



Ardington and Lockinge Parish Neighbourhood Plan 2026 – 2041

Submission Draft

March 2026

Contents

| | |
|----------------------------------------------------------------------------------|----|
| Foreword..... | 4 |
| 1. Introduction & Background | 5 |
| 1.1. Introduction to Ardington and Lockinge | 5 |
| 1.2. What is a Neighbourhood Plan? | 5 |
| 1.3. Land Use and Non-Land Use Issues | 6 |
| 1.4. Neighbourhood Plan Designated Area | 6 |
| 1.5. Basic Conditions..... | 8 |
| 1.6. Relationship with the Local Development Plan..... | 8 |
| 1.7. Strategic Environmental Assessment and Habitat Regulations Assessment | 9 |
| 1.8. Neighbourhood Plan Period, Monitoring and Review..... | 9 |
| 1.9. Neighbourhood Plan Stages | 10 |
| 2. Planning Policy Context | 11 |
| 2.1. National Policy | 11 |
| 2.2. County Policy | 12 |
| 2.3. Vale of White Horse District Council Local Development Plan | 12 |
| 2.4. The North Wessex Downs National Landscape | 13 |
| 3. The Neighbourhood Plan Area | 14 |
| 3.1. Area and Land Use | 14 |
| 3.2. Parish Profile | 15 |
| 3.3. Historic Environment | 15 |
| 3.4. Landscape Designations..... | 16 |
| 3.5. Environment | 17 |
| 3.6. Geology and Soil / Agricultural Land Classification | 17 |
| 4. Vision, Aim and Objectives | 19 |
| 4.1. Vision and Aim | 19 |
| 4.2. Objectives | 19 |
| 5. Land Use Plan Policies..... | 21 |
| 5.1. Background | 21 |
| 5.2. List of Policies..... | 21 |
| 6. Policy Theme - Housing..... | 22 |
| 6.1. Settlement Character..... | 22 |
| 6.2. Infill Development | 25 |
| 6.3. Development Outside the Ardington Settlement Boundary..... | 30 |
| 6.4. Sustainable Development..... | 31 |
| 7. Policy Theme - Environment..... | 34 |

| | |
|-----------------------------------------------------------|----|
| 7.1. Keys Views | 34 |
| 7.2. Community Facilities and Important Landmarks..... | 37 |
| 7.3. Biodiversity | 39 |
| 7.4. Dark Night Skies | 42 |
| 8. Policy Theme - Better Facilities for Local People..... | 44 |
| 9. Policy Theme - Employment and Business | 48 |
| 10. Monitoring and Review | 52 |

List of Figures

| | |
|--------------------------------------------------------|----|
| Figure 1. Designated Neighbourhood Plan Area | 7 |
| Figure 2. Neighbourhood Plan Process..... | 10 |
| Figure 3: Views of Masons Court, Ardington..... | 16 |
| Figure 4: Agricultural Land Classification Map | 18 |
| Figure 5: Soil Map | 18 |
| Figure 6: Location of Settlements in Parish | 22 |
| Figure 7: Location of Open Countryside (red) | 26 |
| Figure 8: Ardington Settlement Boundary..... | 28 |
| Figure 9: Map of Key Views | 35 |
| Figure 10: Map of Community Spaces and Landmarks | 37 |
| Figure 11: Map of Important Habitat Areas | 40 |

Sources

This Plan incorporates information from the following agencies and public bodies in whom copyright resides:

Ordnance Survey © Crown copyright and database rights 2025 OS data licensed under the Public Service Geospatial Agreement, Licence No: AC0000863948

www.openstreetmap.org

Licensed under the Open Government Licence (OGL) v.3.0:

Environment Agency maps and data

Natural England <https://www.gov.uk/government/organisations/natural-england>

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

Office for National Statistics

Mapped using QGIS.org (2024). QGIS Geographic Information System. Open Source Geospatial Foundation Project. <http://qgis.org>

Acknowledgements

The Ardington and Lockinge Neighbourhood Plan Steering Group would like to thank the residents of the Parish for their engagement in the Neighbourhood Plan process, and especially those residents who participated in the surveys and public consultations that have been conducted during the Plan process. The Steering Group would also like to thank the local community groups and businesses who have provided invaluable feedback at key stages in developing the Plan.

All these engagement exercises were necessary in order to make the Neighbourhood Plan as robust and representative as possible

As volunteers with virtually no experience of such a process, the members of the Steering Group thank the Vale of White Horse District Council and Oxfordshire County Council for their invaluable support and guidance in developing the Neighbourhood Plan. We would also thank the team at Bluestone Planning as they have ensured that the Plan is compliant and the policies robust.

Gary Proudfoot

Chair, Ardington and Lockinge Neighbour Plan Steering Group

Steering Group Members

Annie Boon, John Chadwick, Carol Gibbs, Miranda Hawkins, Derek Morrow, Jo Noble, Stephen Rudgard, Julian Sayers, Bruce Winney

Foreword

Work began on the Neighbourhood Plan for Ardington and Lockinge Parish in 2023 when a group of volunteers and Parish Councillors decided to investigate what it was that residents of the Parish felt was important to them about the place where they live.

From this initial work it became clear that there was a desire to maintain and improve those aspects of the landscape, environment, and heritage that were important to the residents of the Parish, and to seek to improve existing public amenities in the settlements of the Parish.

The Ardington and Lockinge Neighbourhood Development Plan draws on this work, setting out a clear vision for the area over the years covered by the Plan period until 2041. The objectives and policies of the Neighbourhood Plan focus on the aspects of life in the Parish that the community has made clear it values most highly.

Ardington and Lockinge Parish Council looks forward to working with the community, the Vale of White Horse District Council, Oxfordshire County Council and other stakeholders to deliver the ambitions contained in this Neighbourhood Plan.

James Vane-Tempest

Chair, Ardington & Lockinge Parish Council

1. Introduction & Background

1.1. Introduction to Ardington and Lockinge

- 1.1.1 At the heart of the Parish are the villages of Ardington and East Lockinge, which are situated about three miles east of Wantage and ten miles southwest of Abingdon. The Parish also contains four other small settlements, namely: Ardington Wick; Betterton; West Ginge; and West Lockinge. The area of the Parish south of the A417 lies within the North Wessex Downs National Landscape (NWDNL).
- 1.1.2 The Ardington and Lockinge Neighbourhood Plan (ALNP) provides a strategy for the development of the Parish. As far as possible, the views of those with protected characteristics have been sought, and the strategy is felt to be in-line with the overall views of the Parish. The Neighbourhood Plan will have no negative impact upon any individuals with protected characteristics and will not increase the barriers to any individuals within these groups entering the community in the future.

1.2. What is a Neighbourhood Plan?

- 1.2.1. The Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, introduced Neighbourhood Planning into the spatial planning hierarchy of England, giving communities the right to influence future development at a local level.
- 1.2.2. Through Neighbourhood Plans, parish and town councils are able to guide what new development should look like and the infrastructure that may need to be provided to mitigate the effects of development in the Plan Area. Neighbourhood Plans can also introduce measures to preserve and enhance landscape and townscape quality as well as the character of the Plan Area. As the Government's Planning Practice Guidance website explains:
- "Neighbourhood planning provides a powerful set of tools for local people to plan for the types of development to meet their community's needs and where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area¹."*
- 1.2.3. The Ardington and Lockinge Parish Council is the 'qualifying body' responsible for the preparation of the Neighbourhood Plan and its submission for examination to Vale of White Horse District Council. The Parish Council appointed a Steering Group (hereby referred to as SG) to lead development of the Neighbourhood Plan in consultation with the community.

¹ MHCLG, 'Planning Practice Guidance' Paragraph: 001 Reference ID: 41-001-20190509. Revision date: 09 05 2019. Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2> [Accessed 3 March 2025]

- 1.2.4. The term ‘qualifying body’ is defined by the Localism Act 2011, meaning it is the body with responsibility for neighbourhood planning in the designated neighbourhood area.
- 1.2.5. A significant body of information about the Parish can be found in the [Evidence Base](#) (summary in Appendix 1), which is derived from the various surveys and consultations (see [Consultation Statement](#)) that have been undertaken. That information underpins the policies in the ALNP and the content of the accompanying [Ardington and Lockinge Design Code](#).
- 1.2.6. Once approved at a referendum, the Neighbourhood Plan becomes part of the statutory development plan (generally ‘Local Development Plan’). Decisions about whether development should go ahead must be determined in accordance with the development plan unless material considerations indicate to the contrary². This means that development proposals must follow the planning policies in the development plan unless there are good reasons not to.

1.3. Land Use and Non-Land Use Issues

- 1.3.1 Neighbourhood Plans must deal with the development and use of land³, and the policies in this Plan deal principally with land use and design issues. However, a number of non-land use issues have also been raised during the various public consultation exercises. These are clearly very important to the local community and therefore where possible, the Neighbourhood Plan captures these issues in Appendix 2 ‘Community Aspirations’. It is hoped that this Neighbourhood Plan may be able – indirectly – to help address some of these community aspirations, and of course the aspirations also provide a comprehensive list of matters that could be used to determine Community Infrastructure Levy spending priorities locally.

1.4. Neighbourhood Plan Designated Area

- 1.4.1. The Neighbourhood Plan Area (hereby referred to as ‘the Plan Area’) contains the entirety of the Ardington and Lockinge Parish, which encompass the two main villages of Ardington and East Lockinge, and the smaller settlements of Ardington Wick, Betterton, West Ginge and West Lockinge, as well as a wider rural area that lies partly within the NWDNL (formerly NWD Area of Outstanding Natural Beauty). The Plan Area is situated in the southern edge of the area covered by the Vale of White Horse District Council, within the county of Oxfordshire. The boundary of the Plan Area can be seen on Figure 1. It is bordered to the south by

² Section 38(6) of the Planning and Compulsory Purchase Act 2004

³ Section 19(1B-1E) of the Planning and Compulsory Purchase Act 2004

Farnborough Parish, Wantage town and Grove Parish lies to the west, East Hanney Parish lies to the north, and West Hendred Parish lies to the east.

1.4.2 In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended)⁴, the Ardington and Lockinge Neighbourhood Area application was submitted on 11th December 2023. Following a statutory four-week consultation period, the Council as the Local Planning Authority (LPA) confirmed through a decision made on 10th January 2024 by the Planning Policy Officer (Neighbourhood) that the designation of the Ardington and Lockinge Neighbourhood Area had been approved.

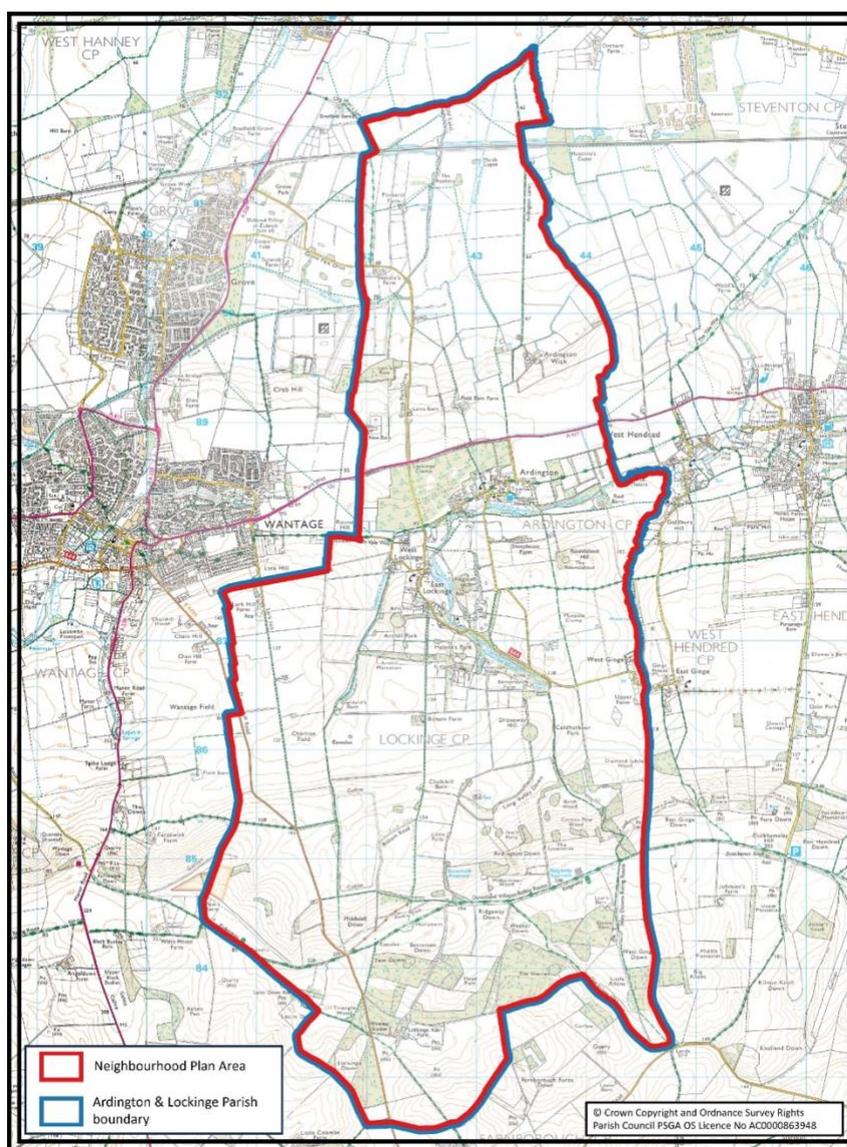


Figure 1. Designated Neighbourhood Plan Area

⁴ The Neighbourhood Planning (General) Regulations 2012 UK Statutory Instruments, 2012 No. 637 (2012). Available at: <https://www.legislation.gov.uk/ukxi/2012/637/part/2/made> [Accessed 3 March 2025]

1.5. Basic Conditions

1.5.1. Neighbourhood Plans must comply with what are known as ‘Basic Conditions’. These Basic Conditions are defined in the Town and Country Planning Act 1990 (as amended) and comprise:

- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan);
- The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development;
- The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- The making of the order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law;
- The making of the Neighbourhood Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 which set out the habitat regulations assessment process for land use plans, including consideration of the effect on habitats sites.

