ARDINGTON AND LOCKINGE PARISH DESIGN CODE

Submission Draft - March 2026

Prepared by Bluestone Planning In Conjunction with

Ardington and Lockinge Neighbourhood Plan Steering Group

Bluestone Planning

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01 The reader should identify whether they are in the built up area of Ardington or within the Open Countryside - See Part 1

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03 Gain further information on what is considered appropriate in terms of material choices, detailing, windows and doors, surfacing and landscaping in Part 1.

04 Determine the type development being proposed:

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This document contains a number of positive examples which are denoted by: ✔

This document contains a number of negative examples which are denoted by: ✗

This document contains a number of neutral examples or elements which need looking at in more detail and are denoted by: —

The main objective of this document is to provide a local response to the national guidance and produce a Design Code for the Ardington and Lockinge Neighbourhood Plan Area. This draws on the community consultation undertaken in the Housing Workshop where the residents and landowners provided their opinions on what was important as examples of 'good practice' in the Parish.

Character Areas

The character of the area has been appraised as part of the Neighbourhood Plan and Design Code process. The Neighbourhood Plan describes the division of the Parish into two parts, the settlement of Ardington (Policy AL2) and the remainder of the Parish which is 'open countryside' (Polict AL3).

What is a Design Code?

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

National Policy

The National Planning Policy Framework (NPPF) sets out that the achievement of high quality buildings and places is fundamental to the planning and development process.

Section 12 of the NPPF sets out the main policies in respect to the importance of design in the planning process:

- Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- Policies should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- Permission should be refused for development of poor design that fails to utilise opportunities presented by a site.
- Great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

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

National Design Guide

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

The guide supports the use of neighbourhood plans to develop local design codes and policies that reflect the community's vision for their area. It highlights the importance of community engagement in this process. vvvv

How are Design Codes Helpful?

Clarity: They provide certainty for developers, architects and homeowners about what is acceptable in a given area.

Consistency: They help ensure that new development complements the existing character and enhances the local environment.

The Codes in this document result from the evidence base gathered during the preparation of the Neighbourhood Plan.

Part 6 on Larger Schemes is based on the definition within the NPPF, which refers to 10 dwellings or more, 1,000 square metres or more of non-residential floorspace or development on land of over 1 hectare (over 0.5 hectares for an outline application).

Larger Schemes are not supported in the Neighbourhood Plan and are only included in this Design Code to provide guidance in the event that the community's wishes on the scale of development within the Parish are overriden by national or regional priorities..

In addition to this document, South Oxfordshire and the Vale of White Horse District Councils' have prepared a Joint Design Guide adopted in June 2022. The design guide is a supplementary planning document and is a material consideration when determining planning applications.

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

Matters included in the guide are:

- Place and setting,
- Natural environment,
- Movement and connectivity,
- Space and layout,
- Built form, and
- Climate and sustainability.

Who is this Document for?

The statement provides information for the following to assist in the preparation of and decisions on future planning applications:

- Ardington & Lockinge Parish Council
- The Vale of the White Horse District Council
- Oxfordshire County Council
- Local Residents
- Property owners and their architects, builders, planning consultants etc.

How to use this Document

The reader should identify the nature and type of development and follow the diagram below..

Historic Development of the Parish

Area 1 - The settlement of Ardington (NP Policy AL2)

• Centred around the village church, with later growth along School Road, Home Farm, and Townend.

• Oldest cottages are in Well Street (early 17th century), timber-framed, originally thatched, now tiled or shingled; colours include cream, brown, or white with black beams.

• Around 1800: timber-framed houses constructed with steep tiled roofs, dormers, hanging tiles, and decorative bargeboards (e.g. dairy at Home Farm).

• Major 19th-century rebuilding under Lord and Lady Wantage: brick cottages with steep tiled roofs, dormers, patterned brickwork, Victorian Gothic details, tall chimneys, and ornate porches.

Area 2 Open Countryside (NP Policy AL3)

Open countryside relates to the area outside of the settlement of Ardington as described above. and includes:

• East Lockinge: centred on a planned street of 19th-century 'model' estate cottages built after demolition of earlier village houses near the mansion.

• West Lockinge: more loosely arranged around West Lockinge Farm, with about a dozen post-war homes at Tabs.

