanging a garden can also cause problems, with regard to shading, roots protruding from the ground, branches and leaf drop etc. This should be factored in to the 'usable' garden area.

It is usual for private gardens to be a minimum of 100m² for 3 + bedroom dwellings. This will accommodate storage (in the form of a shed) and space for refuse and recycling, as well as allow sufficient space to undertake general household activities whilst still receiving sunlight.

There may be deviations from this standard, such as where there is also a large alternative communal amenity space, but in a rural parish such as this, there is usually little justification for sub-standard garden sizes.

When allocating new housing garden space designers should consider future extensions and loss of garden which may occur. It is recommended that permitted development rights will be withdrawn from dwellings with gardens less than 50m².

The garden should be deep enough to allow privacy and an appropriate level of usable space. The rear garden depth should be no less than 10m.

Close board and panel fences are suburban in appearance. Any fence next to the highway (or footpath / pavement) must not be over 1m in height (unless a replacing an existing fence of the same height).

Properties with substantial and enclosed front gardens, may be able to benefit from a smaller rear or side garden area, as long as the overall provision is appropriate for the dwelling size.

It should be noted however that small strips of land along the side or the front of the property which are open to the public, should not be counted in any private amenity space calculations.

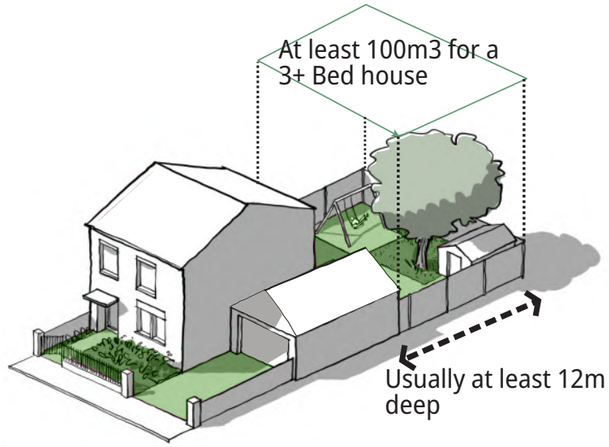
Front Gardens

Front gardens may vary in size in accordance with the road design. They should provide security and a degree of privacy for the dwelling.

The street scene should not be dominated by cycle parking, car parking or refuse and recycling storage.

Planting in the front gardens should not obstruct windows and restrict natural light or reduce natural surveillance.

All dwellings should provide an area for planting to the front of the property, irrespective of the set back to allow residence a sense of ownership over their space and include provisions for soft landscaping.



CODE WS.L09 - Private and Communal Amenity Space

Rear Gardens

a. All houses should have access to a private garden space. With the depth not less than 12m.

b. The garden should be of a size suitable for the intended number of occupants.

c. The space should be usable and not overshadowed by buildings, structures or trees for the majority of the area.

d. A minimum rear garden area of 100m² is usually required for 3 + bedroom dwellings within the Parish unless otherwise justified

e. Where not already included within a garage or other purpose built structure, a lockable shed should be sited within the garden to store bicycles.

f. Gardens should not be awkwardly shaped or difficult to access.

g. Access to the rear garden should not be solely through a dwelling and a separate gated access way should be provided. Such an access should be able to accommodate a bicycle and pedestrian.

h. Extensions to properties, should not result in a substandard garden space.

Front Gardens

a. Front garden may vary in size in accordance with the road design. However all houses, should have a minimal personalisation strip, which could accommodate planters or pots etc, which separates the public realm from their property.

b. The space should not be dominated by cycle parking, car parking or refuse and recycling storage. Ideally, car parking should be securely behind the building line, within carriage arches or in garages and car ports. If not possible, sufficient landscaping should be provided to screen adequately.

c. Purposely designed cycle and refuse storage can be accommodated, if low key and in keeping with the street scene.

d. Consideration should be given to the ultimate size of any planting, as this could impact upon natural daylight and the potential for natural surveillance of the street.

Property Boundaries

CODE WS.L10 - Boundaries & Means of Enclosure

Property Boundaries

a. Close board or panel fences should not be visible from the public realm and should be avoided.

b. Where fences are used, these should preferably be post and rail or post and wire including stock netting, or a picket fence with a native species hedgerow behind and a traditional timber five bar gate.

c. Where side & rear boundaries which abut public space and require secure fencing rather than a wall, this should be combined with a hedge to soften the appearance.

d. The replacement of walls and hedges with fencing is not supported.

e. Native hedgerows and trees should not be replaced by ornamental planting.

f. Where there is sufficient space for a front garden, this should be enclosed by an appropriate boundary treatment.

g. Front boundary treatments should not obscure the vision from any driveway or cause road safety issues. Fences adjacent to the highway or any footpath must be less than 1m in height.

h. Measures to soften the impact of existing poor quality walls and fences with planting will be supported where they do not obstruct visibility.

Traditional clunch walls are found throughout the Parish.
Modern stone walls are generally made from alternative materials, but are suitable when the colour and coursing match that of surrounding properties.

Low picket fences are found along the frontage of many older buildings and are often combined with hedgerow planting beyond

Willow and Hazel fencing can be a good way of gaining privacy which is more suitable in a rural setting.

It has a short life space, but is often useful when combined with hedge planting as it gives time for the hedge to grow and the fence can be removed in the future.

Stone coping details

The stone walls in the area have a variety of capping and coping details, whilst clay tile capping is common, there are a number of alternatives with no one type predominating. You may however find a variety of upright stones laid as shown above.

When repairing stone walls it may be necessary to stabilise areas with brick piers or inserts. These should be appropriate to the age of the wall in terms of colour and the use of hand made reclaimed brick

Appropriate gateways also have a major impact on the public realm. Five bar gates and similar timber, rural styles are appropriate for this environment.

Tall blank or boarded gates are generally unacceptable.

Whilst ornate metalwork gates, particularly when combined with large brick pillars or similar entrance features can be inappropriate, they are more likely to be successful on larger properties set within a walled boundary.

Close board fencing is urban in appearance and not suitable for locations adjacent to the public highway (which includes footpaths and bridleways). Instead, a hedge is preferable or traditional stone or brick, brick / flint wall.

Where fencing is required, it must be softened by native planting adjacent to the public realm.

Brick walls are found in the Parish, but are usually made from traditional handmade brick and are not uniform in colour.

Lighting

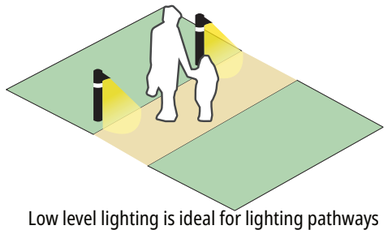
Dark skies and the absence of street lighting in the Parish's settlement areas are valued qualities by the community. In order to minimise light pollution on the night sky there are a number of factors that should be considered and these are highlight in the code below.

Even on existing properties, you could make future changes by asking the following questions about the current lighting:

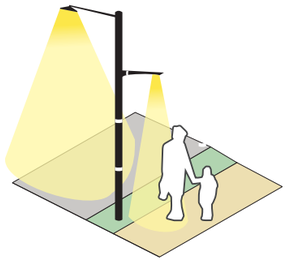
- Is it necessary?
- Does it cover more than the area required?
- Are there necessary uplighters when only downlighters are required?
- Could the light be dimmer and still perform the needed task?
- What colour is the light source - warm or cool?

If the answer is yes to these questions, you should reconsider your approach to lighting and make changes where possible.

Lighting should be designed according to the needs of the user and balanced with the effect on biodiversity and impact on natural resources.



Low level lighting is ideal for lighting pathways



High level lighting is necessary where vehicles may need to pass

CODE WS.I05 - Lighting

a. **Limit unnecessary lighting: Use only the minimum illumination required for safety and security purposes. Consider whether lights need to be controlled by motion sensors, to limit both impact and energy requirements**

b. **Limit high level lighting where unnecessary. For paths and car parks, low level lighting may be adequate. Any lighting column, bollard or fixture should be fitted with shields or screens that direct light downwards, reducing light spill.**

c. **Consider the type and output of lighting and its impact on bats. The use of LED lights are preferable to other types.**

d. **The colour temperature of lights is used to describe the appearance of white light and is usually referred to as warm, neutral or blue. Blue light or light of a temperature above 2700k can be harmful to bats and invertebrates and should not be used.**

e. **Light spill from window and roof lights should be limited. Designers should use recessed windows and avoid large roof lights.**

f. **Where large display windows are required, deep recesses with down-lighting within the recess should be considered first.**

g. **The use of automatic blinds and louvres may be acceptable on commercial buildings where it can be incorporated into usage policies. However these are not appropriate on residential properties due to infrequency or lack of use.**

h. **Illuminated signs are not supported and alternative solutions should be explored.**

i. **Where a bat habitat is found on site, it may be necessary to create lighting zones based on the sensitivity of areas of the site.**

j. **Please see Guidance Note 8 Bats and Artificial Lighting from the Bat Conservation Trust and Institute of Lighting Professionals (2023).**

Surfacing

Surface materials are extremely important. They can be used in a number of ways, for example to:

- define different road types and speed limits; or
- highlight pedestrian or cycle usage; or
- contain green spaces, or
- simply to indicate the character of an area.

In the Parish some of the originally low key surfaces have been replaced by tarmac, concrete or other inappropriate poor quality surfaces.

