

# Warborough and Shillingford Neighbourhood Plan Review – Response (1) to Examiner’s Clarification Note

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### 1. In relation to proposed LG S04 Plough Field:

***“is it appropriate for a neighbourhood plan to identify the same parcel of land both as a Green Gap (in Policy VC2) and as a Local Green Space when the policy implications of the two designations are different?”***

we understand that it may be difficult to reconcile the two designations and would be willing to concede one if the examiner believes this is necessary for the plan to meet basic conditions. The community believe that the land is demonstrably special to them, such that it warrants the designation of a Local Green Space designation. At the same time however, they understand that this is a high bar to reach. They believe that sufficient information has been submitted to warrant such a designation, but if the Examiner disagrees, then for the land to have no weight other than open countryside would not reflect the views of the community or the work undertaken by our volunteers and independent consultants in the Character Appraisal.

The site has merit for each, as per the evidence set out in the supporting text for each policy in the revised plan and supporting Character Appraisal on pages 10-15, 31, 33, 34, 44, 45, 50, 51., therefore it is hoped that if the Examiner is not minded to grant the designation of a Local Green Space for this site, he will agree that it fulfils the purposes of a Green Gap.

***“what is the size of the proposed Local Green Space?”***

The site is 4.9 hectares and relates to the size of the settlements to the north and south. The Steering Group have been working on the basis that the land needs to be 'local in character and not an extensive tract of land'.

Whilst the site in question makes up part of a much larger area providing visual amenity and long-distance views, there are clear boundaries to the specific land parcel identified. There are hedgerow boundaries on all sides and the eastern boundary is concurrent with the edge of the settlement to the north. It is believed that this is a fairly self-contained site with clearly defined edges and therefore falls within the criteria for designation.

***"I note the commentary in Appendix 3.0, and saw the interesting monument during the visit. Was the World Ploughing Championship a one-off event (held in 1954) or has it been repeated since that time (either in the parish or elsewhere)?"***

The World Ploughing Championships or Contest have only taken place three times in the UK since beginning in 1953. Once in Shillingford, then in Taunton in 1971, and finally in Lincoln in 2000.

The site has also been used on a number of occasions to host the British National Ploughing Championships, in addition to the World Ploughing Championships. There are a number of venues where the British National Ploughing Championships have taken place, but this site has been consistent since the championships began in 1951. It should also be noted that there are only a few sites within Southern England, which have held this event.

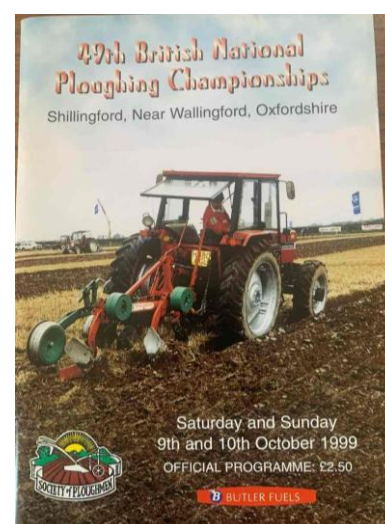
Most recently:

The 49<sup>th</sup> British National Ploughing Championships in 1999 as shown by the programme on the right

The 43<sup>rd</sup> British National Ploughing Championships and Country Festival in 1993 as shown by the programme on the right.

These programmes are held by the villages' Historical Group. The details held by the local community can be seen on their website: <https://wandss.org.uk/topics-of-interest/world-ploughing-contest-1956/>

More general details of the history of the Championships can be found here: <https://www.ploughmen.co.uk/about-us/british-national-ploughing-championships>



Ploughing competitions still remain relevant and important to our rural communities. The 74<sup>th</sup> British Championship is being held in the West Midlands in October 2025, in addition to European and World Championships this year in Nottinghamshire and Prague respectively.

It should also be noted that the initial World Ploughing Contest being hosted in the UK in 1956 is also of greater European and World significance. With the ending of world hostilities at the time of the event, uniting countries in acts of togetherness was essential in building bridges during that period.

The motto of the World Ploughing Championships, PAX ARVA COLAT, "*let peace cultivate the fields*", highlights how important the event was, particularly when self-sufficiency was key to survival.

The 13 countries that competed are of interest, given that these were former warring nations, including Germany, France, Belgium, Netherlands, Sweden, UK, Northern Ireland, Denmark, Finland, New Zealand, USA, Canada and Norway.

Each venue that hosts a World Ploughing Championships is presented with "*the cairn of peace*", although the original golden plough was stolen in 1991 and latterly replaced in 1992.

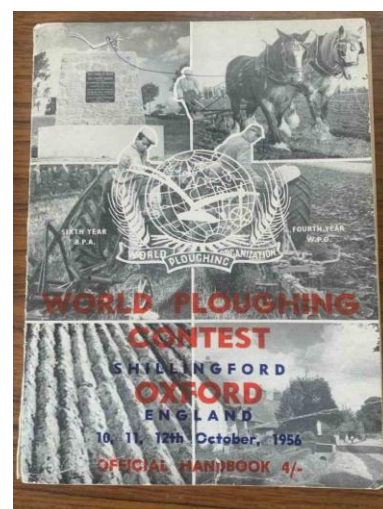
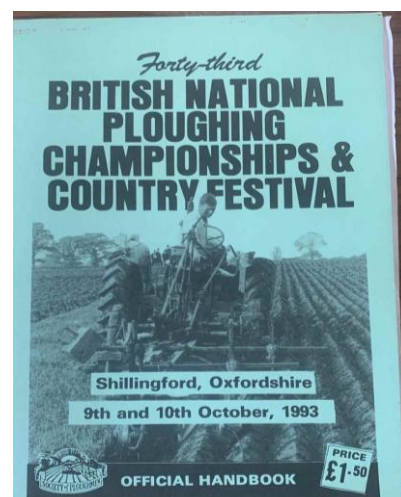
The site is considered to form part of the setting of the plough monument, which is proposed as a Non-Designated Heritage Asset, it would entirely diminish its setting and historical significance if the land were lost to development.

More details of the World Ploughing Organisation can be found here [https://worldploughing.org/?page\\_id=6173](https://worldploughing.org/?page_id=6173)

The significance of this particular event at that time should not be lost and explains why the area is considered of such significance to the community.

The re-use of this site for ploughing competitions and country festivals continues to keep the historical significance alive for new generations.

It may be of interest that this site is Grade 1 Agricultural Land, of which there are only 3 locations in Oxfordshire. It is highly productive land, which is presumably one reason it was chosen for such an event.



If this field is not protected, not only could this area of historic significance be lost, but it would preclude this much valued community event from taking place in the future on this site.