• Lockinge Church: originally private to the Wantage family mansion which was demolished, although outbuildings such as stables and orangery remain.

Historic postcard images from around the Parish

1888 Ordnance Survey Map of the Parish - Source National Library of Scotland

The heritage and archaeology of the Parish is set out within the Neighbourhood Plan (Policy AL1). A summary of assets is highlighted on the following pages.
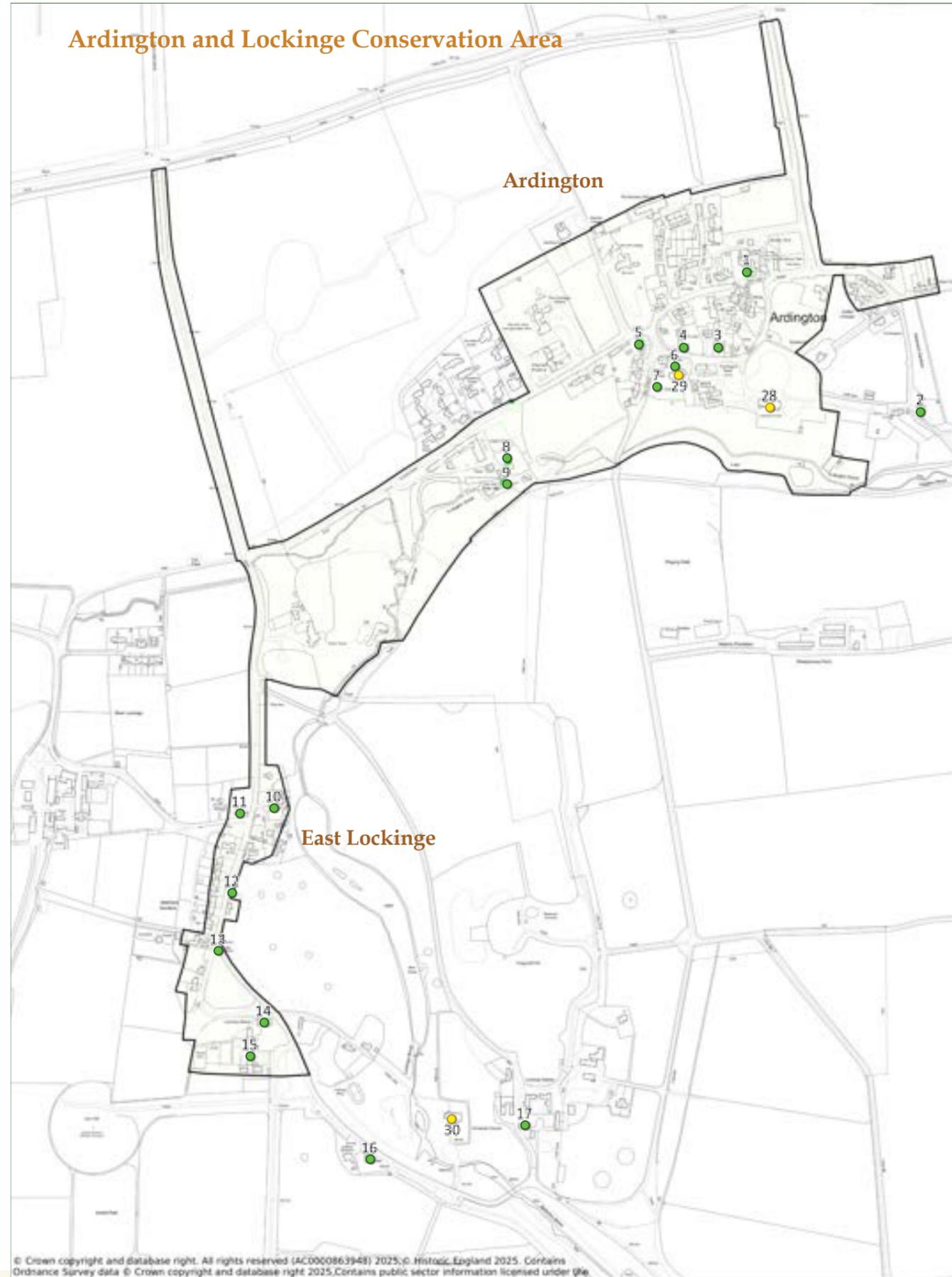
The following approach is set out as per the Historic England website (see link below):

- There should be a positive strategy for the conservation and enjoyment of the historic environment;

- When considering the impact of proposals on a designated heritage asset, great weight should be given to the asset's conservation. Substantial harm should be exceptional, whilst less than substantial harm should be weighed against the public benefits of the development; and

- The duty to preserve listed buildings and/ or their settings and any features of special architectural or historic interest is of utmost importance within the Design Code.