Block paving is only commonplace on modern development for private driveways. Older properties, generally comprise gravel paths and parking areas.

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this, a limited palette with materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.

Poorly finished surface treatment and impacts from tree roots are problematic

Large areas of hard surfaces, poorly finished treatments or patched finished with tarmac or concrete for cost saving reasons has an urbanising and adverse impact on the character of the area.

Large areas of hard surfaces detract from the area. Here there is the opportunity to remove the playground surface

Where appropriate, loose / compacted, permeable surfacing is preferred for both visual appearance and drainage reasons.

CODE WS.M07 - Surfacing

a. **Warborough and Shillingford is a rural parish, with surfaces often highly visible within the landscape. Therefore the choice of materials should be low key and blend with the natural environment.**

b. **Surface materials used within the public realm must be high quality, durable and complement the local context, in addition to satisfying technical requirements and offering a long term, sustainable solution.**

c. **Materials should be chosen from a limited colour palette appropriate to the scheme to avoid, clutter, confusion and disorientation.**

d. **Large areas of concrete, tarmac, block paving etc, will not be supported. Instead, gravel and bonded gravel are preferred. This can be contained by granite setts. In some instances, for highway safety reasons tarmac is required, but should be minimised where possible.**

e. **When replacing existing surfaces, original high quality surfaces should not be replaced by tarmac or cheaper concrete alternatives.**

f. **The route hierarchy should be surfaced reflecting the nature of the use and the location. The installation of kerbs on rural lanes as a result of development proposals is not encouraged.**

g. **Existing grass verges should not be lost to development.**

h. **The palette of surface materials can substantially improve the appearance of an area. These could include:**

- **bound pea shingle**
- **high quality and permeable block paving**
- **granite or concrete setts**
- **stable blocks and**
- **cobbled edges.**

Infill and Redevelopment

Infill plots and small development sites can alter the character of a village if not carefully designed.

Infill development can be integrated provided the design and layout of the new buildings respect the traditional street scene and character of the area is respected.

Tandem backland development involves constructing a new dwelling directly behind an existing property and sharing the same vehicle access. While this type of development can be a way to increase housing density, it can also present challenges, particularly in areas with established street patterns and historic character.

Tandem / backland development can create privacy issues for neighbouring properties, and disrupt the visual coherence of the streetscape.

Developments in the Parish must respect the rural character and be sensitive to context of the site. The scheme should reflect the existing relationships between buildings, open spaces, views, the landscape, use of materials and other features which are locally distinctive.

Also see CODE WS.L03 - Building Lines and Setback.

CODE WS.L11 - Infill and Redevelopment

Any infill and redevelopment proposals should:

a. Not be more visually obtrusive than the development it replaces, when located in the countryside;

b. Be of a high standard and appropriate to the character of the area;

c. Be based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;

d. Respect the existing linear nature of development and not lead to extensive tandem / backland development, where out of character;

e. Be appropriate and sympathetic in scale, design, materials, building and roof form to its wider surroundings,

f. Be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;

g. Retain native trees and hedgerows as part of an overall landscape scheme;

h. Seek to improve the the locality, where appropriate;

i. Not dominate the neighbouring property or wider street scene;

j. Not result in a significant loss of private amenity space or important gaps between buildings;

k. Retain sufficient space for planting to soften boundary treatments;

l. Seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).

An interesting contemporary approach to new residential development, which draws influence from barns in the surrounding area.

A good example of a farm courtyard style development utilising high quality materials and design detailing which reflects the local character of the area.

A good example here is the former Cricketers Pub as shown in Google Street View in 2008 with its extensive car park.

Following its closure, a new dwelling was built in the car park and as can be seen in the photo on the right, it was designed to be in keeping with the former pub and surrounding properties.

Replacement Dwellings

CODE WS.H03 - Replacement Dwellings

Any replacement dwelling should:

a. not be disproportionate in size to the dwelling being replaced unless sufficiently justified;

b. be of a high standard and appropriate to the character of the area;

c. be based on a contextual analysis of the site and wider context and incorporate or complement other existing buildings or features in the locality;

d. be appropriate and sympathetic in scale, design, materials, building and roof form;

e. be sited and oriented with both the character and setting of adjoining buildings and spaces balanced with potential for passive solar gain;

f. be located on the site of the existing dwelling it is to replace. There may be some circumstances where it would be more a positive to relocate a building, such as environmental gain or road safety benefit, in which case, relocation to an adjacent or nearby position within the established curtilage, would be supported;

g. retain native trees and hedgerows as part of an overall landscape scheme;

h. seek to improve the the locality, where appropriate;

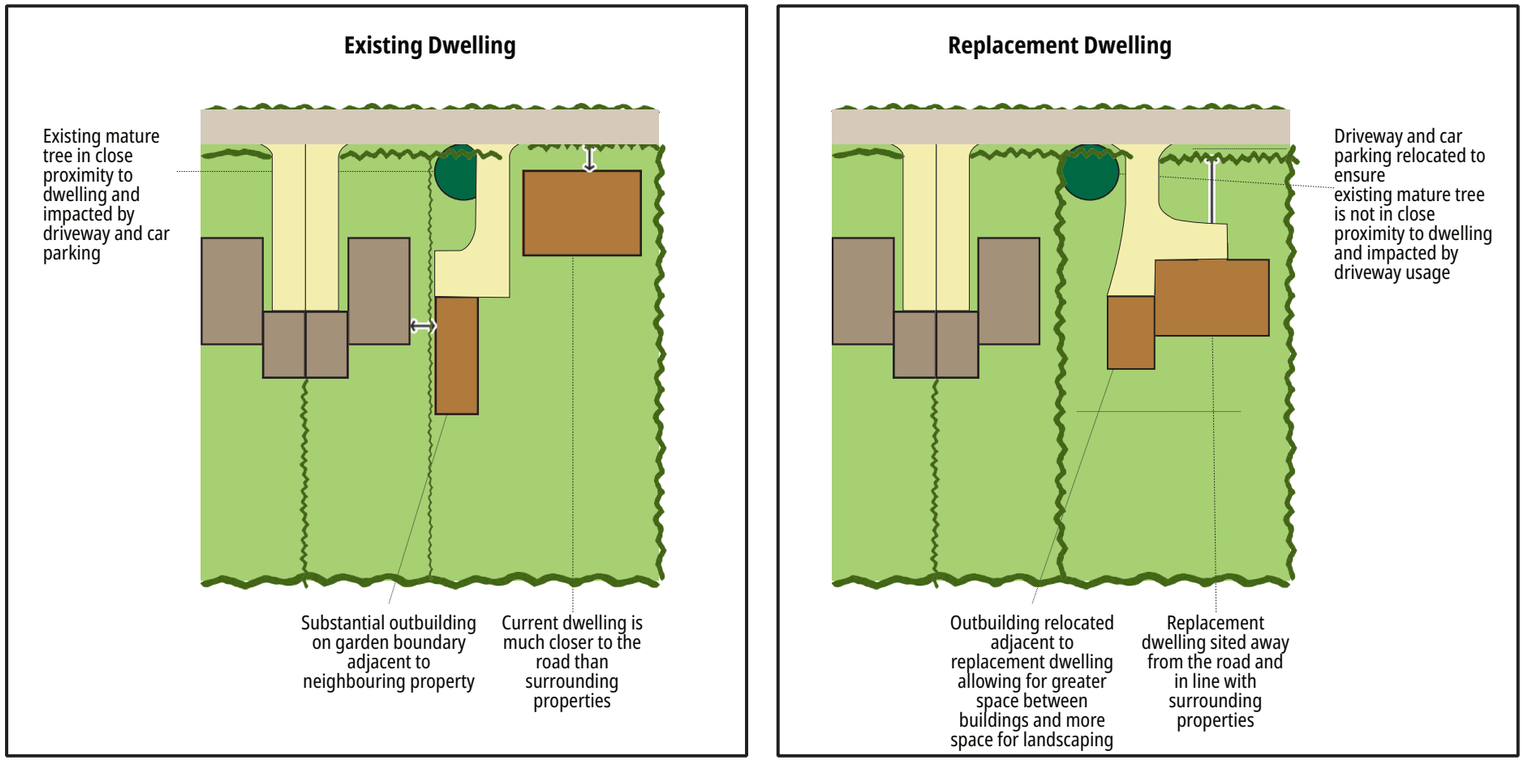
i. not dominate the neighbouring property or wider street scene;

j. not result in a significant loss of private amenity space or important gaps between buildings;

k. retain sufficient space for planting to soften boundary treatments;

l. seek to achieve greater thermal efficiency and reduce use of natural resources in excess of Building Regulation requirements (where possible).

Example of how Re-siting a Replacement Dwelling can Result in Benefit to the Street Scene



Services & Utilities

There is detailed guidance set out in relation to services and utilities in the Joint Design Guide, which clearly highlights that

"The quality of our streets and spaces can be undermined by the clutter of bins, bikes, and services if these are not properly designed into the building".

To avoid adverse impacts, co-ordinating utilities should be considered early on in the design process to enable discreet and convenient delivery and maintenance.

To ensure efficient use of space and for aesthetic reasons, services should be provided underground, below roads and footpaths. It is important to consider the desired placement of new planting and existing trees and shrubs.

All services and utilities must be easily accessible for future maintenance and locations should be considered which causes the least disruption.