1.5.2. Schedule 4B (8(6)) of the Town and Country Planning Act 1990 (as amended) also indicates that it is necessary to consider whether the Neighbourhood Plan is “*compatible with the Convention rights*”. The interpretation section (s.17) in Schedule 4B confirms that ‘the Convention rights’ has the same meaning as in the Human Rights Act 1998.

1.5.3. A Basic Conditions Statement has been prepared for the ALNP.

1.6. Relationship with the Local Development Plan

1.6.1 As noted above, Neighbourhood Plans must only contain land use and design planning policies, and once ‘made’, its policies will be used, alongside the adopted Local Development Plan policies (see section 2), to determine the outcome of planning applications and appeals.

1.7. Strategic Environmental Assessment and Habitat Regulations Assessment

- 1.7.1. The Strategic Environmental Assessment (hereby referred to as 'SEA') Directive⁵ seeks “...to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes.” The SEA Directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (hereby referred to as the 'SEA Regulations')⁶ and Neighbourhood Plans must be compatible with these Regulations.
- 1.7.2. Another key obligation is Directive 92/43/EEC “On the Conservation of Natural Habitats and of Wild Fauna and Flora⁷, often referred to as the 'Habitats Directive'. This has been translated into UK law via The Conservation of Habitats and Species Regulations 2017⁸ (known as the 'Habitat Regulations'). Under the Habitats Regulations an assessment referred to as an Appropriate Assessment must be undertaken if a Neighbourhood Plan is likely to have a significant effect on a European protected wildlife site.
- 1.7.3. With regard to the SEA and Habitats Regulations, the VOWH District Council has advised the Ardington and Lockinge Parish Council that no further environmental and habitats assessment work is required.

1.8. Neighbourhood Plan Period, Monitoring and Review

- 1.8.1. The Neighbourhood Plan has been produced to cover the period up to 2041, which in the future should correspond with the plan period for a future Local Plan beyond 2031 to be prepared by the appropriate local authority.
- 1.8.2. It should be noted that this plan will change over time to reflect current needs and requirements. Through ongoing review processes, we aim to keep it adaptable to changing needs. The Parish Council, in collaboration with the community, will review the plan every year at the Parish AGM.

⁵ DIRECTIVE 2001/42/EC OF THE EUROPEAN PARLIAMENT AND OF THE COUNCIL of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment (2001). Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042> [Accessed 3 March 2025]

⁶ The Environmental Assessment of Plans and Programmes Regulations (2004). Available at: <https://www.legislation.gov.uk/ukxi/2004/1633/made/data.pdf> [Accessed 3 March 2025]

⁷ DIRECTIVE 92 /43 /EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (1992). Available at: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:31992L0043> ([Accessed 3 March 2025]

⁸ The Conservation of Habitats and Species Regulations (2017). Available at: <https://www.legislation.gov.uk/ukxi/2017/1012/made/data.pdf> [Accessed 3 March 2025]

1.8.3. The Parish Council is committed to monitoring the effectiveness of the policies in the plan. An annual review, via a Parish Council sub-committee, will assess their timeliness and identify areas for improvement. This commitment to continuous evaluation ensures the Plan's effectiveness in shaping a vibrant future for the Parish.

1.9. Neighbourhood Plan Stages

1.9.1. Figure 2 shows the steps involved in the preparation of this Neighbourhood Plan, which has now reached the stage of the formal Submission to the VOWH District (Regulation 15) of the Draft Plan.

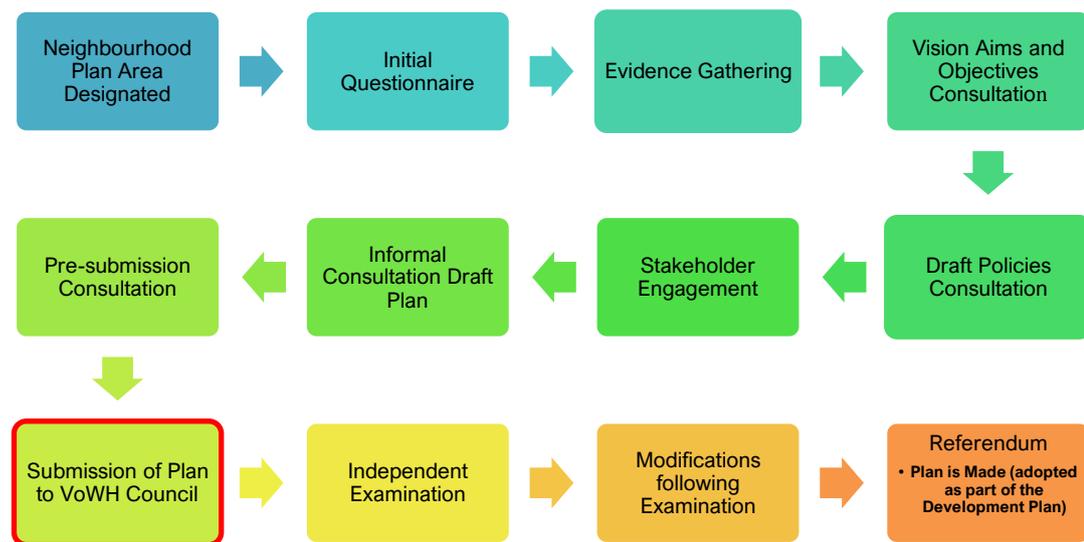


Figure 2. Neighbourhood Plan Process

1.9.2. All of the feedback on the draft Ardington and Lockinge Neighbourhood Plan and Design Code gathered during the Pre-Submission Consultation under Regulation 14 is available in the [Consultation Statement](#). Following that Consultation, the Neighbourhood Plan, the [Design Code](#), supporting [Evidence Base](#) document, and [Consultation Statement](#) were all reviewed in light of the comments that were received, and all necessary amendments were completed in order to produce the versions that the Parish Council has submitted to the District Council.

1.9.3. Under Regulation 15, the District Council will consult on the Neighbourhood Plan for a minimum of six weeks. All representations that are received will be collated and passed to the independent Examiner for consideration as part of the examination process.

1.9.4. The District Council will decide what action is to be taken in response to the Examiner's recommendations and whether the plan should progress to Referendum, having regard to the

Examiner’s report. Once the Neighbourhood Plan has been finalised, a date will be set for a Referendum by the Parish Council where every resident of voting age will be able to say whether the Plan should proceed to become ‘Made’. If more than 50% of those voting vote for the Plan to be ‘Made’, then it will become part of the Local Development Plan once ratified by the District Council.

2. Planning Policy Context

2.1. National Policy

- 2.1.1. The National Planning Policy Framework (NPPF), originally published by the Government in 2012 and revised several times since⁹, is an important guide in the preparation of local plans and neighbourhood plans. The NPPF sets out the Government’s policy in relation to land use planning matters. This Neighbourhood Plan has been prepared with regard to the NPPF in force at this time.
- 2.1.2. The Neighbourhood Plan must demonstrate that it has had regard to, and is consistent with the provisions of the NPPF as a whole. The relevant paragraphs of the current NPPF are set out alongside the policies contained within the Neighbourhood Plan in section 5.
- 2.1.3. The National Planning Policy Framework (NPPF) outlines three key objectives for sustainable development: economic, social, and environmental. This Neighbourhood Plan (NDP) aims to address these objectives within the context of Ardington and Lockinge Parish.
- 2.1.4. Economically, the Neighbourhood Plan seeks to foster a thriving rural economy. Through consultations with businesses and residents, the Plan identifies future needs and aims to implement policies that nurture existing businesses and encourage responsible growth.
- 2.1.5. Socially, the individual settlements areas are distinctly different, but the Plan recognises and celebrates its strong community spirit. It prioritizes the creation of safe and accessible infrastructure connecting the various communities. Additionally, the Plan focuses on maintaining and enhancing essential services and amenities for all residents.
- 2.1.6. Environmentally, being within the NWDNL and close to a number of national ecological designations, results in the Plan prioritising the protection and improvement of its natural environment. The Neighbourhood Plan integrates biodiversity conservation as a core principle and seeks to implement initiatives that safeguard and enhance the rich ecological landscape.

⁹ The National Planning Policy Framework 20th July 2021 <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

2.1.7. The following sections of the NPPF (2024) are especially relevant to the issues addressed by this Neighbourhood Plan (N.B. this list is not exhaustive):

- Achieving sustainable development (paragraph 7)
- Ensuring housing meets local needs (paragraphs 61-69)
- Supporting a prosperous rural economy (paragraph 88)
- Protecting healthy communities (paragraphs 8, 96)
- Protecting local green spaces (paragraphs 106-108)
- Ensuring that the transport and highway effects of development do not lead to unacceptable impacts on highway safety or severe residual cumulative impacts on the road network (paragraphs 115-118)
- Good design (paragraphs 119-123)
- Climate Change and Planning of Flooding Risk (paragraphs 161-186)
- Conserving and enhancing the natural environment (paragraphs 187-195)
- Conserving and enhancing the historic environment (paragraphs 202-221)
- Neighbourhood planning (paragraphs 12-14, 18, 21, 27, 29-31, 38, 51, 53, 62, 69-70, 132, 134, 239)

2.2. County Policy

2.2.1. The Neighbourhood Plan in Ardington and Lockinge does not deal with excluded development. This includes development that constitutes a county matter, such as minerals and waste. Oxfordshire County Council (hereby referred to as 'OCC') is the Minerals and Waste Planning Authority for the Plan Area and is responsible for the production of mineral and waste local plans.

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

2.2.3. Ardington and Lockinge Parish does not lie within either a Mineral Consultation Area or a Mineral Safeguarding Area.

2.3. Vale of White Horse District Council Local Development Plan

2.3.1. The Vale of White Horse (hereby referred to as VOWH) District Council is the planning authority for the Plan Area. The District Council's current Local Development Plan covers the period to 2031 and is divided into two principal parts. The first part (hereby referred to as the

‘LPP1’) was adopted in December 2016 and includes policies dealing with strategic matters. The second part (hereby referred to as the ‘LPP2’) was adopted in October 2019 and contains development management policies that complement Part 1 of the Local Development Plan.

- 2.3.2. On 3rd December 2021, the VOWH District Council undertook a five-year review for LPP1, which revealed that the policies contained in the LPP1 continue to be in overall conformity with national policy and guidance.
- 2.3.3. On 30th September 2024 the District Council completed an assessment of the policies contained in the LPP2. The results indicated that some policies need updating; however, no revisions will be necessary in this instance due to the ongoing preparation of a future Local Plan.
- 2.3.4. The policies contained in the LPP1 and LPP2 represent the principal set of planning policies currently applied in the Plan Area.
- 2.3.5 The current Local Development Plan comprises:
 - the LPP1;
 - the LPP2;
 - the Minerals and Waste Local Plan Core Strategy (MWLPCS);
 - the Minerals and Waste Local Plan (MWLP).
- 2.3.6 The policies in this Neighbourhood Plan complement the strategic policies in the current Local Development Plan, dealing with non-strategic planning matters. Once ‘made’ (i.e. approved following at referendum), this Neighbourhood Plan will also form a part of the Local Development Plan. There will be a monitoring and review process to ensure that the Neighbourhood Plan remains effective and responds appropriately to any significant changes in national and local planning policy in general conformity with the strategic policies in whichever Local Development Plan is applicable (see section 10),
- 2.3.7 The Vale of White Horse District Council and the South Oxfordshire District Council have been developing a Joint Local Plan to cover the period 2031-2041. The draft Joint Local Plan to 2041 has been submitted for examination, and is still under consideration.

2.4 The North Wessex Downs National Landscape

- 2.4.1. A large part of the Plan Area lies within the NWDNL, and as a result the policies contained in this Neighbourhood Plan address planning-related matters, such as rural housing development, conversion, extension or replacement of rural buildings, to ensure the protection of that valued landscape by providing a framework for appropriate development in the Plan Area.