For further information see:

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

Following the above guidance, the Neighbourhood Steering Group and its consultants have produced Design Codes which take into account these heritage assets and their setting.

Ardington and Lockinge Conservation Area

Ardington

East Lockinge

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Grade II Listed ●

1. ARDINGTON POST OFFICE AND ATTACHED HOUSE
2. BASSETTS
3. 38 AND 39, CHURCH STREET
4. THE OLD VICARAGE
5. NOS. 9, 10 AND 11 (THE BANK) WELL STREET
6. CHURCHYARD CROSS NORTH OF TOWER OF CHURCH OF HOLY TRINITY
7. MEMORIAL TO ROBERT HAMILTON LINSAY AND WIFE SOUTH WEST OF CHURCH OF HOLY TRINITY
8. ARDINGTON MILL HOUSE
9. ARDINGTON MILL AND ATTACHED POTTERY
10. 39, THE STREET
11. LOCKINGE POST OFFICE AND ATTACHED HOUSE
12. LAMP POST
13. LOCKINGE WAR MEMORIAL
14. LOCKINGE MANOR
15. BARN AND ATTACHED CARTSHEDS SOUTH WEST OF LOCKINGE MANOR
16. 2, THE STREET
17. ORANGERY AT LOCKINGE STABLES
18. LEFT GATEPIER AT ENTRANCE APPROXIMATELY TO BETTERTON HOUSE
19. RIGHT GATEPIER AT ENTRANCE APPROXIMATELY TO BETTERTON HOUSE
20. BARN APPROXIMATELY SOUTH WEST OF BETTERTON HOUSE
21. GATES AND GATEPIERS SOUTH OF BETERTON HOUSE
22. WEST GINGE - LOWER FARMHOUSE
23. WEST GINGE - 3 AND 4
24. WEST GINGE - BISHOP'S COTTAGE AND TWO CHIMNEYS
25. WEST GINGE - 9 AND 10
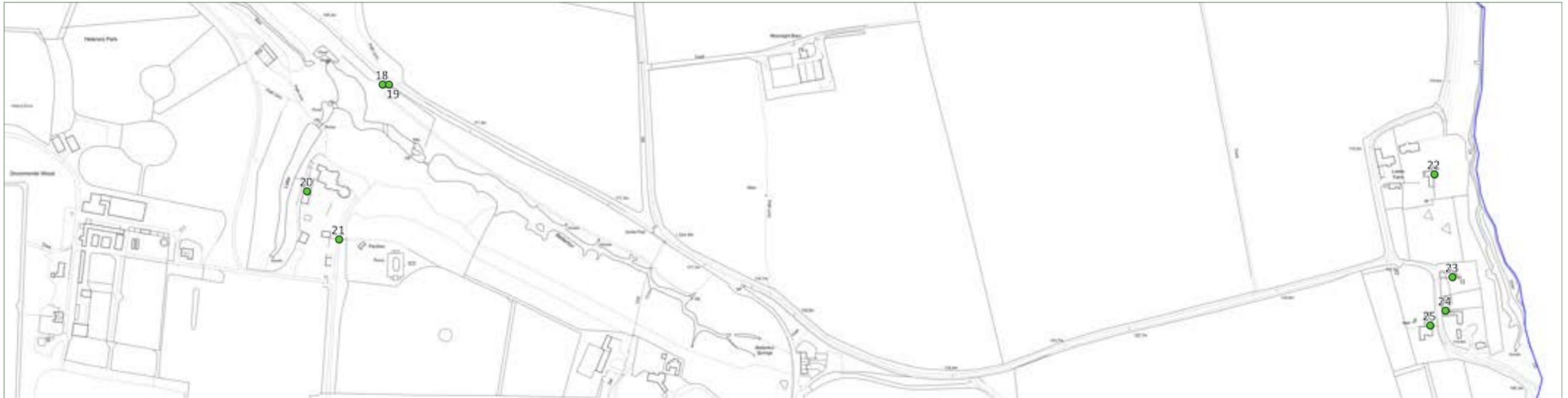26. LAIN'S BARN
27. ARDINGTON WICK FARMHOUSE