## Conclusion

The Steering Group believe that there is sufficient evidence to demonstrate that the Plough Field site meets the requirements of a Local Green Space on both Beauty and Historic significance grounds. As already submitted, the site is valued by the community in terms of beauty for its visual attractiveness, contribution to landscape and the expansive views gained, its important role in the setting of both settlements and preserving their individual identity.

The aspects relating to historic significance have been described above in great detail.

It is also considered that the visual attractiveness of the site is clear. It makes a valuable contribution to landscape as viewed by the community from this area. The site enables excellent long-distance views through to the Chilterns which are distinctive and highly regarded.

The location of the site is essential in retaining the character of both individual settlements and adds to the rural character of the area. It makes an important contribution with regard to the physical form and layout of both Warborough and Shillingford and the last remaining gap in built development.

It may also be helpful to note that the site was subject to a recently refused planning application (P23/S4082/O) and subsequent withdrawn appeal. The Council's Landscape Officer was consulted during the course of the application and made many valuable observations relating to the landscape and amenity value of the site. This has been attached separately to highlight further professional assessment of the value of this site and to explain why the community feel so strongly about the site and the reasoning behind the LGS proposal.

## 2. In relation to Policy VC1

***“... part f of the policy follows the approach taken in paragraph 216 of the NPPF. However, the initial part comments that ‘development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset’ On what basis has the Parish Council chosen to include this specific element?”***

Paragraph 216 of the NPPF sets out that:

- *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

- Policy VC1 (f) is phrased as a ‘should’ policy as set out. It does not say ‘must preserve or enhance the significance of the asset. Although this is the ideal approach, It is recognised that not all proposals will preserve or enhance, and there may be a case made for the loss of some assets. It therefore asks for a balanced judgement to be made as per the NPPF. The wording for this policy we believe to be a standard format, which has been accepted as being in accordance with the NPPF in numerous Made NPs. The wording ties in the locally specific information – the list and map of NHDAs. If however the Examiner would prefer for the policy to be altered to reflect the NPPF wording more closely, the Parish would be happy with this approach.

### 3. In relation to Policy VC2

***“...do the opening elements of the policy (a-f) apply across the neighbourhood area (including the proposed gateway sites and the proposed Green Gap, or are the proposed gateway sites (part g) and the proposed Green Gap (part h) affected only by their own policy components?”***

Criteria a) to f) apply to the entire Plan Area including the identified sites and Identified Frontage Areas. Criteria g) is an additional consideration which applies to sites 2 and 3 and Important Frontage Areas as defined on figure 14. It may be better to make it clearer that the Gateway sites and the Important Frontages perform specific functions within the landscape, which need to be retained.

***“... does the Plan’s reference to the Green Gap as ‘this gap is the last remaining gap between the villages of Warborough and Shillingford’ relate to land to the eastern side of Thames Road?”***

Yes this is correct – it is identified as Site 1. To clarify, it is worth noting that the land on the western edge of Warborough and Shillingford falls within the Green Belt. At the time of assessing the character of the area, it was believed that land within the Green Belt was provided adequate protection.

***“to what extent did the Character Appraisal assess the significance of the proposed Green Gap in relation to the existing physical interrelationship between Warborough and Shillingford along Thames Road/Warborough Road? “***

Notwithstanding the commentary with regard to the designation of Plough Field as a LGS, the following sets out the reasoning for the alternative proposal for a Green Gap. Extracts from pages 14 and 15 of the Character Appraisal are highlighted overleaf to assess the physical interrelationship between the settlements.



In summary, the evidence base work undertaken highlighted that development on the eastern side of Thames road would close the last remaining gap between the villages of Warborough and Shillingford. It would introduce built form into a clear visual break between settlements. Effectively merging them into a single, settlement, which would comprise of a central area of sub-urban sprawl, contrasting with the current experience of the two historic settlements.

The CA provides detailed analysis of the Parish settlement areas and their setting in addition to a section on 'Green Gaps' which refers to land between neighbouring settlements that are vulnerable to physical or visual coalescence.

Green Gaps were introduced into the Neighbourhood Plan to prevent the sprawl and creep of development by maintaining a space between settlements. With the gap maintaining a sense of place and individual identity between settlement areas.

The Character Appraisal sets out and contains a visual analysis of the site in terms of perception and its contribution to the setting of the settlements.

From a settlement perspective, the experience is that there is a distinct break in built form. Whilst on plan there may appear to be continuous built form, the impression on the ground is of isolated farm or independent cottages. These appear unrelated to the central focus of either settlement and historically are shown to be located along the important north-south route from the River Thames crossing.

The gap between Warborough and Shillingford is visually apparent when traversing the single route between the two settlements. The experience is not of continuous development or one single settlement entity. The rural experience lessens as one travels further north with the introduction more modern built form including low garden walls. The Warborough and Shillingford society's Archivist's provided evidence to rebutt developers claims that the field lay entirely in Shillingford for the recent appeal ([dynamic\\_serve.jsp](#) p 3-5 with extracts below). With no development on the eastern side of the road until one reaches Hawthorn Cottage, this is perceived as the natural start of Warborough village where the feeling of open countryside diminishes and urban form becomes more apparent.

line between Warborough and Shillingford:



Warborough & Shillingford  
Society

14 January 2025

To whom it concerns

Re – Land to the North of New Road Shillingford (Plough Field)

I have been approached to clarify the boundary between Warborough and the hamlet of Shillingford. It is worth noting that in the current day properties with a postal address of Warborough begin with the house on the bend opposite Plough Field, known as Wheelers End, 51 Thame Road, Warborough as recorded on a current planning application P24/S3708/HH

No maps that I have viewed ever mark a boundary. I would normally search the National Library of Scotland website which has maps covering several years back to 1842.

During my time as Parish Clerk, I was told by the Parish Council Chairman who held the position for about 30 years, that the boundary was 'just round Wheelers Corner near the two little cottages' as you come into Warborough. Others say it is marked on the wall of Oatlands with shaded bricks. See attached photo.

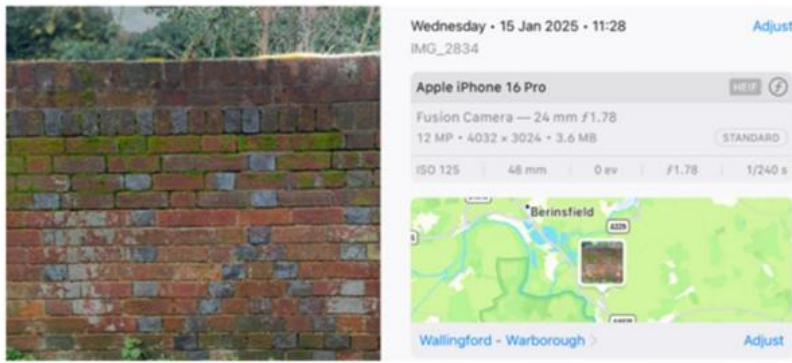
Appreciating that all this could be dismissed as hearsay I decided to look at the census records and on the online 1939 register found that the enumerator had clearly marked in the margin where Warborough ends and Shillingford begins (see attached).