- 2.4.2. Section 245 (Protected Landscapes) of the Levelling-up and Regeneration Act (2023) amends the duty on relevant authorities in respect of their functions which affect land in “Protected Landscapes”, which include National Landscapes such as the NWDNL. Relevant authorities must now ‘seek to further’ the statutory purposes of Protected Landscapes. This replaces the previous duty on relevant authorities to ‘have regard to’ their statutory purposes¹⁰. The NWDNL Management Plan¹¹ is the principal vehicle for ensuring that the statutory purposes of the National Landscape are met and is a material consideration in the planning process.
- 2.4.3. At the time of writing, the NWDNL Management Plan (2025-2030) has recently been reviewed and was adopted in November 2025.
- 2.4.4. This Neighbourhood Plan has been produced by taking into consideration the policies of the NWDNL Management Plan, especially those in chapter 8 (Planning and Development). The following policies are especially relevant (N.B. this list is not exhaustive):
- DE01 – Development must seek to further the purpose of the National Landscape
 - DE04 – High quality development that responds to local context
 - DE05 – Historic settlement patterns and green spaces
 - DE07 – Biodiversity Net Gain
 - DE08 – Dark skies
 - DE09 – Lighting
 - DE11 – Rural character
 - DE13 – Roof mounted PV solar
 - DE14 – Renewable energy schemes
 - DE15 – Green and Blue Infrastructure
 - DE16 – Chalk streams

3. The Neighbourhood Plan Area

3.1. Area and Land Use

- 3.1.1. Ardington and Lockinge is typical of downland parishes in the Vale of White Horse, being a long narrow area of land, initially falling steeply northwards, and then more gently from the high ground of the chalk of the Berkshire Downs to the greensand and clay towards the River Thames tributaries in the north. The villages are surrounded by arable and livestock farmland and by belts of mature trees mainly planted in the last 100 years. These provide a major part of the landscape. The villages are made up of small groups of houses and former farm

¹⁰ <https://www.gov.uk/government/publications/the-protected-landscapes-duty/guidance-for-relevant-authorities-on-seeking-to-further-the-purposes-of-protected-landscapes>

¹¹ <https://www.northwessexdowns.org.uk/our-work/management-plan/>

buildings along the various chalk streams which merge and wind their way towards the boundary with West Hendred Parish.

- 3.1.2. Ardington and Lockinge Parish is located to the south-eastern edge of the Vale of White Horse District Area and includes the settlements of Ardington, Betterton, East Lockinge, West Lockinge, West Ginge and Ardington Wick. The Parish has an area of 2,594 hectares in total and the developed area comprises less than 2% (42 hectares) of the total area in the Parish. Of the remaining area, approximately 83% (2,150 hectares) represents farmland which defines the distinctive rural character of the Parish area.

3.2. Parish Profile

- 3.2.1. According to the latest Census 2021, the population of Ardington and Lockinge Parish was recorded to be 480. This represents an overall increase of 3.7% between 2001 and 2021. The total population also consisted of 240 females and 240 males in 2021. A higher ratio of females to males was recorded in Ardington, whilst the opposite result was recorded in Lockinge.
- 3.2.2. The 2021 Census recorded 210 households in Ardington and Lockinge Parish. Approximately 42% of these households were reported to own their property, whilst the remaining 58% were renting.
- 3.2.3. A range of businesses are located in the Parish, with a few crafts- and trade-based companies, and an assortment of professional, research, service and agriculturally-based businesses.

3.3. Historic Environment

- 3.3.1. From the time of the Domesday Book until the 17th Century, the land was divided into various agricultural manors with their own field systems and freeholds farmed by many tenants. These were consolidated in the 18th Century into a smaller number of estates, and from 1854 the banker Lord Overstone incorporated a significant proportion of the farmland and dwellings in the Parish into the Lockinge Estate. These assets were settled on his daughter on her marriage in 1858 to Robert Lindsay, who later became Lord Wantage.
- 3.3.2. Lord and Lady Wantage continued to acquire further land, culminating with the last large acquisition of the Betterton Estate from the Collins family in 1889. Great improvements were made on the Lockinge Estate, through building roads, adopting new farming principles, replacing poor-quality dwellings, and establishing schools and co-operatives for the tenants and estate workers. A new village street was built in East Lockinge, with characteristic steeply pitched tiled roofs and elaborate porches and dormers, and this style of property was

extended to new houses and community buildings in the first half of the 20th Century in the two principal villages of East Lockinge and Ardington.

3.3.3. During the last 60 years, the use of houses and buildings has become less dependent on the large agricultural estate which still thrives around the villages. Some new building of houses was undertaken in more modern styles, especially in Ardington, and more recently many redundant estate buildings have been converted to commercial and residential use. A recent example of such development is the conversion of the Works Yard (now Masons Court) in Ardington (Figure 3).



Figure 3: Views of Masons Court, Ardington

3.3.4. There are several designated heritage assets within the Plan Area. These comprise 32 Grade

II listed buildings and artifacts, including three Grade II* buildings (Ardington House, All Saints and Holy Trinity Churches). Three sections of Grim’s Ditch and the Yew Down round barrow, which are designated as Scheduled Ancient Monuments, can also be found to the southern part of the Plan Area.

3.3.5. The Plan Area also benefits from a Conservation Area, which covers parts of the villages of Ardington and East Lockinge. The Ridgeway and Icknield Way, the Memorial Chapel and Graveyard in East Lockinge, and the Point-to-Point site south of West Lockinge, are also important features due to their historic significance.

3.4. Landscape Designations

3.4.1. The southern part of the Plan Area, which measures approximately 1,968 hectares in total area and represents 76% of the land in the Plan Area, lies within the NWDNL. The Ridgeway National Trail also crosses through the southern part of the area.

3.4.2. There are 159 National Character Areas (NCAs) in England. The northern part of the Plan Area lies within NCA 108 – Upper Thames Clay Vales, which is described as demonstrating contrasting landscapes, including *“enclosed pastures of the claylands with wet valleys, mixed farming, hedge trees and field trees and more settled, open, arable lands.”* The southern part of the Plan Area lies within NCA 116 – Berkshire and Marlborough Downs, which is described as *“vast arable fields stretch across the sparsely settled, rolling Chalk hills of the Berkshire and*

Marlborough Downs National Character Area (NCA). There are extensive views from the escarpment in particular, punctuated by landmarks including chalk-cut horse figures, beech clumps and ancient monuments. Historic routeways, including the Ridgeway National Trail, provide public access across this landscape.”

3.4.3. There are also five local Landscape Character Areas (LCAs) for the Vale of the White Horse and South Oxfordshire covering some of the Plan Area, which were defined as part of a formal assessment¹², which overlap with three in the NWDN¹³:

- LCA 1D: Wessex Downs Open Chalk Escarpment and Upper Slopes
- LCA 3A: Wessex Downs Open Chalk Dipslope
- LCA 6A: Wessex Downs Chalk Escarpment Footslopes
- LCA 9B: Wantage to Milton Hill Vale Edge Slopes
- LCA 12B: Western Middle Vale

3.5. Environment

3.5.1. There are three internationally significant chalk streams within the Plan Area. These are the Ginge Brook, Lockinge Brook and Goddard’s Brook. There are no environmentally protected sites, such as Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC) or Special Protection Areas (SPA) in the Plan Area but there are two Local Wildlife Sites.

3.5.2. There also are a number of trees of significant biodiversity value that strongly contribute to the rural character of the Parish. There are 23 hectares of ancient woodland, 368 hectares of other woodland, and 34 trees registered with the Woodland Trust Ancient Tree Inventory (<https://ati.woodlandtrust.org.uk/>). None of these trees are protected by a Tree Preservation Order. The closest environmentally protected areas are the Hackpen Hill SAC and Hackpen, Warren and Gramp’s Hill Downs SSSI approximately 7 km to the west.

3.5.3. The Plan Area also benefits from a community garden in West Lockinge, 2 allotment spaces, a sports field and one play area (see section 8 on Facilities).

3.6. Geology and Soil / Agricultural Land Classification

3.6.1. The Agricultural Land Classification (ALC) system divides agricultural land into five categories according to versatility and suitability for growing crops. Grades 1, 2 and 3 are referred to as

¹² <https://www.southandvale.gov.uk/app/uploads/2024/09/Landscape-Character-Assessment-Main-Report-Final-250dpi-1.pdf>

¹³ <https://www.northwessexdowns.org.uk/wp-content/uploads/2026/01/NWD-compiled-report-Introduction-and-Overview.pdf>

'Best and Most Versatile' land with 4 being described as 'poor quality land' and 5 'very poor-quality agricultural land'.

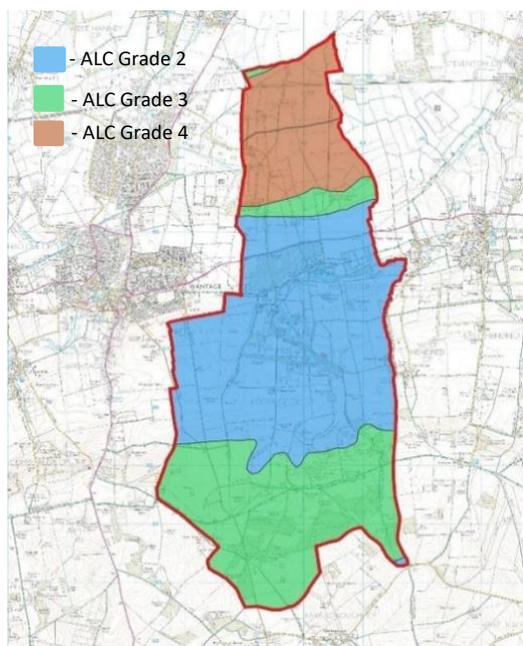


Figure 4: Agricultural Land Classification Map

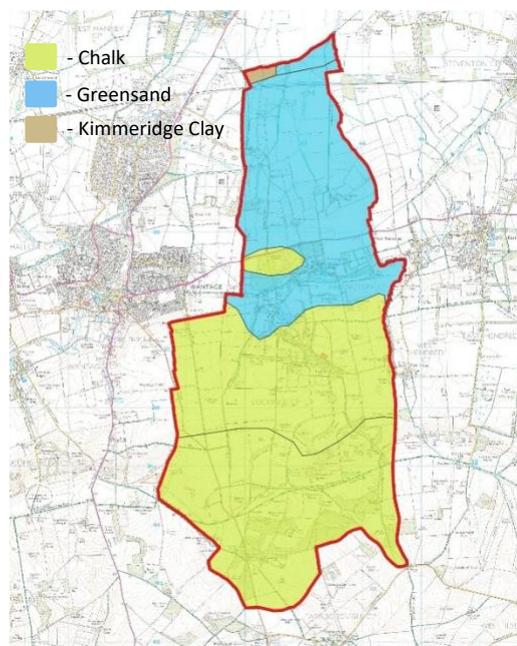


Figure 5: Soil Map

- 3.6.2. As it can be seen from Figure 4, more than 50% of the agricultural land in the Plan Area is classified as Grade 2 land.
- 3.6.3. The types of soil identified within the Plan Area can be seen in Figure 5. This consists of approximately 1,698 hectares (65%) of Chalk downland which extends to and over the Ridgeway, 882 hectares (34%) of Greensand and 14 hectares (1%) of Kimmeridge Clay which is located to the extreme northern part of Parish.
- 3.6.4. It is notable that the ALC has not been updated for a considerable amount of time, and it is possible that the quality of the soil in the Plan Area could have changed significantly in recent years.

4. Vision, Aim and Objectives

4.1. Vision and Aim

- 4.1.1. The Vision and Aim statements below have been consulted upon in our survey and event work and refined based on comments made by the community. Every effort has been made to ensure that they reflect the views expressed:

The Vision

To create a Neighbourhood Plan for the Parish of Ardington and Lockinge that includes policies based on the outcomes of community engagement and consultation, is in general conformity with strategies and policies in the Development Plan for the district, and has regard to National planning policies and guidance.

The Aim

To create a Neighbourhood Plan for the Parish of Ardington and Lockinge that includes policies based on the outcomes of community engagement and consultation, and compliance with the core strategies set out in the relevant South and Vale Local Development Plan

4.2. Objectives

- 4.2.1. The Vision and Aim for our Neighbourhood Plan is reflected in the following Objectives derived from community consultations:

The Objectives

1. To ensure that new housing development reflects genuine local need, makes use of small infill sites and progressively enhances sustainability while complying with the constituent features that make the Parish a distinctive, attractive and desirable place to live and work.

2. To protect and enhance the existing physical features and community services provided within the Parish and to enable new ones to be generated to maintain the social, economic and environmental well-being of the Parish
3. To respect existing heritage designations and the North Wessex Downs Natural Landscape by having regard to existing national policies aimed at their protection
4. To maintain the natural environment of the Parish and to encourage the creation of opportunities for enhancing it.
5. To create a safe, convenient and attractive environment for non-vehicular modes of transport within the Parish by promoting improvement to the existing network of cycling and walking routes.
6. To be aware of increasing pressures from outside the Parish to accommodate recreational needs and to address them alongside policies set out in the Neighbourhood Plan.
7. To ensure adequate levels of off-road parking provision and access to open spaces in the Parish, while being mindful of Objective 6, and to seek to improve the quality of life of the community by reducing pollution, preserving dark skies and minimising the risk of flooding.
8. To evaluate the desirability of increased investment in the business community located in the Parish and to attune the Neighbourhood Plan to any future economic development deemed desirable.