Grade II* Listed ●

28. ARDINGTON HOUSE
29. CHURCH OF THE HOLY TRINITY
30. CHURCH OF ALL SAINTS

Betterton and West Ginge

North of Parish

Policy AL1 of the Neighbourhood Plan sets out to retain the character of each settlement:

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

It is important that new development should seek to incorporate elements of the local vernacular to create a cohesive and contemporary approach. Levels of detailing, high quality materials and appropriate fenestration and their proportions are key.

Where proposals seek to remove unsympathetic elements or additions these aspects will be supported.

CODE AL.01 - Heritage

a. New development within the setting of listed buildings, as identified above, must preserve and enhance the significance of the asset.

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

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

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

Traditional Building Forms

Buildings in the Parish range between simple rectangular forms for older cottages and more complex shapes for larger dwellings and commercial properties.

There is also a difference between the early properties in the Parish which date from the early 17th Century and the later 19th Century Estate buildings.

The latter being of a Victorian Gothic appearance with characteristic steep pitched roof forms.

Some of the different variety of forms are highlighted opposite.

New buildings should be designed with these traditional forms in mind, rather than the 'square' forms of the mass produced modern housing estates.

Building forms should take into account natural light and overshadowing.

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

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

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

Steep Gabled Roof: Common in the Parish ✔

Rectangular Plan Form
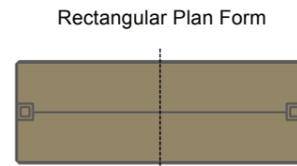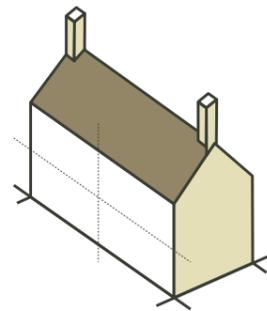
Gabled roof forms are common on simple rectangular buildings, usually two storey forms, often with dormers cutting through the eaves

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

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

Equally they can be used end on to turn a corner or to front the road from the side

Traditional farmhouses and larger dwellings (such as the Old Vicarage) use a simple form, but have usually evolved and been extended over time. Higher levels of detailing are found on more affluent properties. Such properties are often extended by doubling the plan form or single storey additions. Attention should be paid to symmetry and proportions.
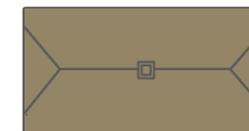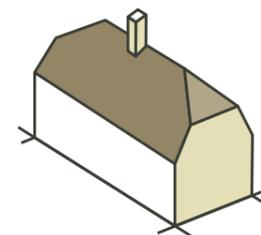
Hipped Roof: Not Common in the Parish ✔
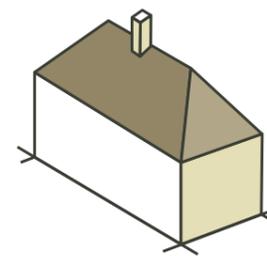
Hipped roof forms are not as commonly found in the parish, but are more often found on features such as dormers or on older barns.

Later properties are more likely to display hipped roof forms.

Half Hipped Roof: More limited ✔

Half hipped roof forms are common on barns and older cottages, but less so on Estate residential properties

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

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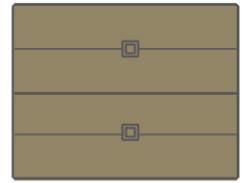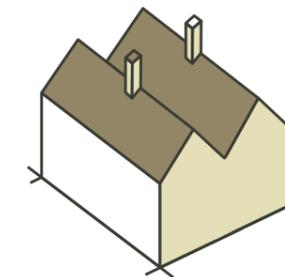
'M' Shaped Double Gable is usually found on farmhouses or buildings of importance and status. It is a form of later extension which does not disrupt the original appearance of the building and allows for effective use of space to the rear. There are numerous examples throughout the parish.