This would appear to confirm the verbal clarification we have received over the years.

I can therefore confirm that as the A329 New Road bends sharply and becomes Thame Road the two cottages on the left-hand side are in Shillingford and the markings on the wall is at Oatlands with anything further north is Warborough.

Lynda Raynor

Archivist



*The above was submitted to the recent Plough Field Appeal by the Warborough & Shillingford Society, Rebutting the developers claim that the field lay entirely within Shillingford*

The Character Appraisal states:

*“The gap extends over a flat area of land, which currently provides a clear visual separation between the two settlements as one approaches from the east. When viewed from the edge of Warborough travelling toward Shillingford, there are hedgerows along Thame Road and New Road, which can block views in summer months (when the hedges have not been cut), but at other times of the year there are full and uninterrupted views.*

*There are also a number of key public vantage points which are also open year-round along the field edges.*

*As the last remaining field between the two settlements, it is key that this should not be developed to maintain the separate identities of the settlements, which are distinctly different.”*



## Plough Field - Analysis

On plan, the gap between Warborough and Shillingford appears to have been bridged. On the ground however that is not the experienced gained. This represents the opinions of Bluestone Planning, in addition to those attending the Walking Workshop in January 2024.

The Google Street View imagery below illustrates the perception gained when travelling from Shillingford to Warborough along New Road.

Whilst the Google Street View cameras are mounted at a higher level, this is the perception gained at head height. Further viewpoint imagery within this document highlights that there is minimal difference.



1. As you travel along New Road, with the modern Shillingford development on the left, there is an expansive open view to the right. The visibility is so extensive that views to the Chilterns some 4km to the east are gained.



2. There is little to no visibility of buildings along Thame Road at this point, which are well screened by mature trees.



3. The perception here is that one is on the edge of the hamlet of Shillingford, with development contained by New Road. There are views of Warborough to the north, beyond Plough Field which are more glimpsed views of buildings set in mature vegetation.



4. From a settlement perspective, the experience is that there is a distinct break in built form. This is continued until the junction of Henley Road and Warborough Road. The vista here is terminated by 51 Thame Road, which is an unlisted, but charming detached cottage built of red facing brick in Flemish bond, with a slate roof.



5. A further pair of former agricultural cottages in clunch and brick under a slate roof can be seen on the left along the roadside built along the edge of the road.

Surrounding these buildings is a verdant setting of native vegetation.

## Plough Field - Analysis



6. To the right of Thame Road is a substantial ditch, which appears as a watercourse for much of the year. This is bounded by a significant avenue of mature trees and hedging, which although linear appears informal in nature, merely strengthening the further native hedgerow which encloses a narrow path alongside the Plough Field boundary.

For much of the year, this is an extremely well enclosed vista north along Thame Road.

Where hedgerow maintenance opens up this vista, it merely allows the aforementioned extensive views to be gained of The Chilterns (9).

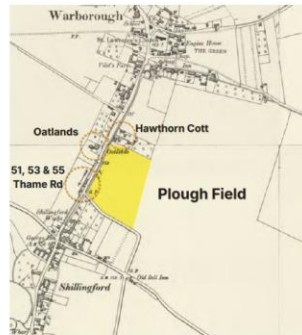
In all instances, the impression of built form is of isolated farm or independent cottages. These appear unrelated to the central focus of either settlement and historically are shown to be located along the important north-south route from the River Thames crossing.

The gap between Warborough and Shillingford is visually apparent here and the experience is not of continuous development or one single settlement entity.



The rural experience lessens as one travels further north with the introduction more modern built form including low garden walls.

There are a small number of older properties including Oatlands on Thame Road, which is an imposing three storey building, but it is one which again appears as a large independent rural residence. Although this has been lessened by the fact it has been subdivided into flats and there is now less built form harmony and more visual clutter as a result of changes over time.



Ordnance Survey map from 1888 - 1915 showing the isolated cottages at 51, 53 and 55 Thame Road, as well as Oatlands and Hawthorn Cottage beyond.



The residential form on the left is loose knit and set in mature landscaping. The boundary treatments retain at least some element of native planting, although there are brick walls, these are often softened by planting.

With no development on the right hand side of the road until one reaches Hawthorn Cottage, this is perceived as the natural start of Warborough village, where the feeling of open countryside diminishes and urban form becomes more apparent.



9. Here photos have been taken through the breaks in the hedgerow adjacent to Hawthorn Cottage, looking across Plough Field to the Chilterns beyond.

The perception is an edge of settlement location, over open countryside.



10. On the opposite side of the road (adjacent to Oatlands), even in winter, there is sufficient vegetation to highlight that area is not dominated by urban form.



Also of note is the historic significance between the two settlements. Originally Warborough and Shillingford were considered as separate manors and held by different lords and religious institutions. At the time of the dissolution of the monasteries during the 1530's, they were then taken into royal hands. Shillingford Manor was 324 acres and Warborough was 190 acres.

## 4. In relation to Policy H2

Policy H16 of the Adopted Local Plan sets out that:

*“1. Within Smaller Villages and Other Villages, development should be limited to infill and the redevelopment of previously developed land or buildings.*

*2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage or on other sites within settlements where the site is closely surrounded by buildings. The scale of infill should be appropriate to its location.*

*3. Where a proposal encompasses residential development of land behind an existing frontage or placing of further dwelling/s behind existing dwelling/s within the existing site, the proposals should demonstrate that:*

- i) the privacy of existing and future residents will be protected;*
- ii) means of access can be appropriately secured; and*
- iii) development would not extend the built limits of the settlement.”*

The Local Plan policy defines infill as above in the second criterion. This has been refined further to a locally specific policy from an analysis of the built form of the settlements. It is considered that there are very few locations where criterion 3 of the Local Plan may be suitable. The text below sets out the reasoning behind this approach. The intention is to make it clear that development behind an existing frontage, is generally considered inappropriate within the Plan Area, with only a few exceptions, which would need to be justified.

From a detailed appraisal of the built form of the Plan Area. The Character Appraisal was prepared both in desktop appraisal format, looking at the evolution of the settlement plan form over time to the present day. This took into account the patterns of development and the relationship between the phases of building and spaces over time. Further work was undertaken with the community in the form of a walking workshop around the Parish, which also included local historians / evidence from the local history society. The individual character areas were devised (using the previous character appraisal as a basis for the work), and each area was examined in great detail as shown in the recommendations at the end of each area assessment. With the exception of the modern estate development and some farmyard development, the overriding form, was of development which was one plot deep (although these may also contain associated outbuildings etc. From this predominant form of development the definition of infill has been determined for the NP. The supporting text to the policy clarifies that whilst the settlements are 5, there are some modern developments, where tandem or backland development may be suitable. A detailed review

of the built form in the Character Appraisal and on Google Maps highlights that such sites are very limited in number, if any.