5. Land Use Plan Policies

5.1 Background

5.1.1 The following policies have been devised in response to the Vision and Objectives and the Parish surveys and consultations that have taken place to date, and incorporate comments received through the Pre-Submission Consultation (see [Consultation Statement](#)).

5.2 List of Policies

5.2.1 The following policies relate to those elements and issues raised in consultation. Some matters could not be addressed by the Neighbourhood Plan, and where this is the case, they were noted as a Community Aspiration (Appendix 2).

| Policy | Theme |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| AL1: Separation of Settlements AL2: Ardington Settlement Boundary AL3: Outside the Ardington Settlement Boundary AL4: Resource and Access AL5: Energy Efficiency | Housing |
| AL6: Key Views AL7: Community Spaces and Landmarks AL8: Conservation of Key Habitats AL9: Dark Night Skies | Environment |
| AL10: Impact on Leisure Facilities AL11: Enhancement of Leisure Facilities | Facilities |
| AL12: Commercial Development AL13: Businesses in Residential Properties | Employment & Business |

6. Policy Theme - Housing

6.1. Settlement Character

- 6.1.1. The Parish is predominantly open countryside, comprising agricultural land and clusters of woodland, including some ancient woodland and many areas of deliberate planting in both the late nineteenth and twentieth centuries. The extent of planted woodland (of mainly native, deciduous trees) distinguishes the Parish from its neighbours along the line of the Downs. From very few places outside the settlements it is possible to see more than a dozen properties in any one direction due to this woodland and location of buildings in the folds of the topography.
- 6.1.2. Many redundant farm and utility buildings have been refurbished as workshops, and more recently, as office accommodation. Scattered as they are around the main settlements, this has meant that there are distinct gaps between residential areas. Figure 6 shows the distribution of the six main settlements within the Parish, together with the boundary of the Conservation Area.

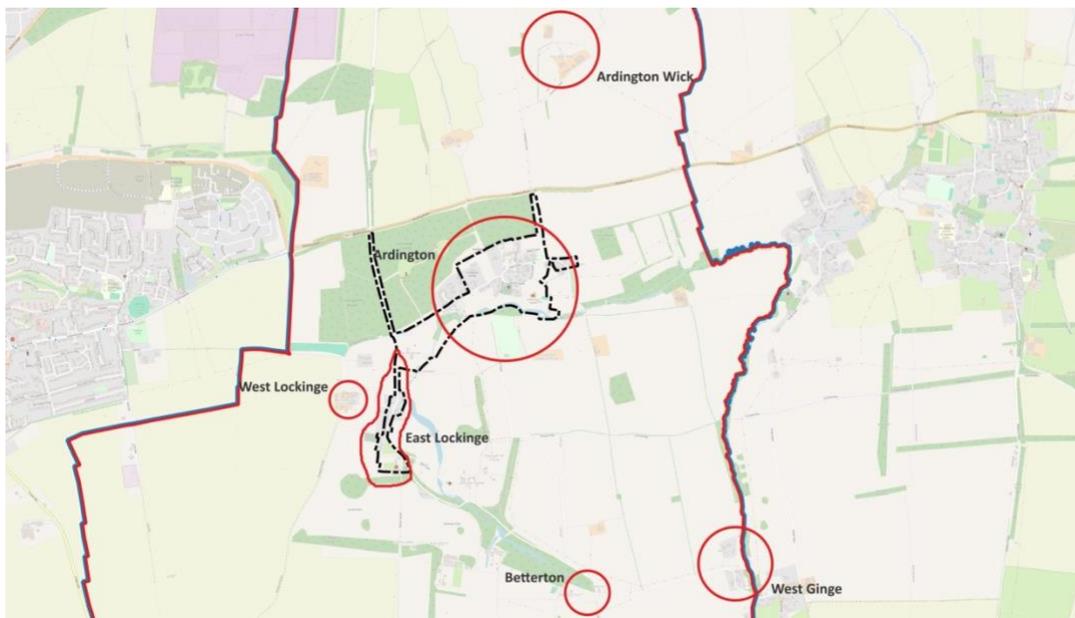


Figure 6: Location of Settlements in Parish

- 6.1.3. The village of Ardington is the only settlement of sufficient size and with enough amenities to be classified as a “small village” within the Adopted Local Plan. Buildings are centred around the village church and pub, with later additions along School Road (past the former school) and at Townend. The collection of units built by the Estate in the late nineteenth century to accommodate the village cooperative are still home to the Ardington shop and

café, with other parts used to house catering and ancillary businesses. The oldest properties (at Well Street) date from the early 17th century and are included in the 20 or so buildings which have been listed. Built originally with timber frames, wattle and daub and thatch roofs, the thatch has been replaced over the years with clay tiles or cedar shingles. Today these properties are either painted in white with black beams or are in the village colours of cream and brown. Later, timber framed houses built around 1800 have steeply pitched tiled roofs with dormer windows, hanging tiles and scalloped and patterned barge boards. This style is also used in the farm buildings of the time, including the former Home Farm, which is now home to a range of commercial enterprises. A settlement boundary for the built-up areas of Ardington (which follows the boundary of the Conservation Area with certain key variations) is defined in section 6.2 of this Neighbourhood Plan.

- 6.1.4. There are five other settlements comprising more than five houses within the Parish – East Lockinge, West Lockinge, Betterton, Ginge and Ardington Wick. These are generally quite loosely grouped with meadows between houses and are separated from the other settlements by farmland. They are all classified as parts of the “open countryside” in the current Local Development Plan and are addressed under Policy AL3.
- 6.1.5. The principal residential area of East Lockinge is clustered either side of the main street running down the hill, which features the 'model' 19th century cottages that were built to replace older poor-quality dwellings. There are several Grade II listed buildings and features in that part of the village. Two larger residences lie within East Lockinge, namely Barton House and the Grade II listed Lockinge Manor. Lockinge Church is around 400m to the east of the main part of the village, alongside the site of the former Lockinge House occupied by Lord and Lady Wantage, which was demolished in the 1940s. A group of outbuildings, which include the former stables and the orangery, also located beside the former mansion, were converted and provide accommodation for a variety of largely office-based businesses. There is a scattering of single residences or pairs of cottages in the area around the church and outbuildings.
- 6.1.6. West Lockinge is more loosely knit and consists of the farmhouse, cottages and agricultural buildings around West Lockinge Farm, and two rows of 1950s semi-detached houses at Tabs comprising 12 residences.
- 6.1.7. The settlement of Betterton comprises a single row of five brick-built cottages, a short distance from Betterton Farm House and Betterton House, which were the focus of one of the original ancient manors in the Parish.

- 6.1.8. West Ginge is a small settlement which used to be part of the Lockinge Estate. There are two 17th century former farmhouses with three large barns, one of which has been converted into a residence. There are also five pairs of 17th century half-timbered former farmworkers' cottages, one of which is still thatched, and four of those have been combined into single residences. There are five Grade II listed properties in West Ginge.
- 6.1.9. Ardington Wick comprises a small collection of residential properties clustered around agricultural buildings originally serving the lower lying lands in the north of the parish. Now separated even more effectively from the other settlements in the south of the parish by the busy A417 road, this group of buildings is nevertheless unequivocally rural in setting.

Policy AL1 – Separation of Settlements

As appropriate to their scale, nature and location, development proposals should respect the open countryside (Figure 7) and rural landscape setting of the parish and the distinctive separate identities and physical separation between settlement areas (see Figure 6) of:

- a) Ardington
- b) East Lockinge
- c) West Lockinge
- d) Betterton
- e) West Ginge
- f) Ardington Wick

Proposals for appropriate rural development beyond the six settlement areas should be non-intrusive and preserve the physical and visual separation between the settlements.

| | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Objectives | 1), 2), 4), 5), 8) |
| Relevant policies | NPPF: 8, 124-126, 131-141, 189 and 196-221 LPP1: CP1, CP3, CP4, CP15, CP37 LPP2: DP29 NWDNL: DE01, DE05, DE011 |
| Justification from Evidence Base | Household Survey 2024 Environment Workshop 2024 Business Survey 2024 |

| | |
|--|-------------------------------------------------------------------------------------------------------------------------------------|
| | Housing Workshop 2024 Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code |
|--|-------------------------------------------------------------------------------------------------------------------------------------|

6.2. Infill Development

- 6.2.1. As noted in section 3.2.1 above, the latest national Census recorded 210 households in Ardington and Lockinge Parish. Approximately 42% of these households were reported to own their property, whilst the remaining 58% were renting. The high proportion of rented properties reflects the continuing importance of the Lockinge Estate and its endowment of housing trusts – including one dedicated to the provision of low-cost accommodation - to the composition of the existing housing stock
- 6.2.2. The approved Development Plan does not contain any requirement for new housing within the parish. The majority of the parish is classified as open countryside (Figure 7), with only Ardington village being recognised as a “Smaller Village” in the District’s “settlement hierarchy”. Core Policy 4 goes on to define the implications of these designations for new development within the parish. “At the Smaller Villages, limited infill development may be appropriate within the existing built areas of these settlements, or if it is allocated within an adopted Neighbourhood Development Plan or future parts of the Local Plan 2031. Proposals for limited infill development will be supported where they are in keeping with local character and are proportionate in scale and meet local housing needs, and/ or provide local employment, services and facilities. Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy.”
- 6.2.3. Accordingly, the housing policies within this Neighbourhood Plan have been shaped principally by the community’s views on housing needs.
- 6.2.4. There were 101 responses to the Parish Household survey of 2024 (see full survey and report in the [Evidence Base](#)). Most of the respondents had lived in the Parish for a significant amount of time, with around half (51%) who had lived in the Parish more than 25 years, and a further quarter (26%) between 10 and 25 years. Over half (55) of respondents were from households with two people more than 50 years old, showing a high average age, and only 17 respondents lived in households with any children (less than 18 years old). The large majority (74%) of respondents have lived in their present house for more than 10 years, showing a very high continuity in occupancy, and a very high proportion (91%) of respondents have no wish to move to a different property. The respondents who expressed a wish to move gave a variety

of reasons related to their own situation, and the large majority (80%) would want to move to a new property with 3 or more bedrooms.

- 6.2.5. A large majority of respondents felt there was either no need (39%) for more housing in the Parish or only a small number of new houses, with only a small number (16%) considering that more than 15 new houses would be appropriate. Of those who considered that more housing would be appropriate, respondents expressed a need for more properties for sale (73%) as well as for rent (60%), and there was strong support for more “affordable” housing, either for sale or for rent. In separate comments, several respondents felt that any new houses should be integrated with and retain the character of the rest of the Parish.

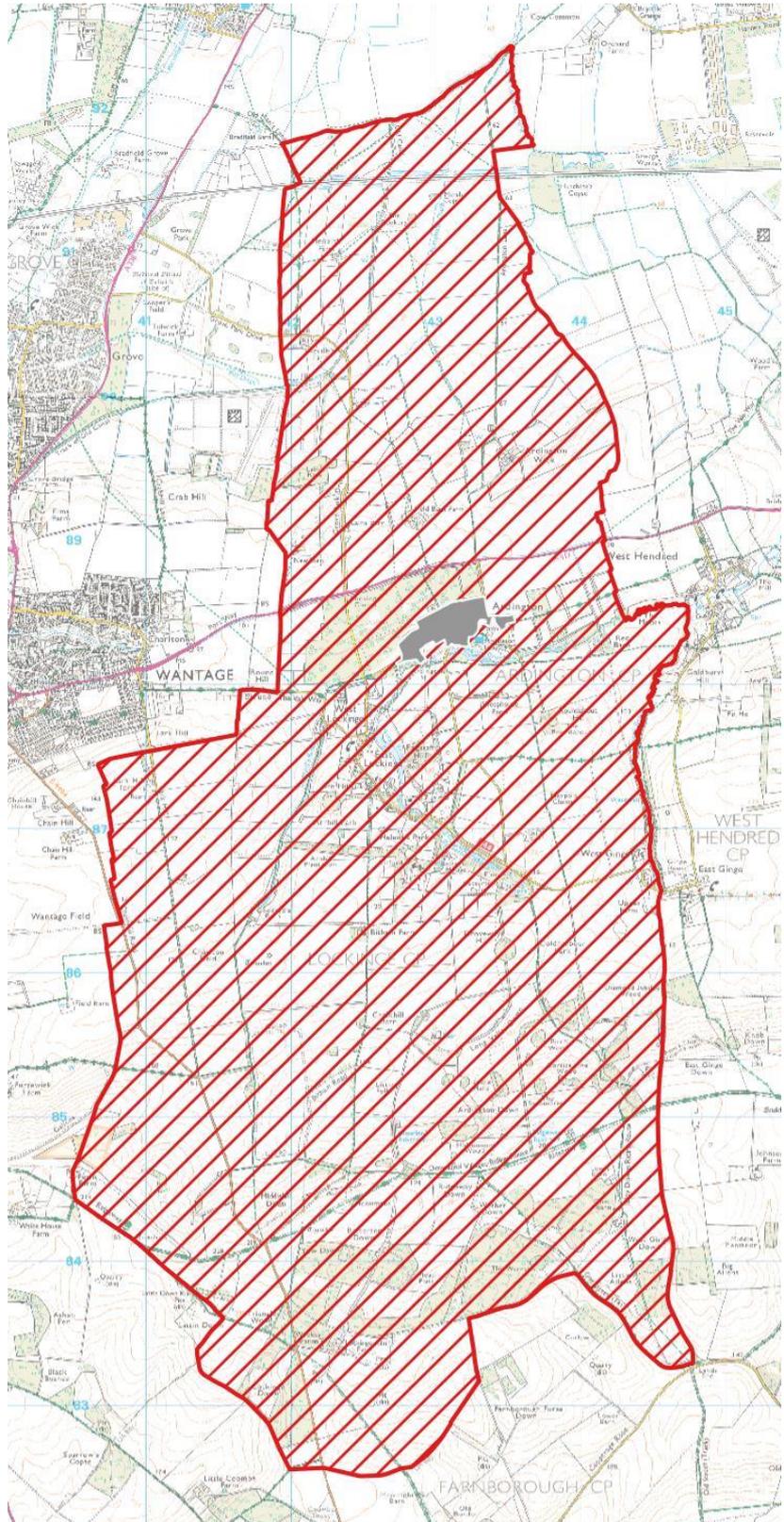


Figure 7: Location of Open Countryside (red)