Detailed advice on providing for utilities in new developments can be found in Street Works UK Guidance. http://streetworks.org.uk/

Guidance on spacing and turning requirements is provided in Manual for Streets - https://www.gov.uk/government/publications/manual-for-streets.

CODE WS.M09 - Services & Utilities

Utilities

a. **Utility companies and other service providers should be consulted as soon as possible to ensure that all necessary services are available and to avoid any conflicts during construction.**

b. **Services should be located under footways or service strips rather than under carriageways.**

c. **Designers should consider the future by allowing additional space within the ducting for future technologies.**

d. **Ducting should be provided to point at the property boundary where it can be connected at a future date as required.**

a

e. **Utility related street furniture should be minimised where possible.**

f. **Services should not be located within landscaping strips where tree roots may cause an adverse impact.**

g. **Larger areas of public open space may be more suitable for services, where such spaces remain free of planting.**

Lighting

a. **Not all roads or buildings require lighting. There are many instances where the provision of lighting may be detrimental. Such dark areas are important for ecology, especially bat flight corridors.**

b. **A compromise for example may be more suitable, such covered down lighters or sensor lighting.**

c. **Lighting design should be in keeping with that of the surrounding area and use lower energy lamps.**

d. **Any development proposal should consider the individual location in detail (see separate section on commercial lighting on page 84).**

Waste / Recycling & Bin-collection points

a. **Bin-collection points must be provided within 25 metres of any dwelling that is more than 25 metres from the highway.**

b. **Residents should not have to carry a bin more than 30 metres (excluding vertical distances) to the bin-collection point.**

c. **Drop kerbs must be provided to facilitate wheelie bin collection.**

d. **Waste and recycling provision should be made at the rear of houses, which can be brought to the collection point via a carriage way, gated access or private path. Service alleys should service no more than 5 houses and be lockable.**

e. **Communal waste and recycling storage buildings may be used for apartments. These should be attractively designed to complement the apartment building.**

Fire tender access

a. **Any dwelling that is more than 45 metres from the highway must have a driveway that is wide enough (at least 3.7 metres) and strong enough (capable of carrying a 12.5-tonne vehicle) to accommodate fire tenders.**

b. **The road network must accommodate the mobility of all emergency vehicles and service vehicles and refuge collection services.**

Equally the impact of flooding on services and facilities must also be considered. The Parish flood maps in the Neighbourhood Plan must be consulted prior to development to understand the areas affected by all forms of flooding and not just fluvial flood zones.

Natural Assets & Biodiversity

The National Design Guide states that "Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well designed places. Natural features are integrated into well designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water"

This can be achieved through:

- **N1 Providing a network of high quality, green open spaces with a variety of landscapes and activities, including play**
- **N2 Improving and enhancing water management**
- **N3 Supporting rich and varied biodiversity**

Natural assets and biodiversity play a major role in place making and creating attractive environments people want to spend time in.

Many studies have suggested that people are drawn to nature through our ancestral need to be in a resource-rich environment, which has developed an innate tendency for people to seek out nature, particularly in busy and urban environments.

A connection to nature reduces stress, boosts morale and improves productivity, improving mental health. It also contributes to improving physical health through the provision of attractive spaces encouraging active movement.

Natural assets and increased biodiversity also offer ecosystem benefits which contribute to human well-being. These services among other benefits provide food, pollination, water treatment, local climate and air quality and recreational uses.

This section sets out the design parameters for conserving and enhancing the existing natural assets in Warborough and Shillingford.

Well-designed places should integrate existing natural spaces, and incorporate new features into a wider multi-functional network. Consideration must be given not only to biodiversity, but also to water management, and address how good design can work with climate change mitigation and resilience.

We must prioritise nature in new development, so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity.

Although there are a number of high quality open spaces at present in the Parish, these are largely centred on Warborough and Shillingford village itself. The other settlements are lacking in particular in children's play facilities.

The community would like to see additional attractive open spaces in locations that are easy to access, with activities for all to enjoy, such as play, food production, recreation and sport, so as to encourage physical activity and promote health, well-being and social inclusion.

The River Thames runs along the southern boundary of the Parish and is an excellent biodiversity corridor

Wildlife Corridors and Wild Verges

Water Meadow adjacent to The River Thames

The Parish comprises a network of various green spaces, water bodies, biodiversity habitats and other natural elements.

The area around Warborough and Shillingford Parish contains many international, national and local biodiversity designations as set out in the Neighbourhood Plan.

Bug hotels can be located within gardens but also on buildings

The wide variety of sites in Warborough and Shillingford is an incredible resource, which needs to be maintained and enhanced in the future as appropriate. Specifically, wildlife corridors to link designated sites are essential.

New developments must avoid the loss of mature and veteran trees of good quality and other important vegetation, such as hedgerows, and must maintain local habitats and wildlife corridors.

Site design must seek to connect existing ecological zones and enhance biodiversity through the planting of local tree and plant species, the creation of habitats, and the incorporation of SuDS and rain gardens.

CODE WS.N01 - Biodiversity

a. All developments, including new builds, extensions, and conversions, should provide a minimum net gain in biodiversity in accordance with the Neighbourhood Plan policy.

b. Any development should enhance biodiversity and the natural landscape. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required.

c. Development schemes should seek to restore and increase the total area of natural habitats, and landscape features provided as appropriate to the scale proposed.

d. The biodiversity opportunity areas and corridors highlighted in the Neighbourhood Plan provide an excellent indication of where improvements are considered key.

e. Roadside verges should be enhanced and rewilded as highlighted overleaf to increase biodiversity and act as corridors of safe passage for wildlife.

f. The provision of owl, bird, and bat boxes will be be sought as appropriate on all new developments.

g. Bat friendly lighting should be installed to maintain foraging routes

There are many wide verges alongside the rural roads in the Parish. Where a verge is over 1 metre in width, there is potential here that working with landowners and County Highways that these could be managed more sensitively.

The protection and enhancement of wild verges provide safe passage for wildlife that rural verges attract.

A diverse range of plant and animal life is essential for a healthy ecosystem. Verges, though often overlooked, can significantly contribute to local biodiversity. By creating a mosaic of habitats, we can support a variety of species, from insects to birds.

Managing Verges and Hedgerows for Wildlife:

To enhance biodiversity, careful management of verge and hedgerow cutting is crucial. Timing and frequency of cuts are key factors in determining the success of verge habitats.

Woodland Verges: These areas benefit from a delayed spring cut to allow wildflowers, such as bluebells and primroses, to bloom and set seed, providing vital food sources for pollinators.

Grassland Verges: Reduced cutting during the growing season supports a diverse range of wildflowers. A hay cut in late June can help manage taller vegetation without harming beneficial species.

Restoring Depleted Verges:

Many verges suffer from low biodiversity due to factors such as nutrient enrichment. To restore these areas:

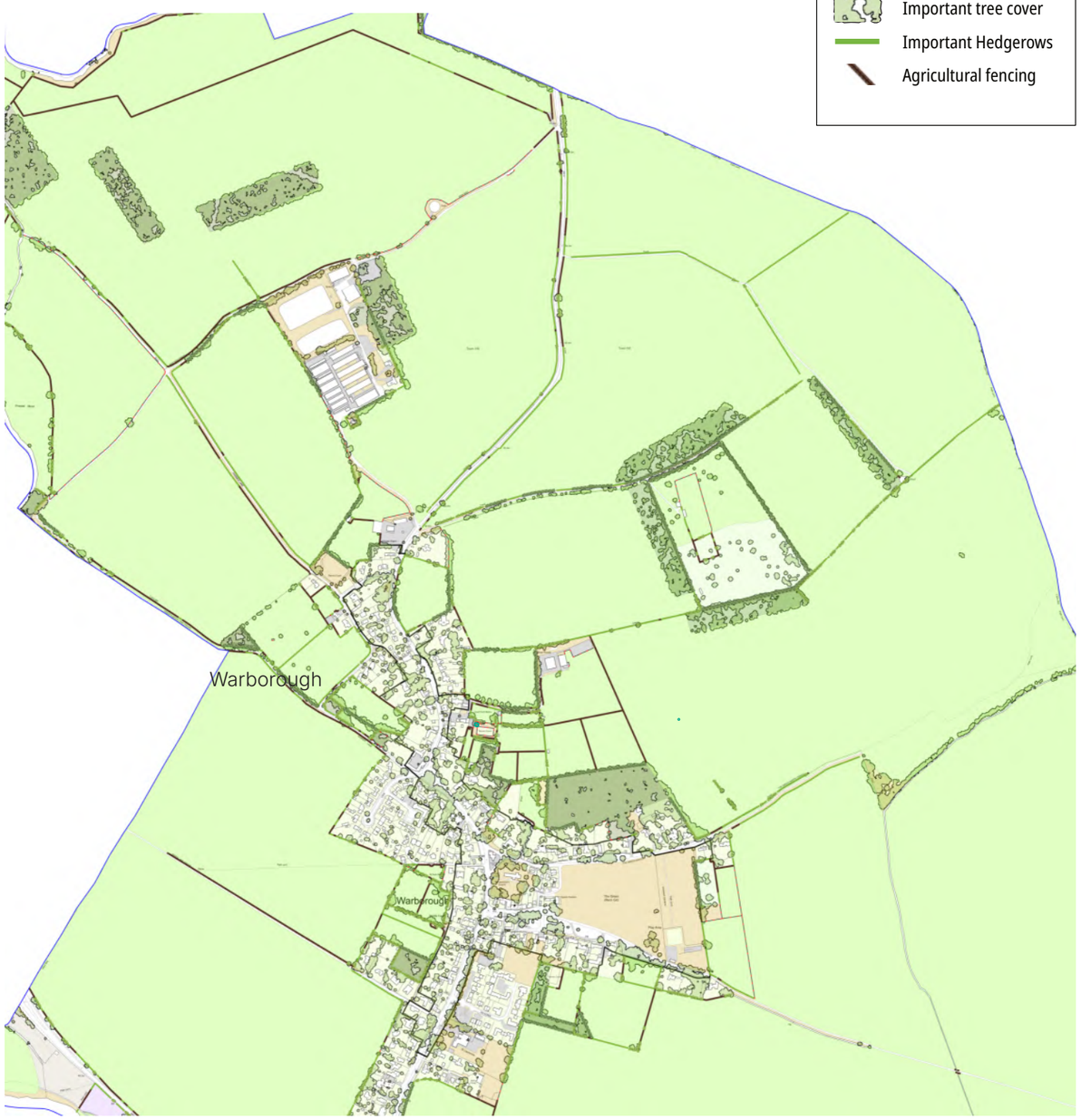
- Reduce Soil Fertility: By cutting and removing vegetation, soil fertility can be gradually reduced, allowing a wider range of plant species to flourish.
- Targeted Management: Implementing a regular cutting regime, such as one cut in late June and another in September, can help maintain lower fertility levels.
- Minimise Nutrient Inputs: Protecting verges from nutrient runoff and air pollution can help preserve their ecological value.