Criteria 3 of NP Policy H2 in particular is consistent with the Local Plan approach. The concern is that quite often backland plots compromise pedestrian and cycle safety, particularly where narrow vehicle access points conflict with crossing paths. The policy seeks to ensure sufficient consideration and information is submitted alongside an application. The supporting text to our policy indicates that:

*“it is expected that sufficient justification for infill sites will need to be provided to deviate from the above.”*

It is therefore considered to be broadly in conformity with the Local Plan, but to give more specific detail based on the evidence base documents.

## 5. In relation to comments from individual developers

- *Note: Separate comments referring to the detailed information submitted by the Parish Council relating to the appeal on flooding and transport / highway issues will be submitted and will cover the comments by Wellbeck Strategic Land, as well as Thames Water, SODC and Oxfordshire County Council.*

## Rectory Homes

- The Plan has been prepared with proposed amendments to the latest version of NPPF in mind. It was altered in light of the most recent changes. Equally, the Joint Local Plan, now at Examination was taken into consideration during the preparation of the NP. In this context any alterations to policies relating to or having an impact upon the Plan Area were reviewed, in addition to the number of objections to those policies.
- As stated within the housing section of the NP, the plan is in accordance with the spatial strategy set out in both adopted and emerging Local Plans. No specific number for allocation has been given to the Plan Area in view of the previous allocation of 29 houses. There is no requirement to allocate and it has been decided by the community that we should incorporate the relatively major development of the previous allocation, and this is not the right time for more major development. Therefore much smaller scale growth is anticipated at this point in time. This may or may not change in the future however depending on infrastructure provision, constraints, annual monitoring and future reviews.
- The respondent has made comments with regard to Plough Field and its proposed designations. We would like to refer the Examiner to the commentry above,
- Comments have been made to refer to the cumulative totals of Local Green Spaces. It is considered that this is not in question, but those of individual sites themselves. Each LGS is considered to meet criteria set out in the NPPF using a tested methodology which is set out in the Local Green Space Assessment.

- The site listed as Site 2, an important gateway site has been justified within the Character Appraisal and the NP itself. The community have through consultation agreed that this site is of importance to them for a number of reasons as set out in the Consultation Statement and Character Appraisal.
- All important views have been suggested by the community and using criteria agreed through consultation events (consultation Statement figure 19, p 38, p55-57, 65 and photo below) and online survey with the Parish (ref Consultation Statement), assessed for their importance. It should be noted that some views may be seasonal, or have historically always open and visible. Fluctuations due to seasons have been included in assessments. Equally, hedgerow and vegetation management is important. Where vegetation has not been maintained recently, there is nothing to prevent owners from cutting back or removing planting (in most instances), therefore any recent growth could easily be removed and views opened up to their previous status.

## Welbeck Strategic Land

- It should be noted that that an application for up to 90 homes (application reference [P23/S4082/O](#) ) on behalf of Welbeck Strategic Land II LLP on land at Plough Field (north of New Road) was refused on 27th February 2024 and the subsequent appeal withdrawn by the appellants on 27th January 2025. Comments relating to the NP primarily relate to the desire to allocate this land for future residential development.
- The community do not support such an allocation and this is highlighted through the extensive commentary and discussions in well attended, open, community consultation (eg Consultation Statement, Workshop summary p 33 and extract photo, right) and latterly by the level of objection in the above application and the appeal Proofs of Evidence, as well as its protection in the NP, for the variety of reasons set out in the NP Consultation Statement. The reason for refusal by South Oxfordshire District Council are considered to be strong and defensible.
- The Steering Committee refute all suggestions that the Plan is not underpinned by sufficient evidence. Such

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Figure 42 Below – Picture from the village consultation event 30 October 2024



evidence was to be used by the Parish Council (and reviewed by their barrister) at the appeal, were it not withdrawn the day before the Inquiry started. It is worth considering PPG Paragraph: 040 Reference ID: 41-040-20160211 states: “there is no ‘tick box’ list of evidence required for neighbourhood planning. Proportionate, robust evidence should support the choices made and the approach taken. The evidence should be drawn upon to explain succinctly the intention and rationale of the policies in the draft neighbourhood plan or the proposals in an Order.

- The appeal documentation is available on [P23/S4082/O](#). The evidence put forward by the Parish as a Rule 6 party sets out why the community believe the development of this field could not be delivered in a sensitive way that comply with the NP.
- The above commentary relating to important views and vegetation growth are also applicable to this site, particularly when it can be seen from historic images online, that regular hedgerow maintenance has taken place and extensive views been gained over this area.
- It is not an attempt at creating a Green Belt, this is not a strategic policy, but one which relates to locally specific circumstances and detailed assessments of the site and the surrounding context and history.
- As discussed above with regard to LGS designation, the cumulative totals of Local Green Spaces is not in question, but those of individual sites themselves. These are not linked spaces, but spaces which are proposed on their own merit and each accord with the NPPF criteria. The Plough Field site is not an extensive tract of land and falls far short of the largest designation, which is understood to have been 19 hectares (but designated due to its context). As set out above, this site meets all of the NPPF criteria and has been highlighted through community consultation as being demonstrably special to the community.
- The landscape sites have been identified on their own merits and are not linked by their assessments or extent.

### Julian Church and Associates

- Issues relating to the preparation of the Joint Local Plan are discussed above.
- It is stated that the incorrect version of the NPPF has been used in the preparation of this Neighbourhood Plan, this is not the case. The NPPF amendments of 7<sup>th</sup> February 2025 have been taken into consideration in the production of this NP. The NP was submitted in March 2025 and therefore it has been produced in accordance with the most up to date version of the NPPF at the time of submission.
- It is suggested that the parish will conduct an overarching review of the NP annually and a full review where there are significant issues, major changes or if policies are no longer in conformity with the LP or NPPF. There is no need to delay preparation.
- It is considered that Ferry House is of special interest to warrant inclusion as a NDHA. As set out in Appendix A, the format as set out by Historic England has been followed in the decision to include Ferry House in the list of NDHAs.



- With regard to the wording of the policy itself, as per the above consideration, Paragraph 216 of the NPPF sets out that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

- Policy VC1 (f) is phrased as a ‘should’ policy as set out. It does not say ‘must’ preserve or enhance the significance of the asset. Although this is the ideal approach, It is recognised that not all proposals will preserve or enhance, and there may be a case made for the loss of some assets. It therefore asks for a balanced judgement to be made as per the NPPF. The wording for this policy we believe to be a standard format, which has been accepted as being in accordance with the NPPF in numerous Made NPs. The wording ties in the locally specific information – the list and map of NHDAs.