'M' Shaped Double Gable Behind Standard Gable Roof: Limited to Farmhouses and Later Extensions ✔
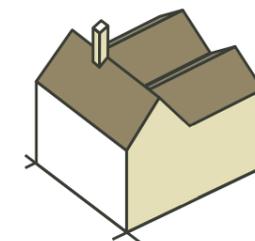
Extended simple rectangular buildings can also be extended with a double 2 storey gabled extension, where the rear height remains subservient to the original.

A gabled front porch can also be centrally located.

Roofscape

The roofscapes of the two villages are dominated by the high pitched tile roofs of the 19 century 'model cottages'.

The majority have simple red clay tiles with features made of decorative tiling in a 'club' pattern in rows of 3. There are often decorative ridge tiles usually of dog tooth design.

Buildings often contain detailed timber bargeboards and fascias with scalloped edges.

The pitched roofs have also been enhanced with the addition of ornate chimney stacks. The stacks are predominantly two designs: a single stepped stack with brick detailing; tall multiple stacks at right angles to the ridge.

More limited cedar, shingle and thatched roofs are also found.

Some modernisation of the cottages has included the addition of 'Velux' style windows in roofs. It is suggested that where possible these should be limited to the rear of the roof.

'H' and 'T' Shaped Roof: are common ✔

The combination of different rectangular forms can result in a 'T' shape form. Although it is an asymetrical design, all elements are in proportion with each other. Problems can come through extensions which are overly dominant and detract from the original form and features.

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

The form may be extended further and combined with other rectangular cottages in the centre to create a terrace.

Hipped Roof with Gablet: Not Common in the Parish ✗

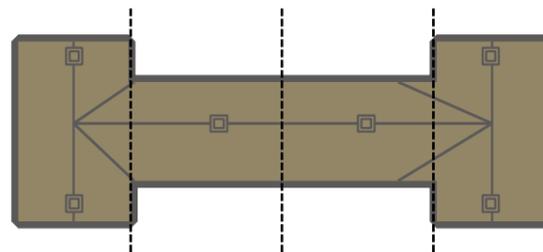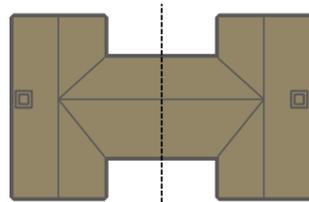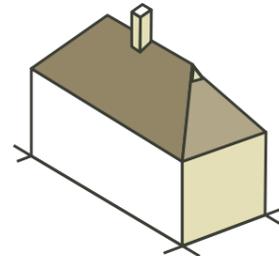A hipped roof with a gablet form is not commonly found in the parish. Whilst there are some exceptions it is not a form that would be encouraged on new buildings.

Mansard Roof: Not Common in the Parish ✗
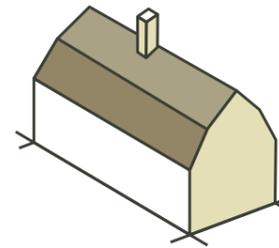
A mansard roof is rarely found in the parish, except on adapted period properties. It is not a form that would be encouraged on new buildings.

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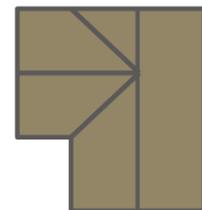
Dwellings with disproportionately large gable features which are around half the width of the building can appear too large or bulky compared to traditional buildings which may surround them.

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

CODE AL.02 - Building Forms

Building Forms

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

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

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

d. Detached, narrow, deep-plan forms should be avoided unless part of a combined form, otherwise they often result in narrow, overlooked gardens and make it difficult to achieve internal natural light.

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

Roof Type

f. Roof types should conform with those identified, but usually steeply pitched roofs with prominent gable ends.

g. Flat roofs should be avoided unless they are an integral part of a contemporary design.

Roof pitch

h. The roof pitch should be steeper than average and reflect that of surrounding properties. Variation can be achieved in the street scene with a subtle co-ordinated approach on ridge heights, pitch and other elements of detailing on the roof.

Chimneys

i. Detailed and ornate brick chimneys are characteristic of the Parish and should be incorporated into traditional dwellings to add visual interest to the roof lines.

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

Ridge Detailing

k. Decorative ridge detailing is commonplace. Ridge tiles should be the same colour as the roof tiles.