Creating Meadow-like Conditions:

The ultimate goal is to create species-rich grassland verges resembling traditional English meadows. These habitats support a wide range of wildlife and contribute significantly to the local ecosystem. By adopting appropriate management practices, we can help reverse the decline of these valuable habitats and enhance the natural beauty of our surroundings.

Important Trees and Hedgerows within the Parish

Warborough



Shillingford

Trees and Hedgerows

The Parish is set in a mature landscape alongside the River Thames and has developed to make the most of it's natural environment setting.

Whilst the Parish as a whole does not have a high level of trees coverage, the settlement areas do benefit from mature tree cover and pockets of woodland surrounding them.

The large arable fields are bounded by native hedgerows interspersed with mature trees, however this leads to wide expansive views.

The existing trees have an important role to play in the natural and man made environment. They provide shelter and contribute to reducing carbon emissions and cleaning the air.

The ecological benefits and connections should be maximised in this regard. Tree planting and maintenance of existing native trees increases biodiversity.

Important Trees and Hedgerows within the Parish

Consideration should also be given to planting the correct trees in right location, to ensure that any placement does not result in a loss of biodiversity units as a consequence.

Specific tree species can be used as a landmarks and increasing planting density can guide a user, and act as a signpost to a location. For example avenues of trees leading to a destination, such as towards green spaces or as a focal feature for the purposes of legibility.

Trees can also play a role in screening and noise reduction and should be utilised to reduce noise or visual impacts where necessary.

Native hedgerows are commonly used around Warborough and Shillingford to define property boundaries and more so along road frontages. This should be continued in any new development to maintain the level of vegetation that contributes to the character of the parish and help create habitats for small species. Non-native and ornamental planting should be avoided.

High levels of vegetation should be incorporated into new development.

CODE WS.N02 - Trees

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

When choosing a species, designers must consider the following:

a. **Use potential - park, paved area, compatible with drainage, garden size, compatible with road type**

b. **Mature size - small <10m up to extra large >25m - As well as height, think about root protection areas and to avoid issues with utilities and services**

c. **Crown form - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below, would the planting overcrowd the street scene, would it create unacceptable shade?**

d. **Crown Density - as above, look at whether a dense canopy provides the level of enclosure required or whether a light, open crown would be preferable**

e. **Natural habitat & Environmental tolerance - choose the right tree for the location, given the soil type, levels of sunlight, water and potential for drought etc.**

f. **Aesthetic and Ornamental Qualities - Does the tree flower or fruit in a way which does not cause a nuisance? Does the tree introduce a valuable aesthetic to the area? Does the seasonal variation add further interest?**

g. **A diverse mix of species should be sought to reduce the risk of passing on inter-species diseases.**

h. **New development must be designed around existing trees including (but not limited to) those identified overleaf, wherever possible. Where it is unavoidable that trees are lost, they should be replaced at a rate of 2:1 and by native species.**

CODE WS.N02 - Hedgerows

a. **Existing hedges including (but not limited to) those identified above, particularly where of native species should be maintained and enhanced wherever possible.**

b. **Minor and major development sites which abut the open countryside and rural lanes must incorporate native hedgerows and vegetation.**

c. **Native planting should be included in new development to help transition from the built to the natural environment and to act as a wildlife corridor.**

d. **Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and native vegetation as a boundary treatments to help transition from the built to the natural environment and to act as a wildlife corridor.**

e. **New planting of conifers, laurel and rhododendron is not supported as a hedgerow treatment. These are not native and can out compete native plants.**

f. **Appropriate tree and hedgerow species include should be chosen from the adjacent list.**

List of Native Trees & Hedgerows

Trees

- Acer campestre - Field Maple - (Me) (D) (CH, C, L, S)
- Alnus glutinosa - Alder - (Me) (D) (C, L, S)
- Betula pendula - Silver Birch - (La) (D) (C, L, S)
- Betula pubescens - Downy or White birch - (Me) (D) (C,L,S)
- Carpinus betulus - Hornbeam - (La) (D) (CH, L, S)
- Corylus avellana - Hazel - (Sm) (D) (CH, L, S)
- Crataegus laevigata - Hawthorn (Midland) - (Sm) (D) (CH, L, S)
- Crataegus monogyna - Hawthorn (common) - (Sm) (D) (CH, C,L,S)
- Euonymus europaeus -Spindle - (Sm) (D) (CH, C, L, S)
- Fagus sylvatica - Beech (common) - (La) (D) (CH, L, S)
- Fraxinus excelsior - common Ash - (Me) (D) (CH, L, S)
- Ilex aquifolium - Holly - (Sm) (D) (Loam, Sandy)
- Juniperus communis - Juniper (common) - (Sm) (C) (CH, L, S)
- Malus sylvestris - Crab Apple - (Sm) (D) (CH, L, S)
- Morus nigra - Black Mulberry - (Sm) (D) (CH, C, L, S)
- Pinus sylvestris - Scots Pine - (La) (D) (C, L, S)
- Populus alba - Poplar - (La) (D) (CH, C, L, S)
- Populus tremula - Aspen - (La) (D) (C, L, S)
- Prunus avium - Sweet Cherry (Me) (D) (C, L, S)
- Prunus padus - Bird Cherry (Me) (D) (CH, C, L, S)
- Quercus Ilex - Holm Oak - (La) (D) (C, L, S)
- Quercus robur - English Oak - (La) (D) (CH, C, L, S)
- Salix caprea - Goat Willow - (Sm) (D) (C, L, S)
- Salix pentandra - Bay Willow - (Sm) (D) (C, L, S)
- Sorbus aria - Whitebeam - (Me) (D) (CH, C, L, S)
- Sorbus aucuparia - Rowan - (Sm) (D) (CH, L, S)
- Sorbus torminalis - Wild Service Tree - (Me) (D) (CH, C, L, S)
- Taxus baccata - English Yew - (Me) (C) (CH, C, L, S)
- Tilia cordata - Lime, small-leaved - (La) (D) (C, L, S)
- Tilia platyphyllos - Lime, large-leaved - (La) (D) (C, L, S)
- Tilia x europaea - Lime, common - (La) (D) (C, L, S)

(La) - Large >25m
(Me) - Large >25m
(Sm) - small <10m
(D) - Deciduous
(C) - Coniferous
(CH- Chalk, C-Clay, L-Loam, S-Sandy) - Soil type

Hedgerows

- Hawthorn
- Blackthorn
- Field Maple (neutral soils)
- Hazel
- Holly
- Guelder Rose (neutral soils)
- Hornbeam (damp soils)
- Beech
- Wild Service tree
- Field rose
- Dogwood (damp soils)
- Dog Rose; and
- Spindle (neutral soils).

Views and Vistas

Key Views are important to protect the existing character and retain a sense of place. This is essential given the context of the Parish within the Green Belt and adjacent to National Landscapes.

The following views have been identified in the Neighbourhood Plan and are shown on the maps below.