- 6.2.6. This suggestion was further reinforced in the Housing Workshop of 2024, where a large number of people felt that sustainable residential infill development and commercial development could be appropriate within the existing settlements of the Plan Area, provided that they preserve and enhance the local landscape and natural features that define each area.
- 6.2.7. As noted above, the District’s approved Development Plan classifies the village of Ardington as a ‘smaller village’ and designates all other parts of the Parish as ‘open countryside’. The Plan does not however define the built-up area of the village of Ardington. This Neighbourhood Plan defines a boundary for the settlement area for Ardington village (Figure 8), reflecting the views of the local community that were received during the public consultations. The Development Plan does not designate any of the other settlements within the Plan Area as ‘smaller villages’ due to their small size and dispersed built character, and this distinction is also adopted in this Neighbourhood Plan.
- 6.2.8. The Ardington settlement boundary does not indicate that all land within the boundary is appropriate for development. Within the settlement boundary of Ardington, small scale infill development and redevelopment of brownfield sites will be considered appropriate, provided it accords with the recommendations of the [Ardington and Lockinge Design Code](#), the Joint Design Guide and with the relevant policies of the Local Development Plan. Provision for affordable housing for owner occupation and for rent – as identified by the community survey - will be particularly welcomed.
- 6.2.9. Development proposed within the designated settlement boundary must take account of and reflect the recommendations set out in the Ardington and Lockinge Design Code and Joint Design Guide.
- 6.2.10. The Design Code seeks to ensure that residential extensions are subordinate to the primary dwelling in terms of scale and design, avoid unsatisfactory visual relationships with surrounding buildings when viewed from public vantage points, and protect the amenity and privacy of existing residents. It also aims to ensure that extensions do not introduce features that would appear out of character with the surrounding area.

Policy AL2 – Ardington Settlement Boundary

The Neighbourhood Plan defines a settlement boundary for the village of Ardington as shown in red in Figure 8.

Development proposals within the settlement boundary will be supported provided that they:

- a) constitute infill or redevelopment of a previously developed site;
- b) achieve high quality design reflecting the recommendations of the [Ardington and Lockinge Design Code](#) and the District Councils' Joint Design Guide;
- c) are in accordance with relevant policies in the Local Development Plan;
- d) reflect the character of the built environment in relation to height, scale and mass of the proposed building, which should be proportionate and sympathetic to the scale of neighbouring buildings;
- e) conserve the significance of heritage assets and their wider setting;
- f) do not unacceptably harm the existing amenity of neighbouring properties;
- g) do not harm the quality of the local environment; and
- h) take account of the North Wessex Downs National Landscape Management Plan.

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 1), 2), 4), 5), 8) |
| Relevant policies | NPPF: 8, 82-84, 124-126, 131-141, 189 and 196-221 LPP1: CP1, CP3, CP4, CP15, CP22, CP23, CP24, CP37 LPP2: DP23, DP24, DP37 NWDNL: DE01, DE04, DE05, DE11 |
| Justification from Evidence Base | Household Survey 2024 Housing Workshop 2024 Business Survey 2024 Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code |

6.3. Development Outside the Ardington Settlement Boundary

- 6.3.1. Residential development outside the settlement boundary of Ardington will not be supported unless it is supported by policies in the Development Plan or national planning policy.
- 6.3.2. The majority of the commercial and farm buildings within the Plan Area are located in the open countryside, and therefore proposals for their conversion to residential use should demonstrate that the building is structurally sound and will not create overlooking issues or result in loss of residential amenity of the area.

Policy AL3 – Outside the Ardington Settlement Boundary

The area of land outside the Ardington Settlement Boundary as shown in Figure 7 is ‘open countryside’. Development in open countryside will not be appropriate unless specifically supported by other relevant policies as set out in the Development Plan or national policy.

Developments that are appropriate in ‘open countryside’ will be supported where they:

- a) do not unacceptably harm the existing amenity of neighbouring properties;
- b) achieve high quality design reflecting the recommendations of the [Ardington and Lockinge Design Code](#) and the District Councils’ Joint Design Guide;
- c) conserve the significance of heritage assets and their wider setting;
- d) do not harm the quality of the local environment;
- e) take account of the North Wessex Downs National Landscape Management Plan;
- f) do not cause the loss of Best and Most Versatile agricultural land.

| | |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 1), 2), 4), 5), 8) |
| Relevant policies | NPPF: 8, 82-84, 124-126, 131-141, 189 and 196-221 LPP1: CP1, CP3, CP5, CP15, CP37, CP43, CP44 LPP2: DP3, DP5, DP6, DP7, DP23, DP24 |

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | NWDNL: DE01, DE04, DE05, DE11 |
| Justification from Evidence Base | Household Survey 2024 Housing Workshop 2024 Business Survey 2024 Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code |

6.4. Sustainable Development

- 6.4.1. In July 2019, Vale of White Horse District Council developed a Climate Action Plan¹⁴ for the period 2022 to 2024 which would seek to become a carbon neutral district by 2045 and reduce the carbon emissions from their own operations by 2030. The Parish Council endorses the District Council’s initiative and plan to tackle the effects of climate change to public health and the environment. As a consequence, this Neighbourhood Plan seeks to focus on supporting the District Council’s plans by promoting sustainable development.
- 6.4.2. It is considered essential to ensure that effective measures to mitigate the effects of climate change are incorporated in all new development within the Plan Area, as this will assist the District Council with meeting their net-zero carbon emission targets. This will also ensure the villages within the Plan Area will continue to grow in a sustainable way which will also preserve its character and protect it for future generations.
- 6.4.3. According to the Household survey of 2024, half of the respondents noted that off-street parking is not an issue within the Plan Area; however, some respondents highlighted that additional parking may be required as visitors often park their private vehicles in areas designated for residents only or block existing Public Rights of Ways (PRoW) due to insufficient parking spaces. Therefore, the local community felt that this can potentially give rise to road safety issues. In addition, some respondents highlighted the lack of public car parks and suggested that some of the private car parks be opened to the public, such as the car park at the Loyd Lindsay building.
- 6.4.4. Accordingly, development proposals that will provide appropriate levels of parking for all people, including those with disabilities will be strongly supported. New residential development will also be expected to deliver provision of Electric Vehicle (EV) charging points to enable the transition of the Council to a carbon neutral District by 2045 in line with the

¹⁴ <https://www.whitehorsedc.gov.uk/wp-content/uploads/sites/3/2022/02/Vale-Climate-Action-plan-2022-2024.pdf>

Council’s parking standards. Oxfordshire County Council have published detailed guidance on parking standards for new developments which can be found [here](#).

Policy AL4 – Resource and Access

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

- a) use natural resources, including water and energy, in the most sustainable practicable way during construction and the lifetime of the development;
- b) provide access to high quality communications infrastructure;
- c) provide access to electric vehicle charging points;
- d) provide appropriate levels of off-road parking for private vehicles which are integrated into the landscape, do not represent a hazard or nuisance to other members of the community, and do not reduce the existing car parking provision in the Parish.

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 5), 7) |
| Relevant policies | NPPF: 8, 109-114, 119-123, 131-141, 161-169 and 196-201 LPP1: CP1, CP15, CP33, CP35, CP37, CP40 LPP2: DP16, DP17, DP18, DP31 NWDNL: DE01, DE04 |
| Justification from Evidence Base | Household Survey 2024 Housing Workshop 2024 Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code |

Policy AL5 – Energy Efficiency

Development proposals which incorporate higher energy efficiency and renewable energy standards than those required by current Building Regulations will be supported. Proposals which provide for the highest standards of thermal efficiency (equivalent to or exceeding an EPC rating of B) and addition of sources of renewable energy (e.g. photovoltaic panels) and heating sources will be particularly supported.

Development proposals should also take account of:

- a) the [Ardington and Lockinge Design Code](#);
- b) the District Councils’ Joint Design Guide.

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 1), 5), 7) |
| Relevant policies | NPPF: 8, 131-141, 161-169 and 196-201 LPP1: CP1, CP15, CP37, CP40, CP41 LPP2: - NWDNL: DE04 |
| Justification from Evidence Base | Household Survey 2024 Housing Workshop 2024 Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code |

7. Policy Theme - Environment

7.1. Keys Views

- 7.1.1. The key views that have been identified, as shown in Figure 9, reflect both the character of the Ardington and Lockinge Conservation Area and the strong connection of the villages within the Plan Area with the surrounding countryside, including the NWDNL. Further analysis of the feedback from the community (see [Evidence Base](#)) showed that only four of the 23 views identified were of relatively low significance (1, 2, 11, 18) and these were subsequently excluded from consideration.
- 7.1.2. In the Environment Workshop of 2024, respondents indicated on a map the 23 views within and out of the Plan Area that are of particular value to them (Figure 9). These have been incorporated into the work undertaken to inform this Neighbourhood Plan.
- 7.1.3. The close relationship between the villages and the NWDNL has been manifested in the identification of several long-range views that strengthen the connection of the built-up area in the middle of the Plan Area with the open countryside. The most appreciated and significant views that have been identified relate to views across farmland and within or into the Conservation Area from either the edge of the built-up areas of Ardington and East Lockinge or from PROWs.
- 7.1.4. The 19 most significant views prioritised in this Neighbourhood Plan are listed below in Policy AL6, and have been determined to be of the highest importance to the local community due to their positive contribution to the rural character and setting of the village. Photographs of those views are available in the [Evidence Base](#). Some of the views include buildings and places that are considered by the local community to be of high cultural and historical significance, and some are within the Ardington and Lockinge Conservation Area. Any view which crosses a Parish boundary does not include land outside of the Plan Area. Therefore, the protection and, where appropriate, the enhancement of these views has been prioritised in this Plan.
- 7.1.5. It is understood that the proposed Nationally Strategic Infrastructure Project (NSIP) of the White Horse Reservoir (previously known as SESRO) may impact the amenity of views 1 and 2 through a significant landscape impact but these are not considered to be Key Views.

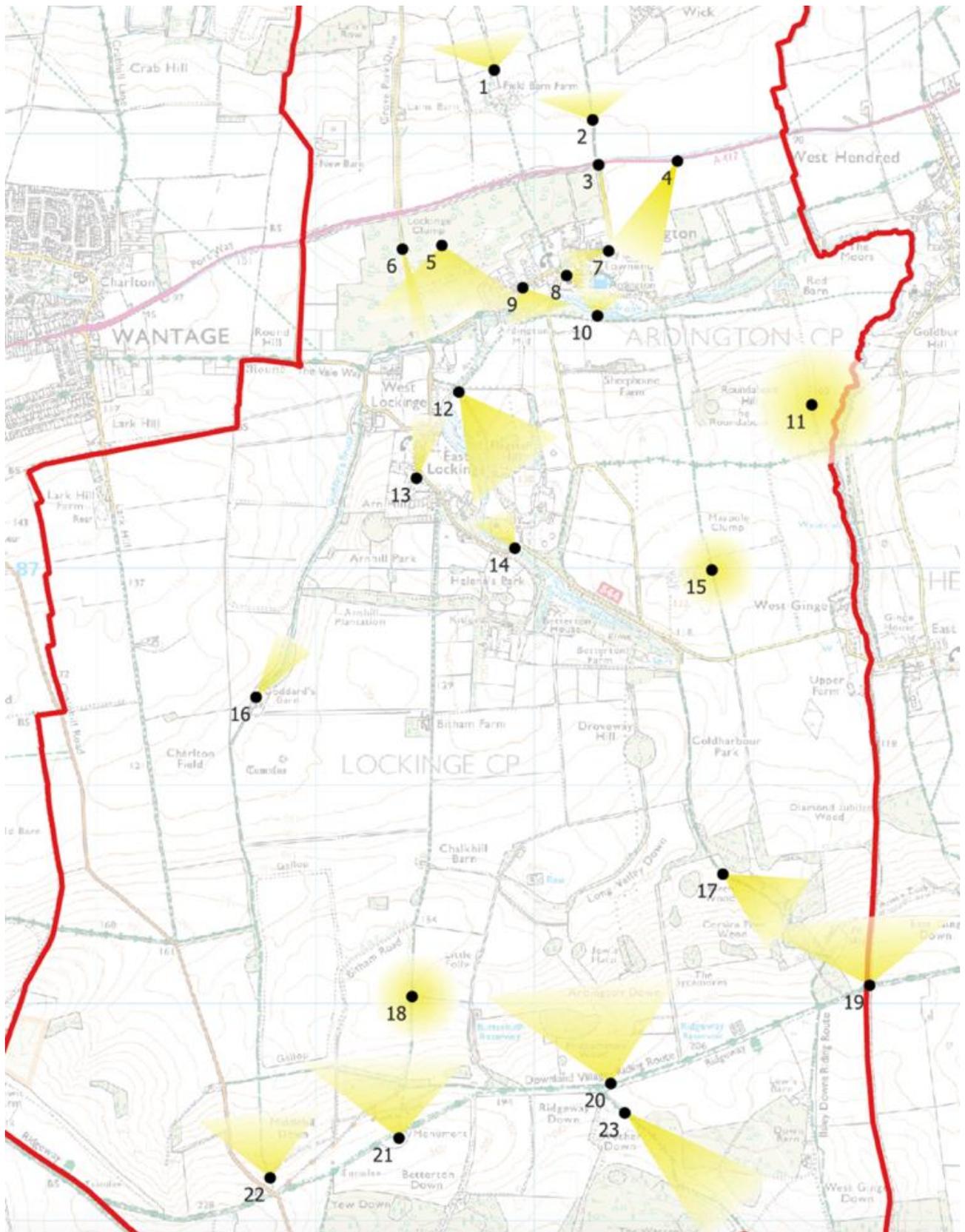


Figure 9: Map of Key Views

Policy AL6 – Key Views

Development proposals should maintain or where practicable enhance the local character of the landscape, and through their design, height and massing should recognise and respond positively to the identified Important Views as shown in Figure 9 and listed below.