Traditional Design

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

Where possible, new development should be encouraged to continue features of interest,

Issues with Changes to Buildings

Some post war properties have modern metal framed windows which are now being replaced by white U-PVC.

New homes are built with double glazed wooden windows which are now stained brown

Contemporary Design

The focus on traditional buildings does not mean that a contemporary approach will not be acceptable. However, given the 'model village' approach to Ardington and Lockinge, it is less likely to be acceptable in these locations.

In the wider Parish however, there may be sites, where it is more appropriate. Modern, high quality design is encouraged and to be successful the proposal should be sensitive to locally specific materials, features and landscapes by utilising materials such as steel, timber and glass within the more traditional palette.

Conversely, poor quality materials are likely to harm the character of the area. Where these exist already, support will be given to proposals to remove these elements. Such materials may

original building forms and materials.

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

The locally specific materials and detailing are highlighted overleaf.

rather than the traditional painted colours.

It is proposed that in the case of new buildings and refurbishments, fenestration should, where possible, echo the design and materials used in adjoining buildings.

include:

- Fake stone, particularly panels, either standalone or with red brick quoins and lintels,

- Fibreglass canopy porches or bay windows,

- Expansive plain red facing brick with little detailing or variation, and

- Poor quality concrete tiles - either plain or pantiles.

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

Typical Victorian Gothic Estate Cottages with ornate detailing and featuring the Lockinge Estate colour scheme

Timber framed houses built around 1800 have steeply pitched tiled roofs with dormer windows, hanging tiles and scalloped and patterned barge boards.

Contemporary Materials

Contemporary materials such as standing seam metal faces are hard to justify in villages, they may be more acceptable as part of a standalone scheme or where they form part of former agricultural uses. The key is to analyse the context of the surroundings and provide sufficient justification.

Timber cladding is more appropriate on agricultural buildings or outbuildings. It may be acceptable in new developments when part of an overall considered design scheme which complements other modern materials. The key is to analyse the context of the surroundings and provide sufficient justification.

Retrofitting timber cladding to older mid 20th Century properties is generally less successful, particularly when paired with low quality UPVC windows and concrete tiles. The quality of materials is extremely important.

Building Materials

Roof

- Plain Clay tiles - red/orange
- Decorative tiles often in a 'club' form - usually in lines of 3 or 5
- Very limited slate - mainly on commercial properties. Should not be low quality synthetic slate
- Metal and slate on outbuildings and agricultural buildings.
- Concrete tiles are inappropriate due to poor colour match, form and variety.

Roof Windows

Small cottage casement dormer windows usually cutting through the eaves line. Steep pitch to match main roof form often with decorative bargeboards.

Many dormer windows have triangular tops to the wooden windows divided by thin bars. A distinctive feature of these dormer windows are that they are hinged from the central vertical window bar.

Older properties with small dormers set into the roof or eyebrow features where thatch has been replaced.

Walls

Exposed timber framing with herringbone brick and rendered infill

Red brick with burnt ends and header detailing over arches

Limited render as the sole material (without framing). Colours should reflect the Estate colour palette

Timber framing, infilled with render and hanging tiles above

Red brick with projecting hanging tile detailing to the gable

White render, timber framing and paint brick panel.

Windows

- Largely cottage casement windows with sash windows on higher profile buildings.
- Feature windows are common including bow and bay.
- Colours echo the Estate colours or are painted plain white.
- Brick lintels, segmental brick arches, often with inset herringbone brick infill features.