If however the Examiner would prefer for the policy to be altered to reflect the NPPF wording more closely, the Parish would be happy with this approach.

- The respondent has said that the word ‘disruptive’ is inappropriate. The Parish are content that this could be replaced by another word or phrase which would highlight a significant adverse change.
- The respondent questions what elements the important open frontage policy seeks to retain. These are areas of land giving expansive open views across the landscape. It is this key aspect which must be retained.
- In the same regard, the open river frontage relates to open views of the riparian environment in this area.
- This does not mean that essential works or leisure use cannot be accommodated, but any change would represent a significant adverse impact would not be acceptable.
- The approach to housing is set out above and the same comments apply.
- There is felt no need in this location to have a specific policy for replacement dwellings.

## 6. Appendix A – Non- Designated Heritage Assets – Approach to Identification

The assessments for the Non-Designated Heritage Assets (NDHA) follow two formats. Firstly those within Warborough Conservation Area had already been identified within the Conservation Area Appraisal (attached). The map is highlighted within the NP Character Appraisal and includes those buildings highlighted as being of Local Note or former Grade III. A visual assessment of these buildings was undertaken for the NP Character Appraisal to assess whether or not there had been any changes made in the intervening period whereby it would mean that the buildings no longer met criteria for a NDHA.

Outside of Warborough Conservation Area, the NP working group was initially tasked with identified potential NDHAs with the following guidance as set out by their independent consultants:

### ***“Locally Important Buildings or Designated Heritage Assets (NDHAs) –***

*A building, monument, site, place, area or landscape identified by the Steering Group, working group, community or independent consultants can be proposed as a NDHA.*

*It should comprise one of the following:*

- *Local interest buildings: These are buildings that are of local importance because of their architectural or historical interest, or because of their association with local people or events.*
- *Archaeological assets: These include archaeological sites, such as ancient settlements, burial grounds and industrial remains.*
- *Historic landscapes: These are areas of land that have been shaped by human activity over time, and may include features such as field systems, parkland and woodland.*
- *Local traditions and practices: These include intangible aspects of heritage, such as folk customs and traditional crafts.*

*You will need to take photos of each NDHA*

*In more detail – you will want to assess:*

#### ***Architectural significance:***

- *Does the building have architectural merit?*
- *Is it well-designed and well-constructed?*
- *Does it have distinctive features or details?*

#### ***Historic significance:***

- *Is the building associated with any important historical events or people?*
- *Does it reflect the architectural style or construction techniques of a particular period?*

#### ***Local significance:***

- *Is the building valued by the local community?*
- *Is it a familiar and well-loved landmark?*
- *Does it have a role in local traditions or practices?*

**Condition of the building:**

- *Is the building in good condition?*
- *Is it well-maintained?*

**Setting of the building:**

- *Is the building located in a historic or sensitive setting?*
- *Would development in the vicinity of the building harm its setting?*

**Scarcity:**

- *Is the building of a rare or unusual type?*
- *Are there many other similar buildings in the area?*

Some examples of NDHAs:

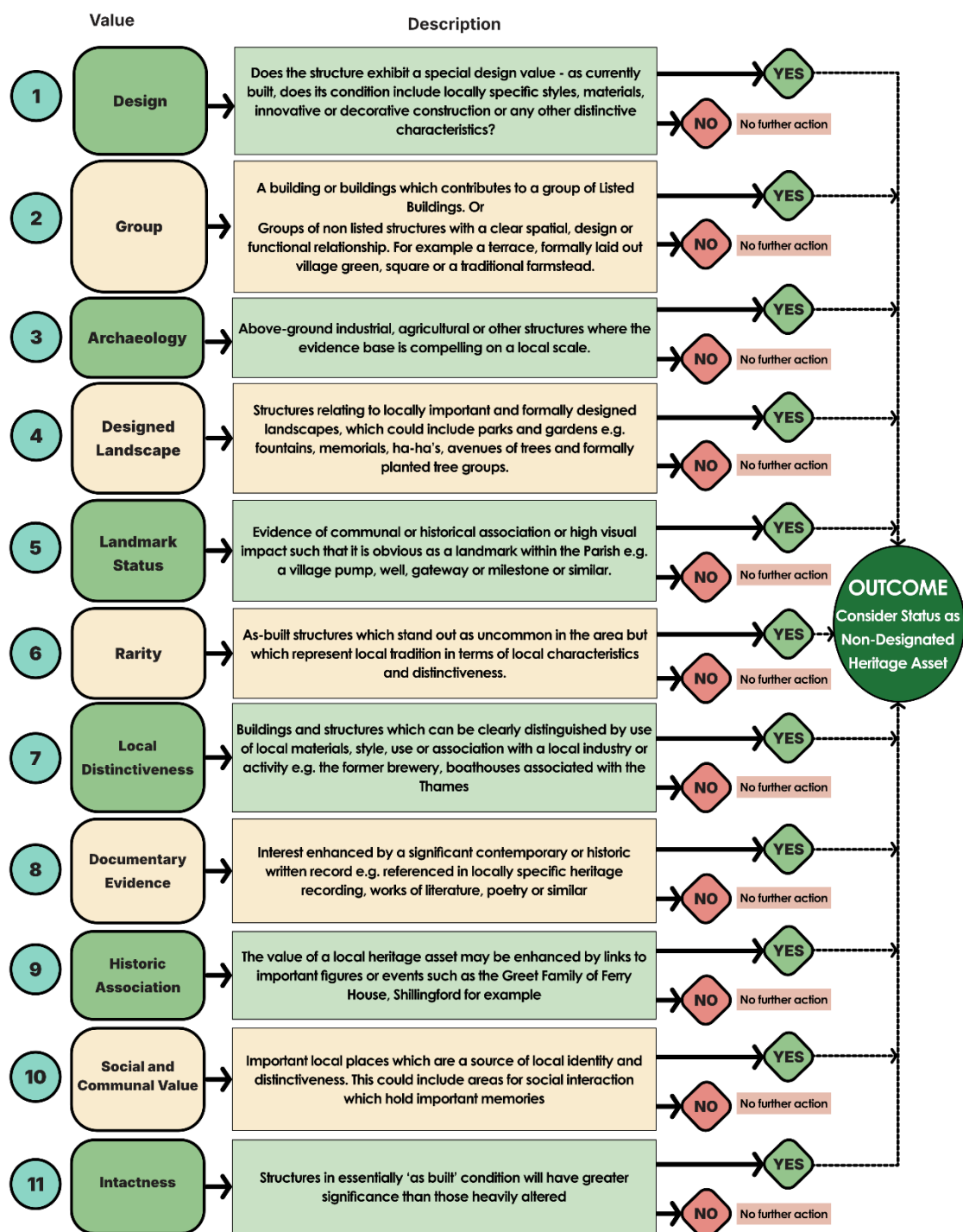
- *A well-preserved Victorian terraced house or locally typical cottage*
- *A ruined fort*
- *A prehistoric burial mound*
- *A traditional village green*
- *A community festival that has been held for centuries*

*Such an asset can still be altered, but the protection is to minimise the adverse impact of development on the heritage asset.”*

Following the initial identification, there were looked at in more detail with criteria for selection, as shown overleaf.