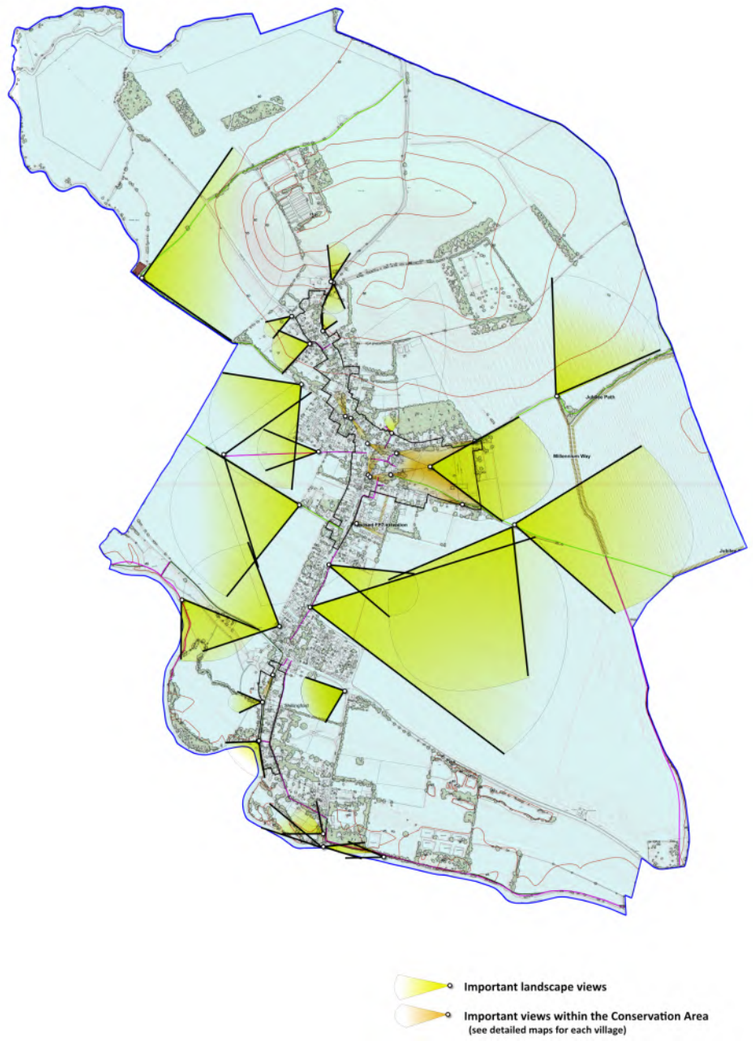
Views can be long distance and open, enclosed, glimpsed, or directed through gaps or deliberate building placement and orientation.

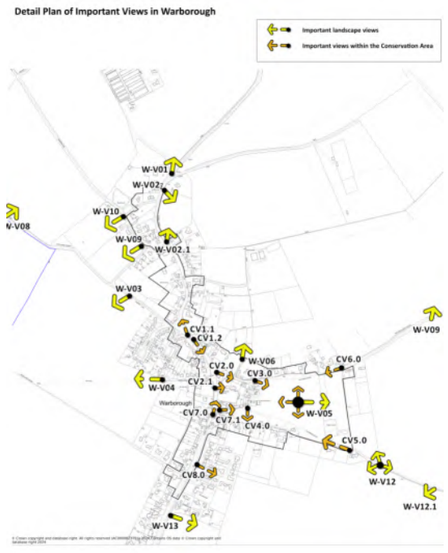
In all circumstances, development should respect these views, which provide significant benefit to the character of the area.

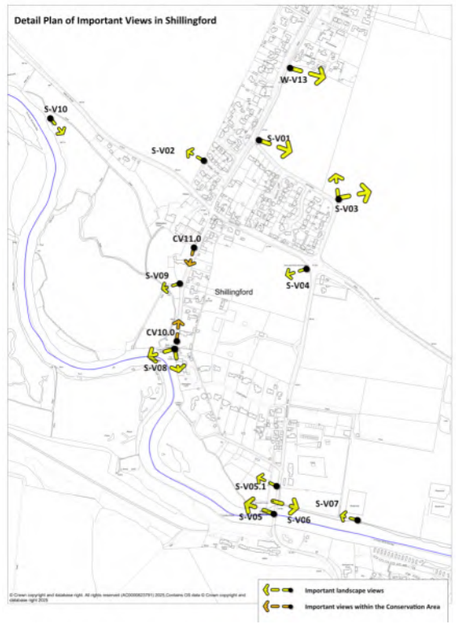
View from Plough Field Monument

View east from Public Right of Way towards The Chilterns

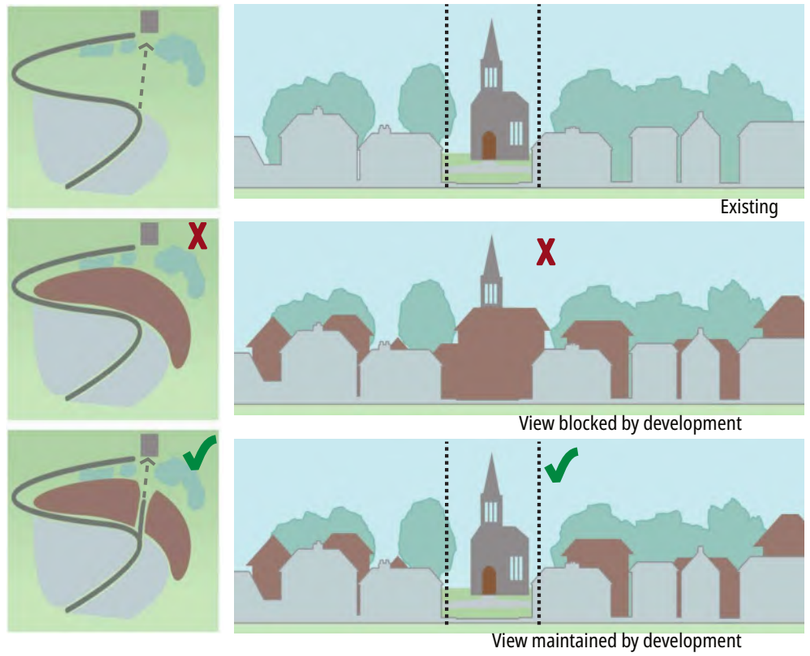
Overview Plan of Important Views (see detailed maps)







Maintaining important views



CODE WS.N03 - Views and Vistas

The identified key views within the Neighbourhood Plan must be protected from inappropriate development and maintain the key characteristics in the view as well as openness.

New development should not obstruct long-distant views to the countryside beyond.

Any new development proposed in close proximity to a heritage asset including the Conservation Area must respect its setting and significance including identified important views and vistas.

The design and layout of major and minor development must be be informed by the existing views.

Where proportionate to the development proposed, a viewscape analysis relating to the impact of the proposed development should be undertaken

Householder Development Design Code

Householder Development

Householder Extensions: Design Considerations

Home extensions are a common way for residents to improve their living space. While seemingly minor, even small alterations can significantly impact a property's appearance and the character of the surrounding area.

Sensitive Design is Key:

Well-designed extensions can enhance a home's character and provide valuable additional space. However, it's essential to consider the impact on both the property and the wider neighbourhood. Extensions should complement the existing building and its surroundings, ensuring they do not harm the visual appeal of the area or adversely affect neighbours.

Key Considerations:

When planning a home extension, carefully consider the following:

- Design Quality: The extension should be sympathetic to the original building's style and materials.
- Impact on Neighbours: Ensure the extension does not overshadow neighbouring properties or cause loss of light.
- Visual Amenity: The design should enhance the property's appearance and contribute positively to the character of the area.

South Oxfordshire District Council requires all new residential schemes to be of a high quality, to be well designed and built to a high standard in accordance with National Planning Policy and the Joint Design Guide.

Whilst many householder proposals fall within the remit of permitted development it is hoped that this document will be used by all residents (for good practice) and not just those seeking planning permission.

For more information prior to submitting an application, please see:

https://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/urban-design/joint-design-guide/

Consultation

It is recommended that in addition to speaking to Council Officers, it is advisable to speak to neighbours and explain your proposals.

All applications will automatically be sent to the Parish Council and discussed at Parish Council meetings. Again, it is advisable to discuss your proposals with the Parish Council in advance. They will be able to point out local considerations you may not be aware of and will be able to discuss how to support you appropriately.

Impact on Neighbouring Properties and Land Ownership

Consider what impact not only the proposals will have, but also the building works as well.

For example, it is often the case that a development proposal may require new drainage works. Consider how this will impact upon existing systems, as well as other neighbouring properties. In some cases, applicants have not considered how drains, gutters or soakaways may be accommodated within the site. In some situations, applications have been received where drainpipes and gutters overhang a neighbour's property.

Consideration must be given to the extent of your land ownership and that of your neighbours. Accurate plans must be submitted as part of your planning application.

The following Design Code sets out expectations and is followed by a series of pages highlighting good practice and examples.

Other Matters

The pages relate to the form and impact of an extension, but pages on design, appearance, materials, landscaping, parking, drainage, boundaries, biodiversity and climate change and sustainability etc should also be read in conjunction to ensure that an application is well considered and likely to receive support.

CODE WS.H01 - Extensions, Renovations & Conversions

a. An extension must be subordinate the main dwelling in scale and design;

b. It should not dominate the existing building, neighbouring property or wider street scene. A slight set back of the extension from the frontage of the original dwelling can help reduce the visual impact; and

c. Extensions should not result in a significant loss of private amenity space; and

d. An extension should demonstrate that analysis of the character of the main dwelling has be incorporated in the design of the extension through form, composition and architectural detailing in keeping with the identified character of the area (see Character Appraisal); and

e. Retain native trees and hedgerows as part of an overall landscape scheme; and

f. Should not result in a significant loss of private amenity space or important gaps between buildings; and

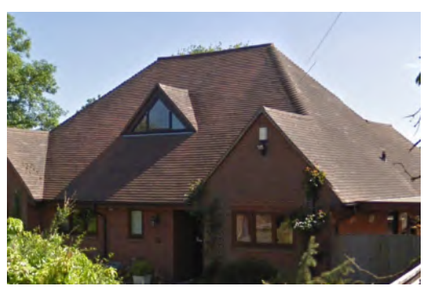
g. Should retain sufficient space for planting to soften boundary treatments; and

h. All extensions, renovations and conversation should also incorporate the following details on low carbon buildings in the next section.