3. Lane to Ardington from A417
4. Ardington from A417
5. Millennium Stones
6. Lane to East Lockinge from A417
7. Ardington High Street
8. Ardington Church Street
9. School Road to Brook and Church
10. Ardington House across Brook
12. East Lockinge Flagstaff Hill & Lakes
13. East Lockinge High Street
14. Lockinge Brook Bridge to Church
15. Maypole Clump
16. Withy Bed Goddard's Brook
17. Betterton Track
19. Ridgeway – Ginge Down
20. Ridgeway – Ridgeway Down
21. Ridgeway – Monument
22. Ridgeway – Middlehill Down
23. Stone Street (Happy) Valley

Development proposals which would have a significant adverse impact on an identified important view (listed above) will not be supported.

| | |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 2), 3), 4) |
| Relevant policies | NPPF: 8, 131-141, 189, 190(c) LPP1: CP15, CP39, CP44 LPP2: DP29, DP37 NWDNL: DE01, DE04, DE05, DE11 |
| Justification from Evidence Base | Environment Workshop 2024 Joint Design Guide Ardington and Lockinge Design Code Key Views Assessment NWDNL Management Plan 2025-2030 |

7.2. Community Facilities and Important Landmarks

7.2.1. The Household survey of 2024 recorded an overall level of satisfaction with the existing community facilities within the Plan Area. The majority of the respondents noted that existing community facilities and amenities were considered to be either adequate or in excellent condition and meet their existing needs. A small number of respondents considered that improvements to existing facilities would be welcomed, including the introduction of new facilities that could attract more people.

7.2.2. According to the Household Survey of 2024 and the Community Workshop in 2025 (see [Evidence Base](#)), the following community facilities were identified to be valued significantly by the local community:

- Loyd Lindsay Rooms
- Community Woodlands
- Community Orchard
- Millennium Stones (in Community Woodlands)
- Sports Club
- Boars Head pub, Ardington
- Ardington shop and café
- Churches
- Play area
- Allotments

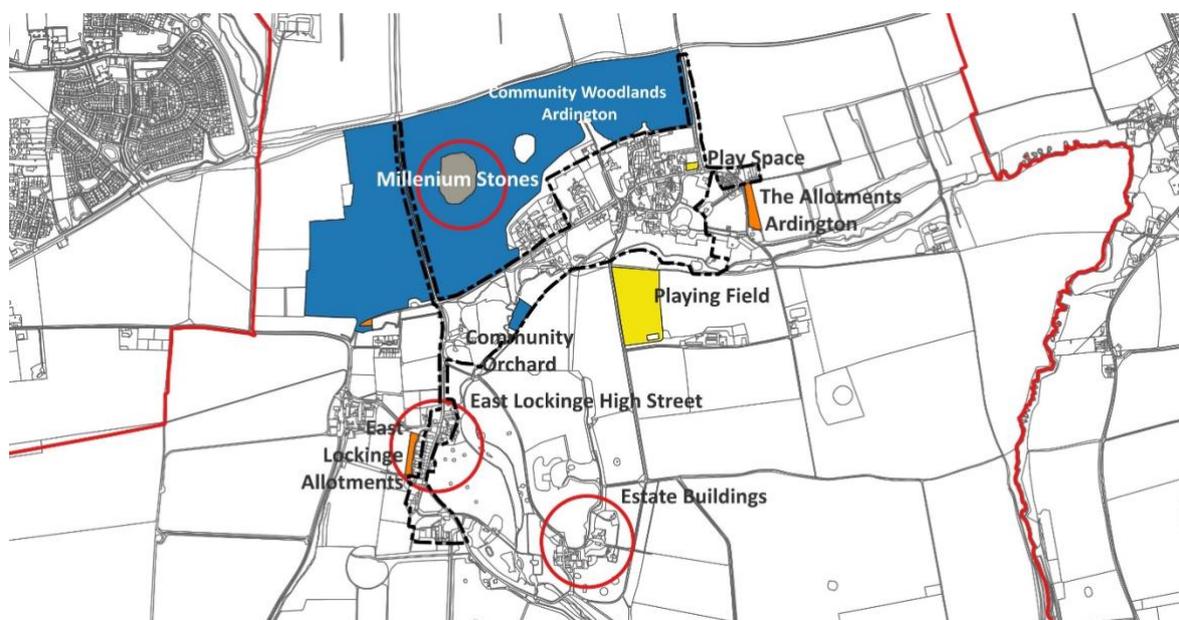


Figure 10: Map of Community Spaces and Landmarks

NB: The Conservation Area is also shown in the black dotted lines

7.2.3. The Plan Area also benefits from a few landmarks which stand out from their immediate surroundings as a result of architectural styling or physical presence in the area. These are identified in Figure 10 and they have a significant contribution to the character of the Plan Area and the wellbeing of the local community.

Policy AL7 – Community Spaces and Landmarks

The Neighbourhood Plan recognises community assets and facilities in the following locations to which public access is permitted by the landowner. These assets are (Figure 10):

- a) The Allotments, Ardington
- b) Playing Fields, Ardington
- c) Community Woodlands, Ardington
- d) Millennium Stones (in Community Woodlands)
- e) East Lockinge Allotments
- f) Parkinsons.me Garden, West Lockinge
- g) Community Orchard

Proposals to improve access to or enhance the use of such spaces will be supported. Where proposals are developed that involve a recognised community asset, there will be a presumption against any proposals that would lead to a loss of value to the community, unless it can clearly be demonstrated that the operation of the asset, or the ongoing delivery of the community value of the asset, is no longer financially viable.

| | |
|-----------------------------------------|------------------------------------------------------------------------------------------------------|
| Objectives | 2), 3), 4), 6) |
| Relevant policies | NPPF: 8, 96-99, 103-104, 131-141, 189 LPP1: CP15 LPP2: DP29, DP37 NWDNL: DE05, DE15 |
| Justification from Evidence Base | Household Survey 2024 Environment Workshop 2024 Community, Employment and Access Workshop 2025 |

7.3. Biodiversity

7.3.1. More than 95% of the total respondents in the Household survey of 2024 highlighted the significance of protecting and enhancing the natural environment. The habitats that were identified as being particularly valued by the local community were:

- chalk grassland
- woodland
- hedgerows
- chalk streams/lakes
- stream margins

7.3.2. The majority of the respondents also considered that other important features, such as the rural landscape, the views to and from the Ridgeway, the streams and lakes and the wildlife should also be preserved. In addition, more than 84% of the respondents also considered it essential that parts of the Plan Area located within and adjacent to the NWDNL, which contribute to the significance of the valued landscape, should also be protected.

7.3.3. There are several areas within the Plan Area, where nationally important priority habitats and irreplaceable habitats were identified, such as ancient woodland, lowland calcareous grassland and chalk streams. Trees play an important role in both the natural and man-made environment, as they can provide shelter by reducing noise or visual impacts and contribute to reducing carbon emissions. New development proposals that are designed around existing trees and seek to retain priority habitats will be supported.

7.3.4. According to the Environment Workshop of 2024 and Household Survey of 2024, the majority of the respondents highlighted the significance of conserving and improving, where appropriate, the habitats and biodiversity of the Plan Area. Respondents also identified 30 important habitat areas and 37 additional areas important for their contribution to local wildlife.

7.3.5. Further, there are also several areas of small scrub and extensive hedgerow of significant ecological value. These form part of extensive wildlife corridors which create a vast ecological network that strongly contributes to the biodiversity value of the Plan Area. Therefore, it is considered important that existing hedges are maintained and enhanced, where necessary. Development proposals should ensure that they maintain the ecological features that define the character of the Plan Area and identify opportunities to deliver biodiversity net gains.

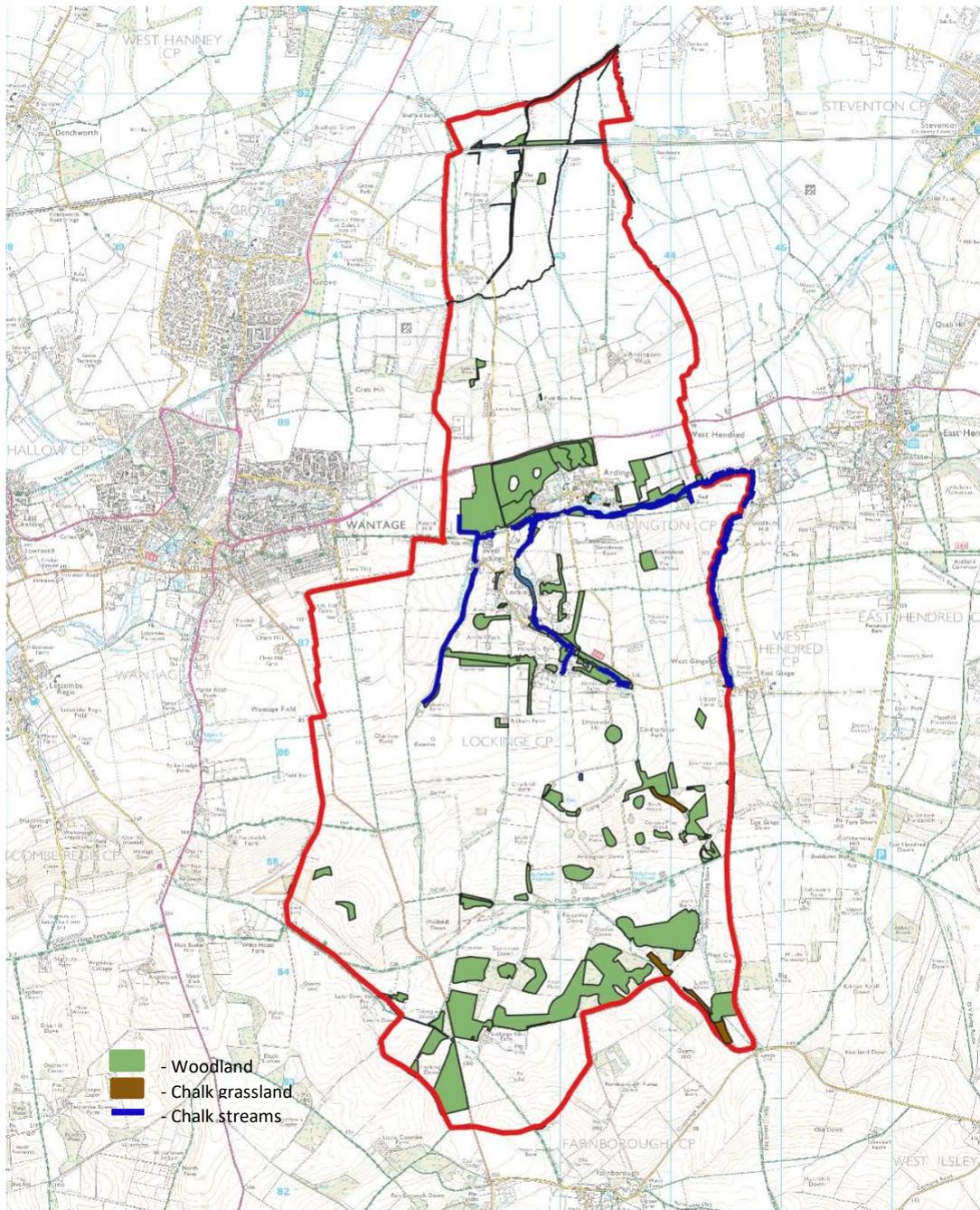


Figure 11: Map of Important Habitat Areas

7.3.6. Figure 11 illustrates the location of all the important habitat areas, including priority habitats within the Plan Area that were identified by the local community. The current Local Development Plan (paragraphs 187-190) addresses the effects of development on the landscape and biodiversity, highlighting the significance of protecting valued landscapes and features of ecological value and sets out a range of criteria against which development proposals will be assessed. This Neighbourhood Plan seeks to further reinforce these paragraphs by introducing policies that seek to protect these important features. Development proposals should ensure that they do not adversely affect local habitats and

wildlife corridors identified within the Plan Area. The key habitat assets of the Parish are Chalk Springs and Watercourses, Chalk Grassland, and Woodland, and they lie in open countryside.