Detailing

Jettied first floor and windows. Exposed timber framing and rendered infill

Decorative detailing within timber framing
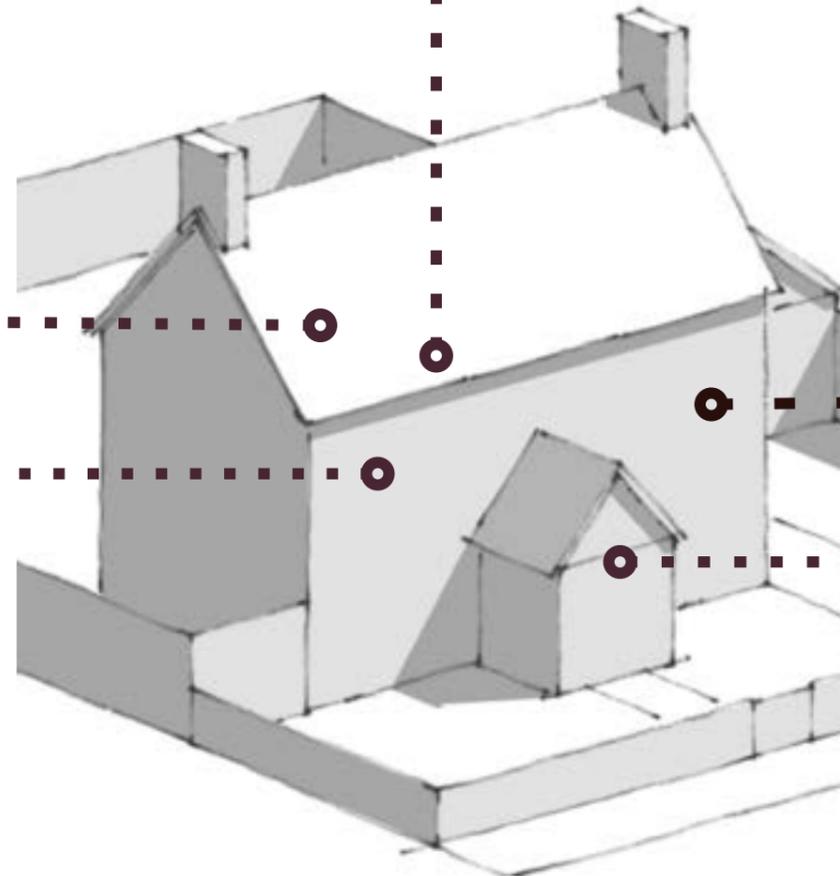
Herringbone brick infill in timber framing

Hanging tile with decorative 'club' bands

Decorative bargeboards with scalloped edges. Finished with decorative ridge tiles

Detailed porches with decorative bargeboards with scalloped edges. Finished with prominent finial detail to gable and steep pitch

Window Design and Proportions

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

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

Traditional Window Proportions

Traditional architecture often emphasises verticality, with windows that are taller than they are wide. This proportion creates a sense of elegance and grandeur, common in Georgian and Victorian buildings.

The golden ratio, a mathematical ratio often found in nature and architecture, has been used to create aesthetically pleasing window proportions. These are highlighted in the window styles A-F across.

Modern Architecture

Window in modern buildings often favour horizontal proportions, with wider windows that emphasise a connection to the outdoors.

Large expanses of glass can create a sense of openness and modernity. However, it is crucial to balance the desire for light and views with practical considerations like privacy and energy efficiency, particularly in relation to climate change.

Key Considerations for Window Proportions

Building Style: The style of the building should influence the choice of window proportions. Traditional styles often benefit from taller, narrower windows, while modern styles may accommodate wider, horizontal windows.

Room Size and Orientation: The size and orientation of the room can affect the optimal window size and placement.

Energy Efficiency: Consider the energy efficiency implications of different window sizes and orientations.

Traditional Window Designs ✔
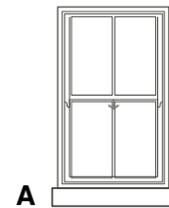
A — Victorian timber sash windows feature larger panes of glass, with fewer glazing bars separating the panes. They also could feature less panes on the bottom than on the top.
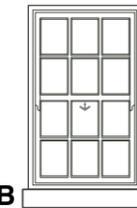
B — Georgian timber sash windows feature more complex panes, often referred to as six over six windows and eight over eight windows. Relating to limitations in the production of larger panes.
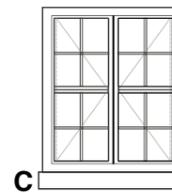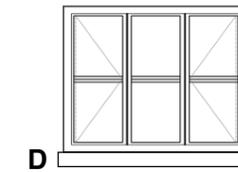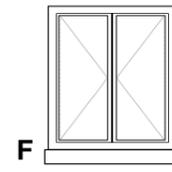
Various styles of casement windows usually constructed from solid timber, often oak or latterly pine.

- Multi-Pane Casement: A window with multiple panes, typically six or more, divided by glazing bars. This style is often associated with older properties.
- Single Casement: A simple window with a single opening pane.
- Double Casement: A window with two opening panes, often used in pairs to create a larger window opening.
- Later, larger panes with glazing bars became more common. The glazing bars, which divide the window into smaller panes, are an essential element of traditional casement windows. E and F are contemporary responses.