An example of refurbishment and extension, respecting the form, design and materials of the original dwelling.

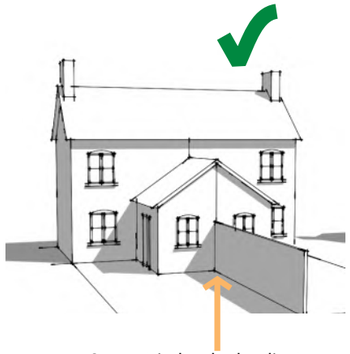
Originally one dwelling which has subsequently been extended and divided into two. The original design of the property is still visible and it has been updated to respect the features, proportions and local building forms.
The new solar panels blend into the dark grey colour of the slate roof.

Loft Conversions and Roof Alterations

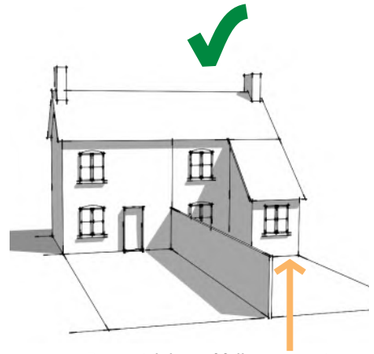


The loft conversion and roof alteration of this bungalow has resulted in a pleasing design which is accentuated by the feature dormer window

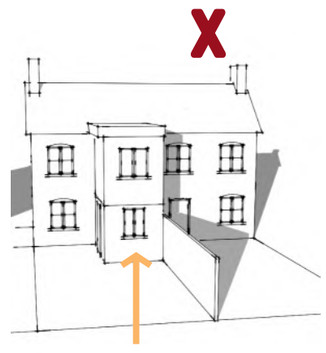
Extensions to Buildings Good Practice and Examples



Symmetrical and subordinate rear extension



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



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

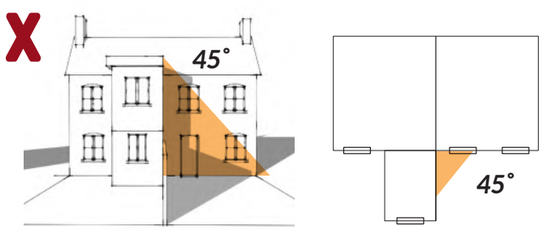
Subordinate side extension. Proportions in keeping with main dwelling

Extension allows sufficient space for landscaping

Side extension competes with main dwelling. Window proportions are incorrect

Extension too close to boundary with insufficient space for landscaping

Overshadowing



Here, the position of an extension would overshadow the neighbouring dwelling from both depth and height

Achieving Adequate Daylight - The 45° Rule

Projections which are excessive, overbearing on adjacent properties, or will cause a loss of daylight to existing adjacent windows and amenity space are unlikely to be acceptable.

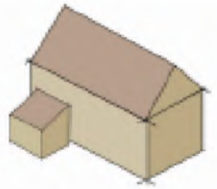
Any projection or extensions to a building, should not exceed a 45° line taken from the centre of the nearest ground floor window of a habitable room.

See further light, aspect and privacy guidance on page 25.

Extensions to Buildings

Extensions to Buildings Good Practice and Examples

Porch Extension - Front



Lean-to extension with a slightly shallower roof pitch to the existing house. The extension is set back from the end gable. Its minor scale makes the shallower roof less noticeable

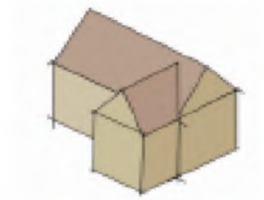
Rear Extension - Single

Single storey catslide-roofed extension matches the slope of the existing roof and, like the existing house, is wider than it is deep. The result is visual harmony even though the two are differently shaped.

Rear Extension - Single

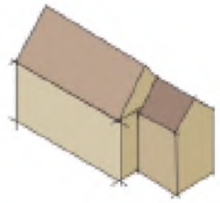
The proportion of the gable of the single storey extension should match the proportion of the gable of the existing house. It is also set slightly back from the gable wall.

Rear Extension - Two Storey



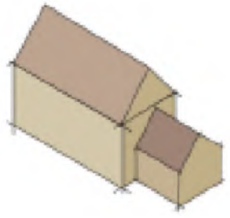
This two-storey extension has a similar shape, but differently proportioned gable compared to the existing house. It achieves subservience by having slightly lower ridge and eaves heights and being set back from the gable wall.

Side Extension - Two Storey



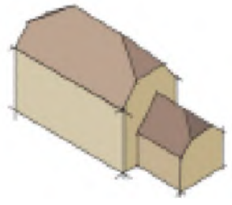
A two storey extension can compete with the original dwelling if it is not subservient. Whilst elongating the main house can be possible, this may result in a disproportionate building form. Here the extension is subservient to the proportion but being inset and lower than the ridge. The shape of the gable of the existing house is mirrored and therefore ,complements the design of the existing house.

Side Extension - Single



Side extensions should be based on the proportions of the roof form and end elevation and the ratio of the length of the eaves wall to the depth of the gable wall.

Side Extension - Single



Here a half-hipped roof is carried through in this single storey extension. It achieves the same balance as the main roof form.

A good example of a two storey side extension which is subservient to the main dwellings with matching detailing, window openings and materials

Respecting Existing Features:

The Parish's unique character is shaped not only by buildings but also by its natural environment. Existing trees, hedges, The River Thames, and pockets of open space, all contribute significantly to the area's charm and visual appeal.

The Design Code encourages householders to assess their site and look at how proposals can incorporate the retention of mature vegetation, water features, and open spaces.

These elements not only enhance the visual quality of the area but also:

- Reduce development impact to neighbours
- Retain important native, mature trees and hedgerows, which are not easy to replace.
- Retain planting which can act as visual screens, softening the impact of new development to the public realm.
- Support biodiversity by continuing to provide valuable habitats and foraging zones for wildlife.
- Current and future flooding is of key concern in the Parish. Proposals may not directly impact the site, but may compromise nearby watercourses or create flood risk to neighbouring properties.

Any proposals which exacerbate this problems will not be approved.

Considering the Future

The design code discourages extensions that would be significantly overshadowed by existing trees or hedges. This helps to avoid future pressure to remove these valuable natural elements.

By working with existing natural features, new developments can be designed to harmonise with Warborough and Shillingford's character and create a more sustainable and visually appealing environment.

Residential Garages and Outbuildings

Residential Garages and Outbuildings

Garages, cycle stores, bin stores and other residential outbuildings are a feature of modern living, and should be included as an integral part of the overall design from the outset for new build properties.

Where these are designed as a later addition, their impact from the public realm must be considered, as well as their likely impact on surrounding dwellings and their occupants.

Garage conversions and Loss of Parking Spaces

There are two issues relating to garage conversions. The first is design and finding a suitable way of replacing the garage door(s) with a form of development which is in keeping with the surrounding buildings.

In many cases it may be preferable to reduce the width of the opening and ensure that any new windows and doors use similar proportions to that of the existing property (see section on windows and doors).

Secondly, garage conversions to habitable accommodation generally result in the loss of a vehicle parking space (although it is acknowledged that many older garages are no longer large enough for modern vehicles).

Where a loss of parking space results, Highway Officers will assess the capacity for parking on plot as well as the level of on-road parking when determining applications.

Where there is insufficient space for on plot parking, conversions are likely to be classed as unacceptable. This is particularly the case in many areas of the Parish where on-road parking is already an issue.

A simple overhang or catslide roof on the edge of an outbuilding can form an effective log store

Double garages can be intrusive and siting is important. Here the building sits on the boundary and helps to enclose a parking courtyard, which is accessed by a five bar gate, appropriate for this setting.

Separate timber (on brick plinth) cartsheds and garages are commonplace and work well in a countryside setting.

Garage / cartshed building screened by high brick boundary wall with clay tiled roof to match surrounding properties. Sited in an area where buildings along the road edge are a common feature

Many outbuildings are re-purposed for residential storage. Equally where once they may have been big enough to store a small car, they are no longer adequate for modern vehicles.

CODE WS.H02 - Residential Garages and Outbuildings

New Garages and Outbuildings

a. The design of outbuildings and bin storage should be subordinate to the main property, either as free standing structures or as additional forms to the main building.

b. Outbuildings should be sited behind the frontage of the dwelling, unless existing outbuildings form part of the road frontage. In which case, such outbuildings should be designed to be in keeping with the character of the area.

c. Adequate bin storage where provided on plot should be accessible from the front or side of homes.

d. In communal buildings these should be sited for ease of access to all residents. This may be within the building itself or in a well designed separate bin store, situated to deter crime.

Garages Conversions

The conversion of a garage (which is of size to accommodate a car) would not be supported where it will lead to an overall loss of on plot parking spaces within an area identified as suffering from parking problems within the Neighbourhood Plan.

Garage conversions should include materials and details to match the host building or adjacent dwelling as appropriate. Disproportionate scaled windows and doors are not supported.