These potential NDHAs formed part of the Regulation 14 consultation where owners were encouraged to respond. Public workshop displayed the maps and more detailed criteria, showing how they were selected.

## Criteria for Assessing Non-Designated Heritage Assets Sites



The group recorded the potential assets within an Excel spreadsheet, the reason for its value and any relevant notes. Where possible photos were taken. The approach echoes that of Historic England and many other LPAs in their own registers of NDHAs.



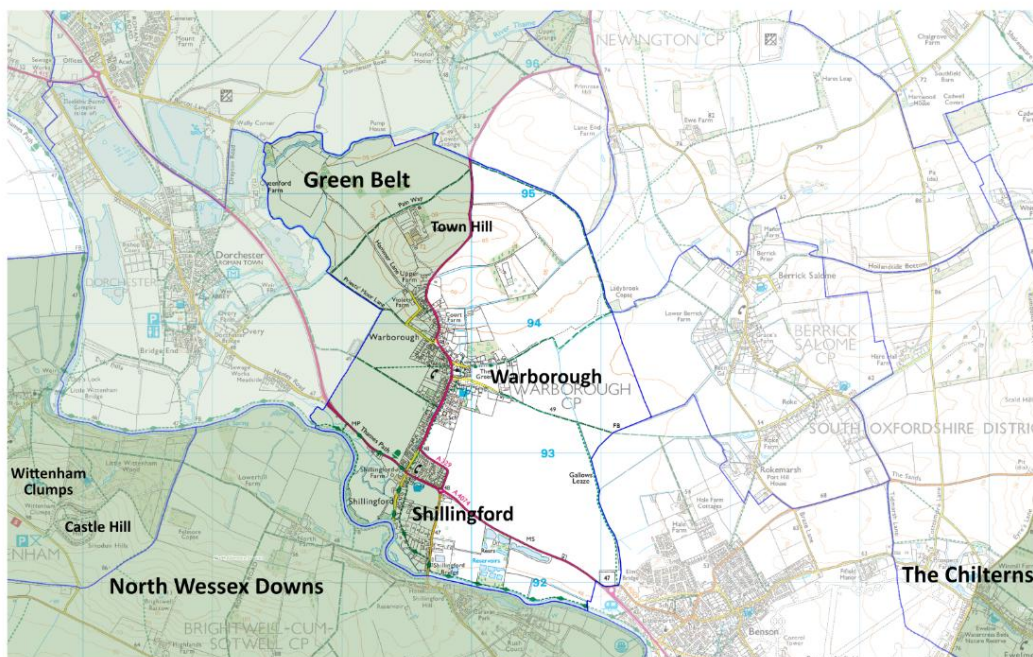
7. **Appendix B – Criteria used to Determine Important Views** (as set out in information used at public consultation events)

Please note that the plans reflect those at the time of public consultation rather than the final submission draft versions. These were amended following comments during consultation

## Criteria for Identifying Important Views:

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

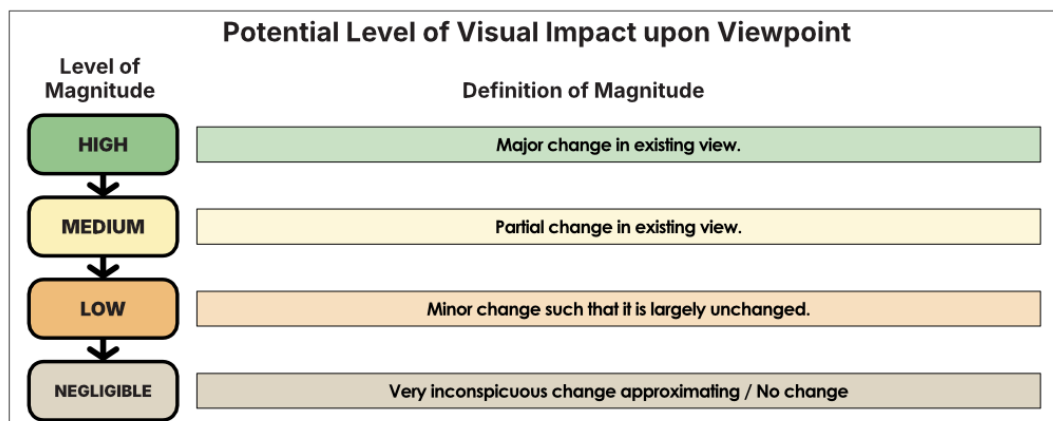
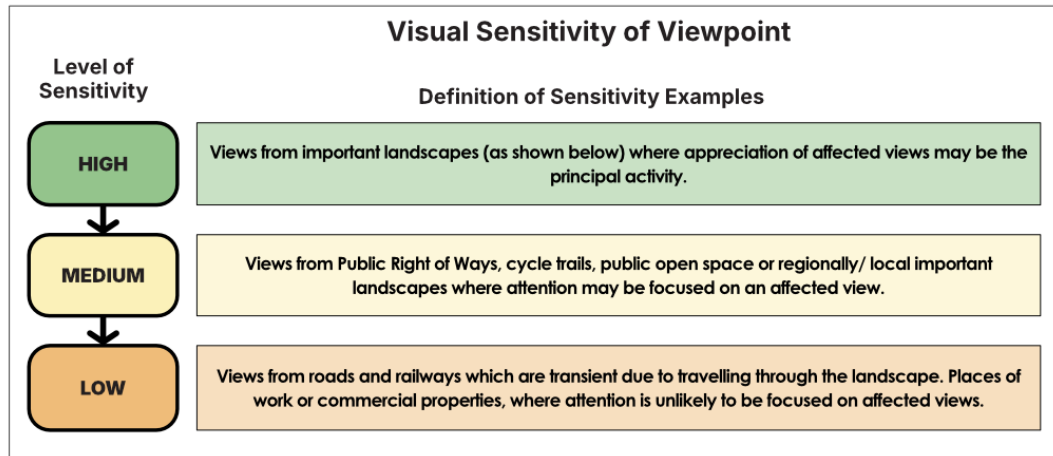
- **Visual Quality:** The view should possess exceptional visual appeal, offering a sense of awe, wonder, or aesthetic pleasure.
- **Distinctiveness:** The view should be unique or rare, standing out from surrounding landscapes due to its composition, elements, or cultural significance.
- **Cultural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