7.3.7. It is understood that the proposed NSIP of the White Horse Reservoir (previously known as SESRO) will affect the area to the north of the A417, in particular with the proposed demolition of woodlands immediately north of the railway line. In the current plans, the area just south of the railway line is proposed to be a Priority Area for Biodiversity to offset the harm done during the period of construction. The Key Habitats in this area should be enhanced significantly if the project goes ahead.

Policy AL8 – Conservation of Key Habitats

Development proposals and management plans within or affecting the key habitat assets should not adversely impact their character and appearance as well as their geological and ecological significance, as defined by the Adopted Local Plan. Key habitat assets should be enhanced through new areas of habitat creation, improving habitat condition through positive management interventions, and improving habitat connectivity to form wildlife corridors. Measures to enhance the Key Habitats and species should be considered and can be found in Oxfordshire’s Local Nature Recovery Strategy (LNRS)¹⁵. Development should be set back at least 10m from the top of bank of a chalk river and 10 – 20m away from the edge of a woodland, consistent with LNRS evidence on water-quality and habitat benefits. Proposals that adversely impact their character and appearance will not be supported. In addition, new development proposals should provide ecological enhancements (e.g. bat boxes, swift bricks, hedgehog highways) in all new structures.

| | |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 2), 3), 4) |
| Relevant policies | NPPF: 8, 96, 131-141, 187-195 LPP1: CP15, CP43, CP44, CP45, CP46 LPP2: DP21, DP23, DP24, DP30 NWDNL: DE01, DE07, DE016 |

¹⁵ <https://www.oxfordshire.gov.uk/residents/environment-and-planning/local-nature-recovery-strategy-lnrs>

| | |
|-----------------------------------------|--------------------------------------------------------------|
| | |
| Justification from Evidence Base | Environment Workshop 2024 NWDNL Management Plan 2025-2030 |

7.4. Dark Night Skies

7.4.1. The CPRE ‘Light Pollution and Dark Skies’ map shows that the north-western side of the Parish is affected somewhat by light pollution derived from Wantage and Grove, but in general the Parish has very low levels of light pollution at less than 1 nanowatts/cm²/sr. Community consultation on environmental issues revealed that the relatively dark night skies and the scarcity of street lighting are qualities that are valued by residents. The few street lights in the Parish are confined to Ardington, East Lockinge, and West Lockinge, and are generally Victorian or Victorian style lamp posts fitted with low voltage white lights. Some external lights on houses also use this type of bulb. Steps should be taken to limit light pollution from future developments.

Policy AL9 – Dark Night Skies

1. Development proposals should conserve and enhance tranquillity in relation to light pollution and dark night skies, and respond positively to the Institute of Lighting Professionals guidance and other relevant standards or guidance (CIE 150:2003 Guide on the Limitation of the Effects of Obtrusive Light from Outdoor Lighting Installations, or any equivalent replacement/updated guidance) for lighting within environmental zones. As appropriate to their scale, nature and location development proposals should respond positively to the following hierarchy:
 - a) the installation of external lighting is avoided;
 - b) if external lighting is installed it is necessary for its intended purpose or use and any adverse impacts are avoided; and
 - c) if it is demonstrated that (a) or (b) is not achievable, then adverse impacts are appropriately mitigated.
2. To be appropriate, lighting for development proposals should ensure that:
 - a) the measured and observed sky quality in the surrounding area is not reduced;
 - b) external lighting is not unnecessarily visible in nearby designated and key habitats, including within the conservation area;

c) the visibility of external lighting from the surrounding NWD landscape is avoided; and
 d) building design that results in increased light spill from internal lighting is avoided, unless suitable mitigation measures are implemented and maintained.

| | |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 2), 3), 4) |
| Relevant policies | NPPF: 8, 131-141, 189, 190(c), 198 LPP1: CP15, CP44, CP46 LPP2: DP21, DP23, DP24 NWDNL: DE01, DE04, DE08, DE09, DE11 |
| Justification from Evidence Base | Environment Workshop 2024 NWDNL Management Plan 2025-2030 |

8. Policy Theme - Better Facilities for Local People

8.1 The Context

8.1.1 The community in the Parish benefits from amenities and shared facilities for its social cohesion. Amenities provide meeting points for residents and those working in the Parish. The benefits of meeting each other and doing things together are greater than purely social interaction. People get to know each other better and acquire confidence and pride in their community. The Neighbourhood Plan seeks to ensure that meeting places/community hubs are supported if they are already in place, or are created if they do not yet exist. The Neighbourhood Plan also recognises that it may be necessary to seek support from outside the villages to maintain existing facilities. However, in that case, the aim is that the community's quality of life should not suffer.

8.2 Current Range of Facilities in 2025

8.2.1 The Parish of Ardington and Lockinge benefits from several amenities accessible to the public, which are essential locations for local events and celebrations which strengthen bonds within the community. The principal amenities are:

- a) Churches: There are two churches and one chapel, which are part of the Wantage Downs Benefice, and they contribute to the historical legacy of the Parish:
- Holy Trinity Church in Ardington;
 - All Saints Church in East Lockinge; and
 - All Souls Chapel – a cemetery chapel in East Lockinge.

As well as the customary church services, the churches are used for concerts, particularly by the Ardington and Lockinge Singers, a community choir, and other secular events are held with the permission of the clergy and church wardens. Although the importance of the religious role of the churches has diminished, there is growing support for the buildings to have a bigger role in the community in the future.

- b) Sports Ground and Pavilion: The sports ground with a modern pavilion with a bar is owned by the Lockinge Estate, operated by Ardington and Lockinge Sports Club, and is located on the White Road on the southern side of Ardington. The facility enables local sports activities and other events, with spaces for cricket, football, and tennis. Hester's Outdoor Fitness and Lifestyle business offers services from the sports ground.

c) Open Spaces and Outdoor Amenities: The Community Woodland, Community Orchard, and Millennium Stones attract visitors and walkers to the villages, and the area has the potential for a jogging circuit, and outdoor gym and memorial trees and seats. Also of high value are the children's playground, the allotments in Ardington and East Lockinge, the village and Estate archive at Home Farm, the community woodland and the community orchard, and the footpaths and bridleways crossing the Parish.

8.2.2 There are other facilities operated as businesses that offer important services to the community and non-residents, of which the three principal ones are:

a) Loyd Lindsay Rooms, Ardington: This facility operates as a form of village hall, offering a range of rooms which can be hired for meetings and events which provide excellent venues for special interest and activity groups. It is owned and managed by the Lockinge Estate, and fees are payable for use of its facilities.

b) Village Shop and Café, Ardington: The Shop and Cafe provides a focal point for residents, people working in the villages and walkers visiting the area. It is an important amenity for elderly and less mobile residents.

c) The Boar's Head: the local pub strikes a great balance between being a welcoming environment for residents simply wanting to meet and chat over a drink and an attractive venue for high quality meals, attracting customers from outside the Parish, which are essential to sustain the economic viability of a valued community facility.

Other service providers operated as businesses include the Bramley Day Nursery, the Montessori House school, the Home Farm Salon hairdressers, and the Engine House Gym. The Neighbourhood Plan acknowledges their important roles in the community.

8.3 Future Prospects

8.3.1 Through the consultations for the preparation of the Neighbourhood Plan, there was strong support for the protection of these facilities, on the basis of which the two policies below were developed. The need was expressed for community hubs where people can meet, along with recognition of the important role of the Ardington Shop and Cafe and the Boar's Head that currently fulfil that role. Community members expressed doubts about the role of the Loyd Lindsay Rooms as a community hub, as it is managed commercially by the Lockinge Estate.

Policy AL10 – Impact on Leisure Facilities

Development proposals will be supported if they either enhance the viability of an existing community leisure facility or identified village hub (see section 8.2.1 and 8.2.2), or if they provide an acceptable replacement, provided they conform to the Land Use Policies (Policies AL1, AL2, and AL3) will not have an unacceptable impact on the local character of an identified important view (Policy AL6).

| | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 2) |
| Relevant policies | NPPF: 88, 89, 96, 98, 103, 104 LPP1: CP15 LPP2: DP8, DP14 NWDNL: DE04 |
| Justification from Evidence Base | Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code Key Views Assessment NWDNL Management Plan 2025-2030 |

Policy AL11 – Enhancement of Leisure Facilities

Enhancement of existing leisure facilities or development of new leisure facilities in appropriate locations of the Parish will be encouraged, especially where it enhances the special character of the Conservation Area and/or the NWDNL.

| | |
|--------------------------|----------------------------------------------|
| Objectives | 6) |
| Relevant policies | NPPF: 88, 89, 96, 98, 103, 104 LPP1: CP15 |

| | |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <p>LPP2: DP8</p> <p>NWDNL: DE01, DE04, DE11</p> |
| <p>Justification from Evidence Base</p> | <p>Community, Employment and Access Workshop 2025</p> <p>Joint Design Guide</p> <p>Ardington and Lockinge Design Code</p> <p>Key Views Assessment</p> <p>NWDNL Management Plan 2025-2030</p> |

9. Policy Theme - Employment and Business

9.1 Historical Context

- 9.1.1 The original employment opportunities in the Parish, up until the middle of the 1960s, were almost entirely related to agriculture and the other functions performed by the Lockinge Estate. In the early 1970s, the Estate was faced with a large number of empty houses and redundant farm buildings as a result of the dramatic reduction in agricultural employment. Recognising that the community was slowly losing its viability, the Lockinge Estate sought to reverse the process by converting some of the farm buildings into craft workshops and then offering housing to the people who would be running them. The Home Farm Centre was central to this plan and it was successful by bringing new families into the community, making productive use of redundant farm buildings, and reducing the extent to which the villages would become dormitories for people working elsewhere.
- 9.1.2 The Lockinge Estate's initiative was a success. The Home Farm buildings were almost entirely given over for use by people who lived in the community in the low-cost residential accommodation offered by the Estate. However, crafts became less popular in the mid to late 1980s and the profile of Home Farm changed towards a range of new businesses, including professional consultancies and retail premises. The difference to the community was that the new businesses tended to be owned and staffed by people living elsewhere, although some of those people already lived locally and had no reason to move.
- 9.1.3 During the recession in the 1990s, the Lockinge Estate embarked on a bold new direction, realising that their previous policy of low rents and sometimes lower quality premises needed to change. There was a shift nationally at that time with business relocating from town centres suffering from traffic congestion, noise and pollution to places in the peace and quiet of the countryside. The Lockinge Estate began converting their empty buildings into high specification offices, creating premium rental spaces that typify the commercial premises in the Parish today.

9.2 Employment and Business in the Parish in 2025

- 9.2.1 Many residents in employment commute to their places of work outside the Parish, or work from home part- or full-time. The businesses currently operating from within the Parish include a few crafts and trades, and a range of professional, research, service and agricultural businesses. For the community, this change has reduced the number of visitors seeking the services offered by local businesses but increased the number of incoming daily commuters.

Overall, there are now around 350 people employed in full and part time work in the Parish with about 60 of them resident in the Parish. Partly due to the common practice of home working provoked by the pandemic and mainly enabled by technology, businesses can operate out of smaller spaces, so the business units offered by the Lockinge Estate remain popular and critical to the economic viability of the Estate, which in turn contributes to the wider economy and the local community by sustaining key amenities. In addition, the pleasant local environment has also attracted people who work from home for remote employers or operate businesses from their homes.

9.3 Future Prospects

- 9.3.1 The Household Survey in 2024 showed a generally positive view of the presence of businesses in the Parish, noting that they generated employment, brought income and people into the villages, and made use of empty buildings. The Household Survey and the Community Workshop in 2025 highlighted that the main concern about increases in businesses and employment in the Parish are environmental, as the community does not want an increase in traffic. This aspect could be reduced by locating any employment expansion to the edges of settlements, for example at Home Farm in Ardington, and especially if employees can be discouraged from driving through the centre of the villages on their way to and from work.
- 9.3.2 Employment at local businesses has historically been a positive route for bringing new families into the Parish. The scarcity of housing in the Parish is recognised as a limiting factor by the community, as the turnover of owner-occupied properties is low, and rented accommodation is in great demand. Some business owners and their staff already live locally, but there will always be a need for good, rented accommodation for new employees and for affordable homes for owner-occupiers and tenants.
- 9.3.3 The community has expressed concerns that the already weak connection to the rural environment is further weakened if the proportion of professional service-oriented jobs continues to grow. It is important that in the future a balance between modern commercial activities and services for the local community is maintained.
- 9.3.4 The Business Survey in 2024 noted the small size of most commercial property in the Parish as a constraint to its commercial base, whereby a business that outgrows its current premises has to move elsewhere. This might also mean a loss of members of the community.
- 8.3.5 The Neighbourhood Plan includes two policies that focus on ensuring that developments of business premises or extensions of residential property to provide working space are supported where they meet other policies.