See the Oxfordshire Street Design Guide for more information on parking

Resources and Climate Change

The National Design Guide states that "Well-designed places and buildings conserve natural resources including land, water, energy and materials.

Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050. It identifies measures to achieve:

mitigation, primarily by reducing greenhouse gas emissions and minimising embodied energy; and

adaptation to anticipated events, such as rising temperatures and the increasing risk of flooding."

This can be achieved through:

- **R1 Following the energy hierarchy**
- **R2 Careful selection of materials and construction techniques**
- **R3 Maximising resilience**

The following section looks in more detail at reducing the amount of resources used both in construction and future use by occupants. This is not only in materials, but for land, water and energy.

New building should aim to be in excess of the requirements set out in current Building Regulations or at least be easily adaptable to do so. This Design Code however does not seek to duplicate current Building Regulations and this should be reviewed separately.

Lifespan

The National Design Guide states that:

"Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan."

It goes on to state that such spaces are

- *"designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages;*
- *robust, easy to use and look after, and*
- *enable their users to establish a sense of ownership and belonging, ensuring places and buildings age gracefully;*
- *adaptable to their users' changing needs and evolving technologies; and*
- *well-managed and maintained by their users, owners, landlords and public agencies."*

This can be achieved through ensuring that places:

- **L1 Are well-managed and maintained**
- **L2 Are adaptable to changing needs and evolving technologies**
- **L3 Have a sense of ownership**

These the sue of resources and the lifespans of buildings as with many of the others very much interlinked.

The future maintenance and lifespan has been referred to in many of the Design Codes above and therefore this document should be read as a whole.

In particular, please see the section on creating a sense of place and identity, adaptable buildings, public open space and future maintenance.

Low and Zero Carbon Buildings

In recognition of the Climate Emergency and the very real need to meet net zero as soon as possible, the Warborough and Shillingford community is keen to ensure that all new buildings should work towards achieving net zero carbon (subject to viability considerations), and for major non-residential development to achieve BREEAM 'Excellent' (again subject to viability considerations).

Carbon can be reduced in the design process through reducing the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.

Developers must seek to reduce carbon emissions during the construction phase. This can be achieved through employing local contractors and reusing and recycling building materials and reducing site waste.

The standard to which buildings are constructed will affect total embodied carbon for the lifetime of the building. New development must be sufficiently insulated and air tight.

Energy Hierarchy

Reduce Need for Energy

By using passive measures, such as orientation and fabric

Be Energy Efficient

By utilising appropriate mechanical and electrical systems such as including heat pumps, heat recovery and low energy lighting.

Maximise Renewable Energy

Maximise on plot generation from single dwellings through to larger community and business operated schemes

Renewable energy & low carbon appliances should be installed in new properties.

At the design and construction stages consideration for the 'end of life' of the building should be considered so as to reduce carbon emissions from demolition and ensuring materials are reusable.

Existing buildings should seek to be retrofitted.

Sustainability in Existing Buildings

While this Design Code primarily focuses on new development within Warborough and Shillingford, it acknowledges the importance of addressing emissions from existing buildings to achieve overall sustainability goals.

Opportunities for Existing Building Upgrades:

The Design Code sets out that there are extensive opportunities exist to improve the energy efficiency of existing residential buildings within the neighbourhood area.

Whilst many are permitted development, these are opportunities that may arise during planning applications for change of use, conversions, extensions, etc, which do require permission.

This Design Code encourages the implementation of energy efficiency measures for all development (even where permission is not required), as described for new development where feasible and appropriate.

Renewable Energy

Renewable options are increasing in number, availability and price.

Following on from the Energy Hierarchy above and orientation of buildings for sunlight and daylight overleaf, buildings should also be optimised in terms of layout for renewable energy. With consideration given to locations for such technology.

Balancing Energy Efficiency and Historic Preservation

The Design Code acknowledges the potential conflict between energy efficiency measures and the preservation of Warborough and Shillingford's Listed Buildings. However, it is emphasised that retaining, reusing, refurbishing, and retrofitting existing buildings remain fundamental strategies for achieving net-zero carbon targets.

Developers and homeowners are encouraged to find creative solutions that balance energy efficiency. improvements with the protection of the historic environment.

Sustainable Buildings

Traditional Buildings

On traditional buildings making alterations and retrofitting for energy and carbon efficiency can be a difficult balance.

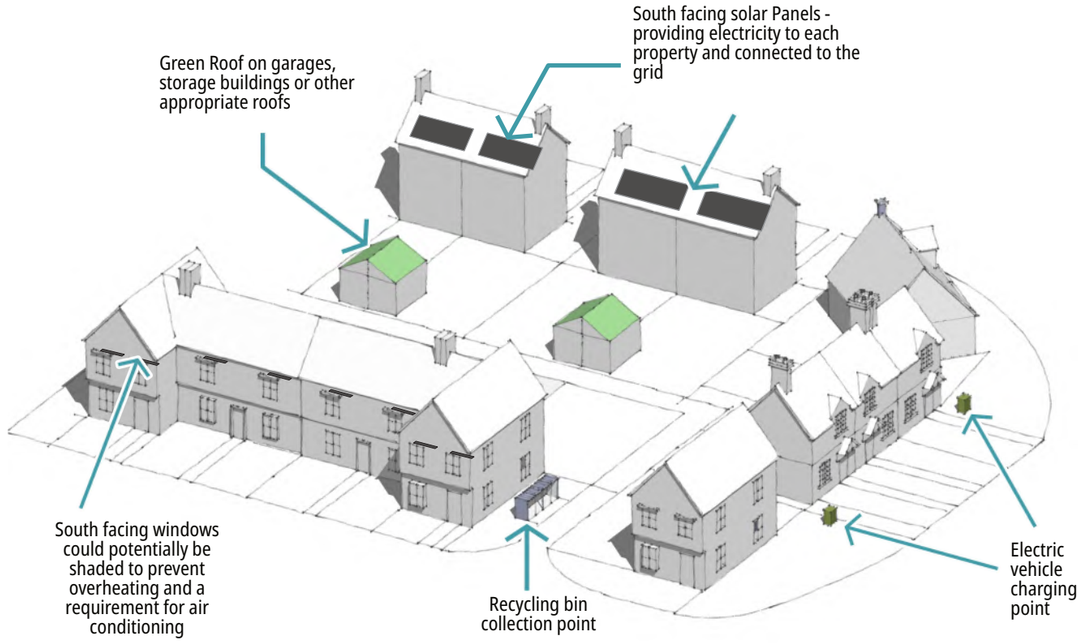
Historic England have brought out a new Advice Note: Adapting Historic Buildings for Energy and Carbon Efficiency: Historic England Advice Note 18 which details the general approaches that should be adopted, permissions that may be needed and what changes can be made. These include:

- Draught-proofing of windows and doors,
- Installation of secondary glazing
- Installation of slim-profile or vacuum double-glazing
- Replacement of windows
- Loft/ roof and wall insulation
- Reinstatement of historic render finishes
- Mechanical ventilation and heat recovery systems
- Heating systems and heat pumps
- Photovoltaic and solar thermal panels
- Wind power
- Electric vehicle charging points

For modern buildings, the following Codes should be followed.

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

Incorporating Renewable Energy



CODE WS.C01 - Low and Net Zero Carbon Buildings

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

Low Carbon Buildings

a. Insulation - greater levels of insulation must be provided in lofts and walls (both for cavity and solid walls)

b. Air tightness must be increased with minimisation of draughts. Doors and windows are the most common source of problems, however floors particularly suspended floors can be easily insulated.

c. New windows should be replaced by double or triple glazing, but should follow the guidance above. South facing windows may need to be shaded and north facing windows should avoid larger panes of glass, which would enable greater heat loss.

d. Low carbon heating alternatives to gas or oil boilers must be sought. Solar panels are encouraged.

e. Water and electricity usage must be reduced by using more efficient products.

f. Where possible, materials should be re-used in situ to reduce waste and embodied carbon.

g. Green space, green roofs and walls must be maximised to reduce effects of flooding and overheating.

h. In areas prone to river and surface water flooding particularly, floor levels and the position of items sensitive to water ingress must be considered.

i. Design gardens and boundary treatments to allow water to move through without obstruction.

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

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

a. The effect of site layout design and individual building design in relation to energy consumption.

b. Improving energy efficiency through passive solar gain and efficient form

c. High performance construction and materials.

d. Early consideration of renewable energy in the design process.

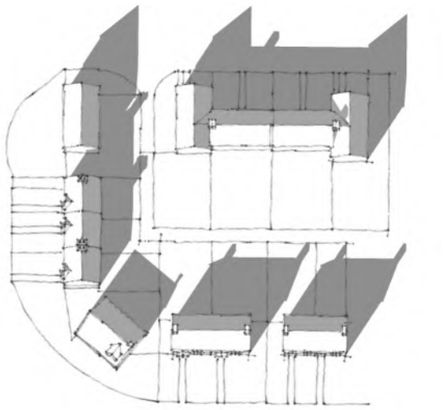
e. Types of renewable energy technologies include; solar power, wind electric systems, hydro power systems, biomass and a variety of heat pumps.

f. With accurate design energy-positive buildings may be developable, in which the building produces more energy than it consumes. Where possible, new development should be designed to achieve and equal or greater level of energy generation to consumption.