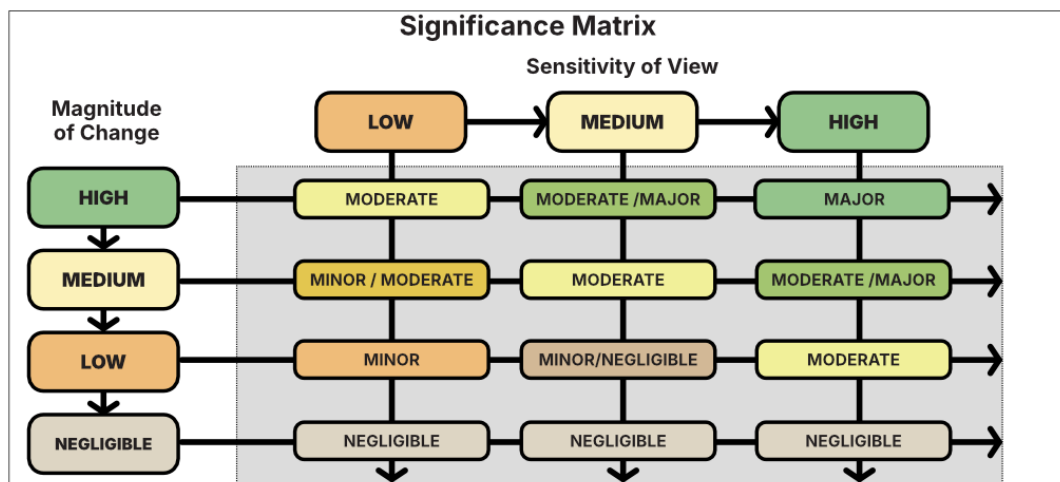
## How to Assess the Impact of Development on Important Views:

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

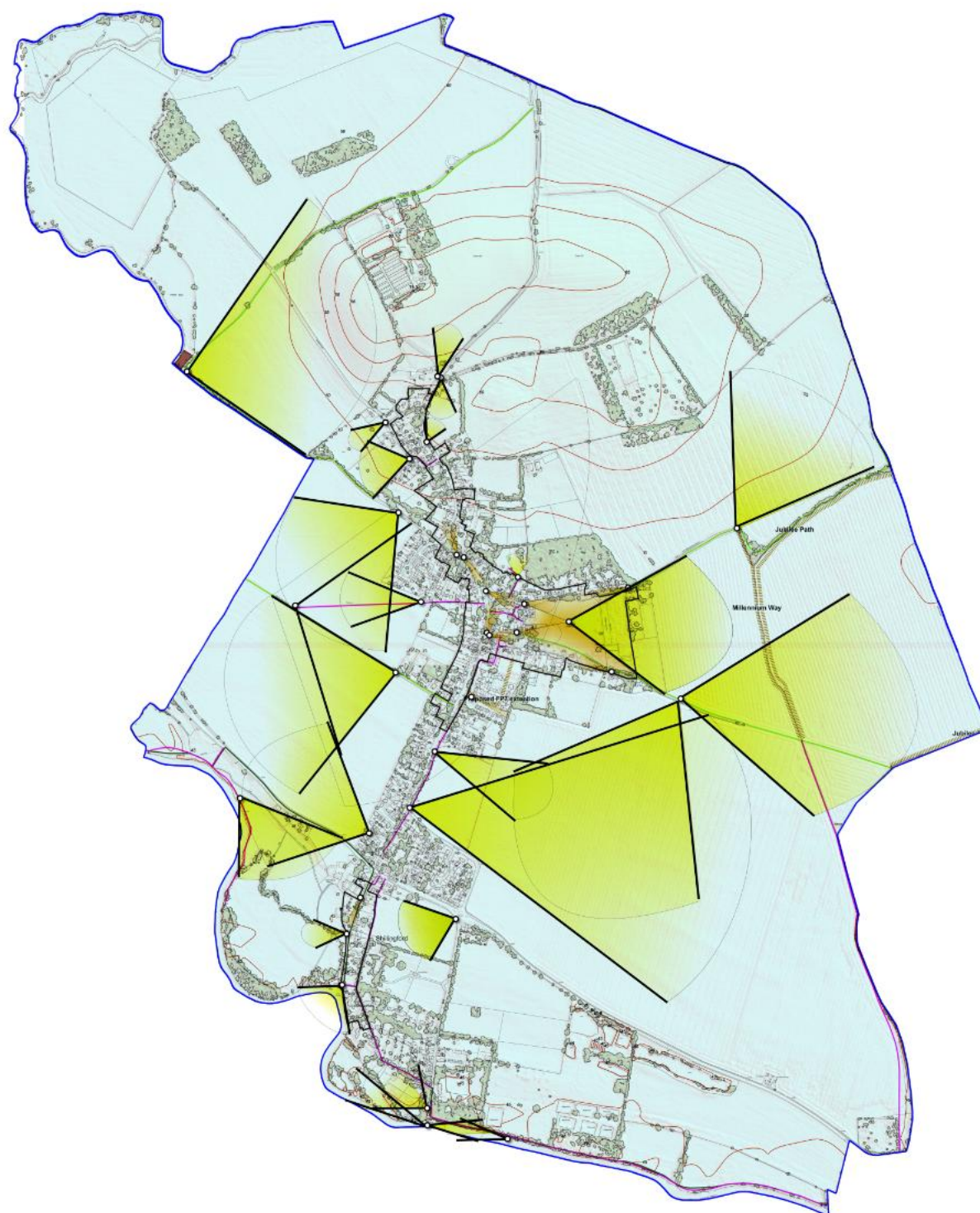
This was looked at in terms of how sensitive the view is considered to be and how development may impact upon the view.