Policy AL12 – Commercial Development

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

- a) be appropriate to the existing local economy, and primarily focused upon providing workspace for existing or new small-scale businesses in use Class E (commercial, offices and services);
- b) be sustainably located so that they are accessible by non-car modes;
- c) avoid adverse impact to the NWDNL;
- d) avoid harm to heritage / local biodiversity / key views;
- e) not be located on the best and most versatile agricultural land (except where it forms part of the conversion of existing buildings);
- f) not involve the loss of a residential dwelling, unless appropriately justified;
- g) comply with the [Ardington and Lockinge Design Code](#) and the District Councils' Joint Design Guide amenity principles so as not to cause nuisance to adjoining residential properties;
- h) comply with paragraph 116 of the National Planning Policy Framework to avoid unacceptable impact on highway safety or cause severe cumulative impacts on the road network that could not be mitigated; and
- i) comply with Policy AL9 to protect dark night skies

| | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 8) |
| Relevant policies | NPPF: 85-89 LPP1: CP15, CP29 LPP2: DP7, DP14 NWDNL: DE01, DE04, DE05, DE11 |
| Justification from Evidence Base | Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code Key Views Assessment NWDNL Management Plan 2025-2030 |

Policy AL13 – Businesses in Residential Properties

Development proposals to extend existing residential properties to create workspaces for businesses will be supported, provided they:

- a) comply with Policies AL2 and 4 and with the [Ardington and Lockinge Design Code](#) and the District Councils' Joint Design Guide amenity principles so as not to cause nuisance to adjoining residential properties;
- b) comply with paragraph 116 of the National Planning Policy Framework to avoid unacceptable impact on highway safety or cause severe cumulative impacts on the road network that could not be mitigated.

| | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Objectives | 8) |
| Relevant policies | NPPF: 88, 89 LPP1: CP15, CP29 LPP2: DP7 NWDNL: DE01, DE04, DE05, DE11 |
| Justification from Evidence Base | Community, Employment and Access Workshop 2025 Joint Design Guide Ardington and Lockinge Design Code Key Views Assessment NWDNL Management Plan 2025-2030 |

10. Monitoring and Review

- 10.1 It is important to ensure that the Neighbourhood Plan policies are having an effect. One way of measuring that is to monitor their effectiveness regularly through the establishment of monitoring indicators, targets and ways to achieve compliance with the targets.
- 10.2 A monitoring report will be prepared on the effectiveness of the Plan and will be presented to the Parish Annual General Meeting each year. The monitoring framework for the Neighbourhood Plan is set out in Appendix 3.
- 10.3 Plans are only valuable when kept up to date. As such the Parish Council will be responsible for periodically reviewing and, where required, updating this Neighbourhood Plan, to ensure it remains relevant and appropriate to the community to which it relates. Plans can be partially or fully reviewed, depending upon the issues that have triggered the review.
- 10.4 A full review of the Plan will be conducted every five years to confirm its relevance and appropriateness to Ardington and Lockinge Parish. This will be overseen by the Parish Council with anticipated participation from members of the public. Where changes (for example revised national or District planning policies) indicate that major alterations to the Neighbourhood Plan policies will be necessary, these are likely to require full public consultation and examination, as with the current Plan.
- 10.5 Partial reviews will also need to go through the same process. However, where changes are minor in nature and relate only to the supporting text or community aspirations, there may be opportunities for a more limited review process to be undertaken in conjunction with the community and District planning authority.

Acronyms

| | |
|---------------|---------------------------------------------|
| ALC | Agricultural Land Classification |
| LNRS | Local Nature Recovery Strategy |
| LPA | Local Planning Authority |
| LPP1 | Part 1 of VOWH Local Development Plan |
| LPP2 | Part 2 of VOWH Local Development Plan |
| MWLP | Minerals and Waste Local Plan |
| MWLPCS | Minerals and Waste Local Plan Core Strategy |
| NCA | National Character Area |
| NPPF | National Planning Policy Framework |
| NPPG | National Planning Policy Guidance |
| NSIP | Nationally Strategically Important Project |
| NWDNL | North Wessex Downs National Landscape |
| PRoW | Public Rights of Way |
| SAC | Special Area for Conservation |
| SEA | Strategic Environmental Assessment |
| SESRO | South East Strategic Reservoir Option |
| SPA | Special Protection Area |
| SSSI | Sites of Special Scientific Interest |
| VOWH | Vale of White Horse |

Glossary

Affordable Housing: Affordable housing includes homes for sale or rent and is for people whose needs are not met by the private market. (From: National Planning Policy Framework)

Ancient woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and Plantations on Ancient Woodland Sites (PAWS).

Best and most versatile agricultural land: Land in grades 1, 2 and 3a of the Agricultural Land Classification. <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land#alc>

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Ardington and Lockinge Design Code: A set of illustrated design requirements developed for Ardington and Lockinge Parish that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the Code build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force.

Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

Environmental impact assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Green and Blue infrastructure (GI): A network of multi-functional green and blue spaces (waterways, bodies of water) and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

Habitats site: Any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Joint Design Guide: The Guide is a supplementary planning document providing guidance on how development can be carried out in accordance with good design practice adopted by South Oxfordshire District Council and Vale of White Horse District Council in 24th June 2022.

Landscape character: Distinct pattern or combination of elements that occur consistently in parts of the landscape.

Local planning authority (LPA): The public authority whose duty it is to carry out specific planning functions for a particular area.

National Planning Policy Framework (NPPF): The revised National Planning Policy Framework sets out the government's planning policies for England and how these are expected to be applied.

National Planning Policy Guidance (NPPG): The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. It is an online resource which is continually updated.

Neighbourhood Plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.

Priority habitats and species: Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Special Areas of Conservation (SAC): Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

Special Protection Areas (SPA): Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

Site of Special Scientific Interest (SSSI): Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic environmental assessment (SEA): A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Strategic policies: Policies and site allocations which address strategic priorities in line with the requirements of Section 19 (1B-E) of the Planning and Compulsory Purchase Act 2004.

Visual impact: change in the appearance of the landscape as a result of development. This can be positive (improvement) or negative (detraction).

Wildlife corridor: Areas of habitat connecting wildlife populations.

APPENDIX 1

NEIGHBOURHOOD PLAN EVIDENCE BASE

Several consultations were conducted to produce the evidence which supports the policies of the Neighbourhood Plan, and the results of the consultations were compiled into an Evidence Base document. The Evidence Base document and some detailed reports can be found on the Ardington and Lockinge Parish Council website under the heading 'Evidence Base' at [this link](#):

The Evidence Base document comprises the following sections:

Surveys in Ardington & Lockinge Parish

- Initial Residents Survey – January 2024
- Household Survey - May/June 2024
- Business Survey - May/June 2024

Consultations on Housing in Ardington & Lockinge Parish

- Methodology
- Community Feedback on Housing Needs
- Settlement Ardington Boundary
- Community Feedback on Design Aspects

Consultations on Environment in Ardington & Lockinge Parish

- Community Consultations on Views and Vistas
- Community Consultations on Features of Historic and Cultural Interest
- Community Consultations on Nature Conservation

Consultations on Community Aspects in Ardington & Lockinge Parish

- Community responses on Facilities
- Community responses on Employment

APPENDIX 2

NON-LAND USE COMMUNITY ASPIRATIONS

Consultation with the community highlighted a number of issues of interest and concern that cannot be the subject of formal policies in a Neighbourhood Plan because they do not relate to planning. These issues are summed up below to inform follow up by the Parish Council and local government.

| |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Community Services |
| Community services will be protected to the extent possible, particularly where their loss would reduce the community's capacity to meet its regular needs. |
| Plan Objective 2 |
| Small Shops and Businesses |
| Proposals for the development, relocation or extension of small businesses in Ardington designed to meet the day-to-day needs of the local population may be supported provided that the location is within the Ardington village boundary, that the residential or visual amenity is not affected, and if traffic problems are unlikely to arise. Policy AL12 refers. |
| Plan Objective 2 |
| Public transport and safe access by foot |
| Collaboration with other councils and transport providers will be fostered to facilitate provision of efficient, regular and well-connected public transport and or Community Transport Services to surrounding towns and villages (including Abingdon, Didcot, Oxford, and Wantage). Measures will be considered that will enable safe access to the villages, such as an adequate footpath from Ardington to the bus stop on the A417, adequate street lighting to illuminate that path, and a pedestrian crossing over the A417 between the bus stops. Another priority is the footpaths from East Lockinge and West Lockinge to Ardington, which would meet at the crossroads with School Road and proceed alongside it. |
| Plan Objective 2 |
| Agricultural Development |
| The development and diversification of agricultural and other rural land-based businesses in the Plan area will be supported if they conform with the NWDNL policy framework and contribute to local nature conservation policies. |
| Plan Objective 4 |
| Public Rights of Way |
| Improved signage of public rights of way will be welcomed, ensuring that they are sufficiently marked along the routes. Placing maps of public rights of way in the Parish in village car parks that are used by recreational visitors, along with signs about removing dog faeces and litter, will also be welcomed. |
| Plan Objective 5 |

APPENDIX 3

MONITORING AND REVIEW FRAMEWORK

| Plan Policies | Indicators | Targets | Action |
|------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AL1: Separation of Settlements | Proportion of planning permissions granted that are in accordance with the policy on separation of settlements. | All relevant planning permissions that are granted are in accordance with the policy. | Work with the District Council and the NWDNL to ensure that the separation of settlements is recognized in all planning decisions and policy documents |
| AL2: Ardington Settlement Boundary | Proportion of planning permissions granted within the Ardington Settlement Boundary that are in accordance with the policy and the Design Code. | All relevant planning permissions that are granted are in accordance with the policy and the Design Code. | Work with the District Council and the NWDNL to ensure that the composition of the Ardington settlement is respected in all planning decisions and policy documents |
| AL3: Outside the Ardington Settlement Boundary | Proportion of planning permissions granted outside the Ardington Settlement Boundary that are in accordance with the policy and the Design Code. | All relevant planning permissions that are granted are in accordance with the policy and the Design Code. | Work with the District Council and the NWDNL to ensure that the status of open countryside is respected in all planning decisions and policy documents |
| AL4: Resource and Access | Proportion of planning permissions granted that are in accordance with the policy and Design Code provisions on access to electricity, water, communications, and parking. | All relevant planning permissions are that granted are in accordance with the policy and the Design Code. | Work with the District Council to ensure that access to these key resources is included in all planning decisions and policy documents |
| AL5: Thermal Efficiency | Proportion of planning permissions granted that are in accordance with the policy and Design Code provisions on thermal efficiency. | All relevant planning permissions that are granted are in accordance with the policy and the Design Code. | Work with the District Council to ensure that the value of these views is recognized in all planning decisions and policy documents |
| AL6: Key Views | Proportion of planning permissions granted that are in accordance with technical guidance in relation protecting these key views and vistas. | All relevant planning permissions that are granted are in accordance with the policy. | Work with the District Council and the NWDNL to ensure that the value of these views is recognized in all planning decisions and policy documents. |
| AL7: Community Spaces and Landmarks | Proportion of key community assets in the Plan area enhanced. | Existing key community assets are enhanced where appropriate. | Work with the Lockinge Estate for the enhancement of key assets within the Plan area where appropriate. |
| AL8: Conservation of Key Habitats | Proportion of planning permissions granted that are in accordance with the policy in relation to protection of key habitats. | All relevant planning permissions that are granted are in accordance with the policy. | Work with the District Council and NWDNL to conserve key habitats in the Plan area. |
| AL9: Dark Night Skies | Proportion of planning permissions granted that are in accordance with the Design Code in relation to the need to protect the dark skies in the Plan area. | All relevant planning permissions that are granted are in accordance with the policy. | Work with the District Council and NWDNL to protect the Plan area from light intrusion through intensively planned developments. |
| AL10: Impact on Leisure Facilities | Proportion of community facilities opened or lost in the Plan area. | Existing community facilities are protected and no facilities are lost unless justified. | Work with the Lockinge Estate for the protection of community facilities within the Plan area where appropriate. |

| | | | |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| AL11: Enhancement of Leisure Facilities | Proportion of community facilities enhanced. | Existing community facilities are enhanced where appropriate. | Work with the Lockinge Estate for the expansion of community facilities within the Plan area where appropriate. |
| AL12: Commercial Development | Proportion of planning permissions granted for adaptation of existing buildings for use by businesses that are in accordance with the policy and the Design Code provisions. | All relevant planning permissions that are granted are in accordance with the policy and the Design Code. | Work with the District Council to ensure appropriate adaptation of existing buildings within the Plan area. |
| AL13: Businesses in Residential Properties | Proportion of planning permissions granted for adaptation of residential properties for use by businesses that are in accordance with the policy and Design Code provisions. | All relevant planning permissions that are granted are in accordance with the policy and the Design Code. | Work with the District Council to ensure appropriate adaptation of existing residential properties within the Plan area. |