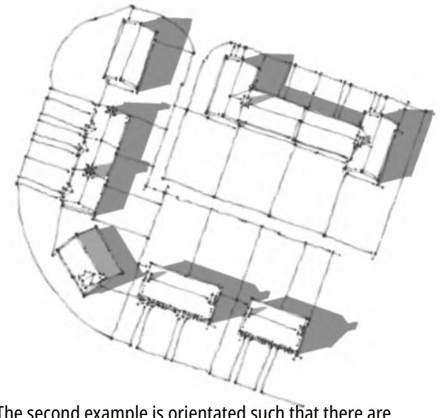
g. Where viable renewable energy systems should be connected to the grid to enable energy supply if requirements are not met or an energy surplus can be fed back into the grid.

h. To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.

i. Deciduous trees can be strategically placed to provide summer shading and avoid overheating, as can louvre windows and other shading detailing such as a Brise soleil.



The two examples here highlight the difference orientation makes to a scheme. In example 1, there are a number of dwellings with north facing gardens and areas which are completely overshadowed.



The second example is orientated such that there are no due north facing gardens. This means both gardens and dwellings receive direct sunlight for more hours of the day.

Orientation- Passive Solar Gain and Shading

The orientation of buildings and passive solar gain should be considered in the early design stages.

To maximise solar gain in the winter, buildings should be within 30° of due south, where ever possible.

Maximising the number of building within this range should help inform the layout. In addition the north side may have a higher ratio of wall to windows to minimise heat loss.

This however needs to be balanced with existing building lines and patterns of development

Deciduous trees can be strategically placed to provide summer shading and avoid overheating, as can louvre windows and other shading detailing such as a Brise soleil.

CODE WS.C03 - Construction & Materials

a. **New development should aim for a net zero carbon construction process and total embodied carbon.**

b. **Carbon can be reduced in the design process through reducing the amount of materials needed through structural design and building form, in addition to choosing lower carbon materials.**

c. **Developers must seek to reduce carbon emissions during the construction phase. This can be achieved through employing local contractors and reusing and recycling building materials and reducing site waste.**

d. **The standard to which buildings are constructed will affect total embodied carbon for the lifetime of the building. New development must be sufficiently insulated and air tight.**

e. **Renewable energy & low carbon appliances should be installed in new properties.**

f. **At the design and construction stages consideration for the 'end of life' of the building should be considered as to reduce carbon emissions from demolition and ensuring materials are reusable.**

g. **Where proposals affect the fabric of existing buildings, applicants should consider the retrofitting of appropriate materials and technologies to lower carbon emissions.**

Water, Flooding & Sustainable Drainage

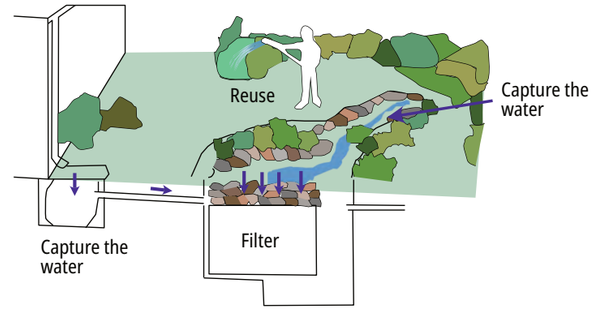
Sustainable drainage systems (SuDS) are a way of managing rainwater that mimics natural drainage processes. This can help to reduce flooding, improve water quality, and create more attractive and biodiverse spaces.

Green SuDS use vegetation and other natural materials to manage rainwater. Examples include green roofs, rain gardens, and swales.

Natural flood resilience features are elements of the landscape that can help to slow down and divert floodwaters. Examples include wetlands, woodlands, and floodplains.

Flood resistance measures help to prevent buildings from being damaged by floodwaters. Examples include raising the ground level around buildings, installing flood barriers, and using waterproof materials.

Flood resilience measures help buildings to recover quickly from flooding. Examples include designing buildings so that they can be easily dried out and repairing any damage caused by floodwaters.



Water-saving measures can help to reduce the amount of water that is used. Examples include installing water-efficient appliances, planting drought-tolerant plants, and taking shorter showers.

Rainwater harvesting is the collection and storage of rainwater for reuse. Grey-water harvesting is the collection and reuse of household wastewater from sinks, showers, and baths.

CODE WS.W01 - Water Usage & Recycling

a. **Rainwater can be utilised for a range of daily activities including cleaning and flushing toilets. New development should employ rainwater & storm water harvesting wherever possible. Any such system should have 4 main components:**

- **collection**
- **treatment**
- **storage and**
- **distribution.**

b. **The system should consider the local rainfall pattern and the size & material of the collection surface for optimal operation and economic viability.**

c. **Rainwater must not flow into open gullies due to potential risk of contamination.**

d. **Potential overflows should be accounted for in design to avoid flooding.**

e. **Storage devices should be protected against extreme weather conditions.**

f. **More information can be found from the Oxfordshire County Council as the Lead Local Flood Authority.**

CODE WS.W02 - Watercourses & Bodies of Water

a. **New major development should maximise opportunities to create ponds, watercourses and other water bodies to connect biodiversity with leisure.**

b. **Buildings should be designed to incorporate views of existing or new water courses or bodies.**

c. **Buildings should be sited to leave a sufficient buffer zone for bank maintenance and allow for appropriate flood works where necessary.**

d. **Opportunities could be explored to add to the green infrastructure network creating walking and cycling paths along / around these water features.**

Proposals should not result in an increase to flood risk to either a development site or to surrounding properties.

New development should seek to avoid Flood Zone 3 where possible, in particular avoiding areas of functional floodplain. In this regard, the Sequential and Exception Tests should be referred to, and development sited as prescribed in the NPPF.

Sustainable drainage is designed to reduce the rainwater run-off rate. This reduces the risk of flooding and increases the biodiversity, water quality and amenity.

New development, especially major development schemes, should seek to capture rainwater for use on site. This can be used for irrigation and non-potable uses.

If capturing is not possible, schemes should aim for water to infiltrate into the ground or gradually release into a body of water. This can be done through:

- Green roofs
- Permeable surfacing
- Swales
- Planting and rain gardens

For biodiversity reasons, the creation of wildlife ponds of differing sizes would be supported.

CODE WS.W03 - SUDS & Flood Resilience

a. **Drainage and sewage treatment and capacity must be considered early in the development planning and design process, particularly where surface water and fluvial flood risk is identified. The drainage scheme should be designed along with other key considerations.**

b. **Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.**

c. **Adoption of permeable paving solutions instead of tarmac is supported. Gravel is a widely used surface in the Parish, but suitable containment strips or materials should be used to ensure that there is limited spillage onto the highway.**

d. **Permeable pavements reduce flood risk by allowing water to filter through. They should:**

- **Respect the material palette;**
- **Help to frame the building;**
- **Be easy to navigate by people with mobility aids;**
- **Be in harmony with the landscape treatment of the property; and**
- **Help define the property boundary.**

a. **Gardens and soft landscaping and the use of appropriate planting should be maximised to reduce the overall area of impermeable hard surfacing. The introduction of non-porous hard surfaces is likely to increase surface water volumes and increase local flood risk.**

b. **Green space could be incorporated for natural flood protection e.g. permeable landscaping, swales etc.**

c. **The collection of water within new development is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development. This can take the form of a water butt on a small scale proposal, but scale up to underground water tank solutions on larger sites with rainwater and grey water stored and reused to reduce the demand on mains supply.**

d. **Where flood water currently adversely affects a property, any new proposals to reduce the impact or to improve matters, would be supported, subject to design and effect on biodiversity.**

e. **Ensure waste water proposals will not exacerbate the current problem areas identified in the Plan. Development proposals must be accompanied by sufficient information to highlight sewer capacity and functionality as appropriate to the scale of development.**

Design Checklist for Development Proposals

There are a number of locally specific principles which should be demonstrated in the proposals:

- Connecting and strengthening the existing green network to enhance ecological corridors and the provision of quality open space including green spaces.
- Integration with the existing movement network with regard to road hierarchy, pedestrian priority and ecological corridors.
- Strengthening of the existing local character including appearance of buildings and spaces and integration with the physical form.
- Respecting existing context and buildings in terms of scale, height form and massing and considering loss of light and privacy.
- Relation to topography and existing land form whilst respecting important views and gaps.
- Reinforcing local distinctiveness and place identity and retention of significant existing features and using appropriate materials
- Sufficient provision of sustainable waste management, flood mitigation and renewable energy technologies and energy efficient design.
-

- [ ] **1. Does the proposal constitute a high quality and sustainable site specific solution?**
- [ ] **2. Does the proposal meet requirements set out in this document, if not are the reasons justified?**
- [ ] **3. Is it suited to the local context and does it enhance local character?**
- [ ] **4. Will the proposal maximise efficient use?**
- [ ] **5. Does the proposal encourage active travel and provide sufficient parking solutions?**
- [ ] **6. Has building form and architectural detailing been used to create interest and enhance place identity?**

Monitoring and Review

It is considered that this document should be monitored and reviewed alongside the Neighbourhood Plan and in the same timeframe.

Conclusion

This document sets out design code guidance for new development within Warborough and Shillingford. It should be used by decision makers and applicants to design and develop buildings and places which positively contribute to the existing character and achieve high quality design.

The design codes within this document have been informed through background evidence base in preparation for the Neighbourhood Plan.