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



## Overview Plan of Important Views (see detailed maps)



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



Detail Plan of Important Views in Warborough

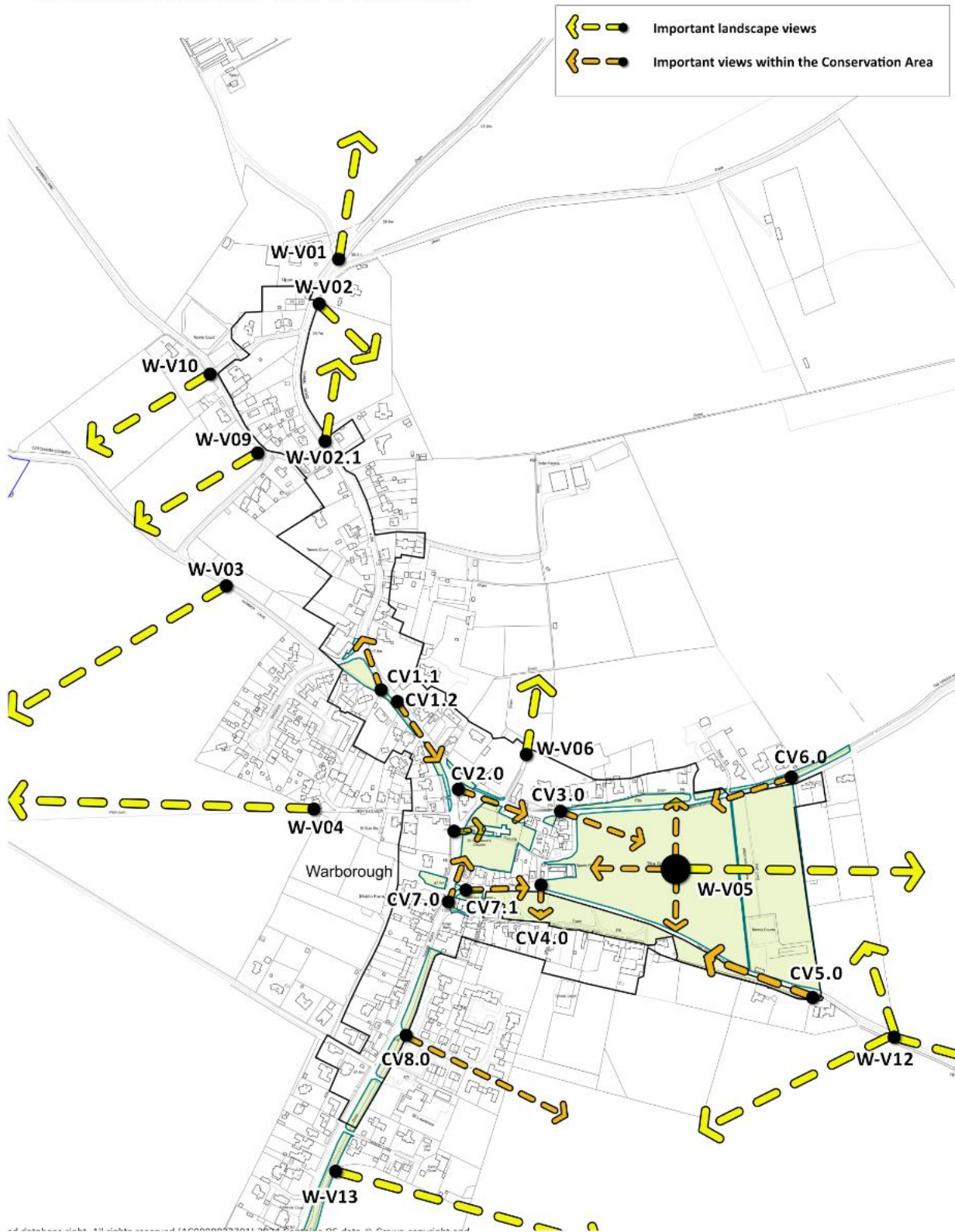


TABLE 3

# Detail Plan of Important Views in Shillingford

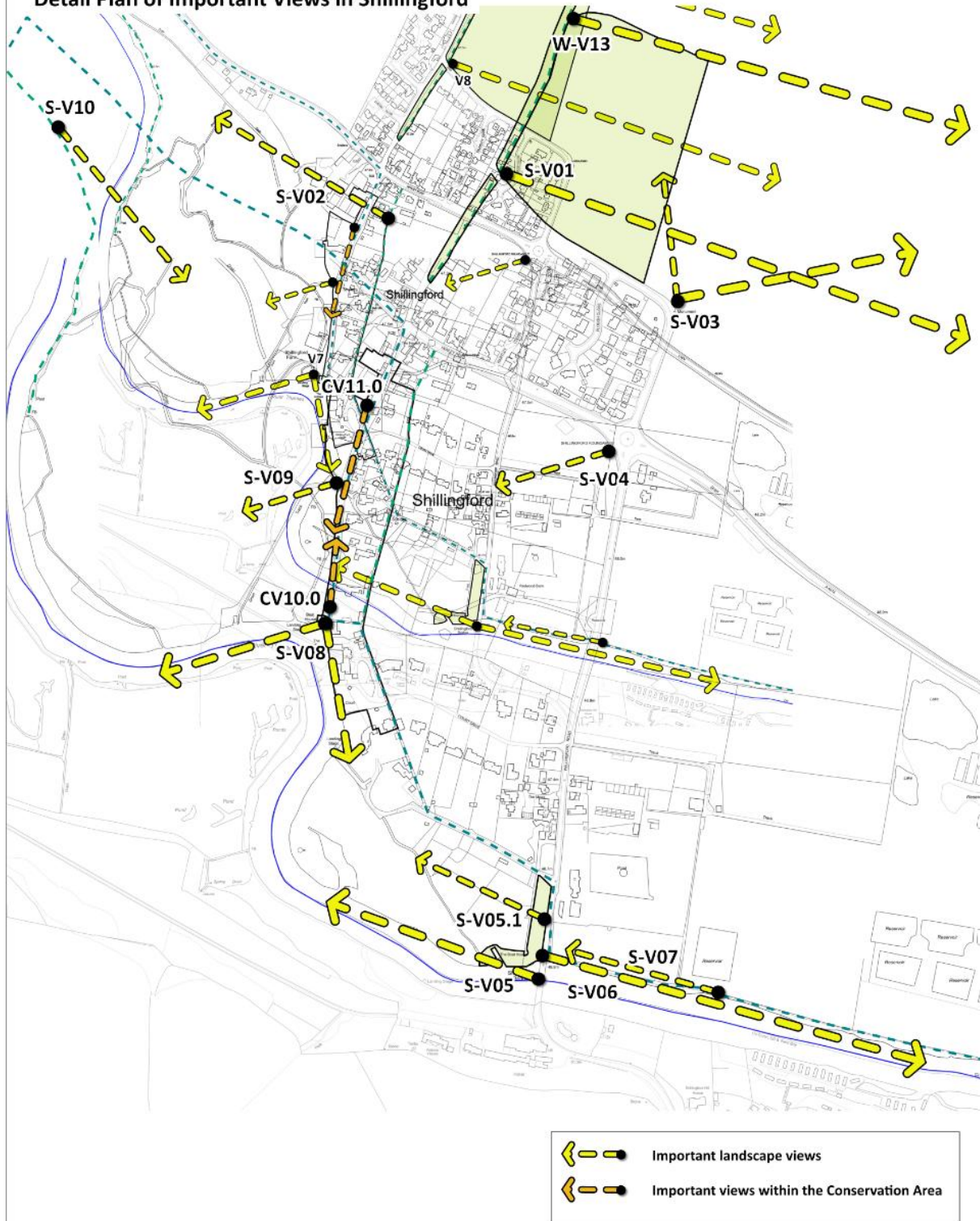


TABLE 3

**8. Under separate attachments – Professional Landscape Assessments (Plough Field)**

Please see attached Proofs of Evidence – Landscape by I Dudley, commissioned by SODC for the Plough Field Appeal