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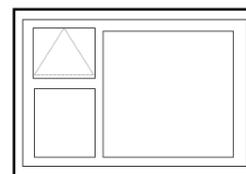
G — A disproportionately wide rectangular design and thick frames. It is subdivided by square panes of different scales with a small top hung opener.

Often made in UPVC and does little to add character or improve appearance from former traditional design.
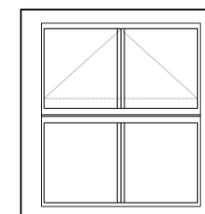
H — Square or minimally rectangular. Often poorly designed to look like a side hung casement or sliding sash to replace a traditional window, but usually top opening wiith a chunky frame as often found in poor quality uPVC designs.

I — A large rectangular single pane of glass with no glazing bars.

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

Doors

The majority of doors are wood, some are stained and others painted. There are various styles ranging from Gothic shaped doors on the 'model cottages' to new 'Victorian' style on recently refurbished dwellings. The majority of door furniture is black. Some doors have glazing which in the majority of cases is of plain or frosted glass. Doors which do not match or sympathetically blend with adjoining properties should not be used in new developments or refurbishments.

Porches

A distinctive feature of most of the older houses, both timber framed and brick and tile, are the ornate 'V' shaped porches. The most decorative being found on the Victorian properties.

These feature large carved wooden finials to the frontage gable. The roofing material matches the main roof with red/orange tiles.

Many have open sides with brick plinths and are a particular feature of the main street in Lockinge.

Other more open wood and tile porches are also found on later buildings.

Some brick porches added to the cottages in the 1950's and 1960's are not of this design and are not in keeping with the style of these homes. Further additions of this kind are to be avoided,

Boundary Treatments and Parking

Banks and Level Changes

High banks from the road leading to flat garden areas in front of the properties are another feature of the villages. These are contained by stone walls topped with shaped brick.

Hedges

Hedging of clipped beech is used to mark garden boundaries in the villages, with some areas of hawthorn and loniceria, and this style of boundary should be used for any new developments to integrate them into the village scene.

Fencing

Many of the Estate field boundaries are marked with Victorian metal fencing. In other areas wooden post and rail or chestnut fencing is used as a garden boundary. The use of barbed wire and posts has also more recently started to replace the original fencing in stock fields. The original style of fencing should be maintained within the village boundaries. Cedar panel and barbed wire fencing, for example, are inappropriate in the village setting.

Steps

Many properties and paths are set high above the road and reached by steps.

Over time, original stone steps or hand made brick paths have been replaced from the 1950s onward by concrete and machine brick. An opportunity may exist to improve the steps and pathways with a more consistent approach.

Off Street Parking

- Parking should not dominate the plot, with driveways enclosed or behind the building line.

- Parking courtyards are to be enclosed by walls or hedgerows.

- Gates to reflect the prevailing rural character and should not be overly ornate or dominate in the street scene.

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

Boundary Treatments

Low, local stone walls are a key feature and generally found as boundary walls rather than as facing material for buildings. The coursed rubble formation is distinctive and adds a depth of character to the area.

A variety of coping has been used from clay to stone

Picket fencing and low level gated entrances to cottages are common

Hedges soften any boundary, where possible native species are preferred

Estate railings are common and are a key characteristic

Ornamental and native planting is often found atop of the low stone walls

Post and rail / wire fences are found alongside fields and paddocks

CODE AL.03 - Materials and Colour Palette

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

- Plain clay tiles (for roofing and hanging tiles);
- Very limited natural Welsh slate roofing;
- Oxfordshire red or orange/red brick and other details such as string courses;
- Painted lime render (estate colours preferred) rather than cement render;
- Exposed or ornate timber framing;
- Timber cladding on outbuildings;
- Metal roofing - corrugated on outbuildings and farm buildings; and
- Painted casement or sash windows plain white or reflecting Estate colours.

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

c. Lime mortar can be used instead of cement mortar, as the latter is too rigid, cracking and allowing water to become trapped inside the wall, and can be too hard causing accelerated decay of stones and bricks.

d. Houses and cottages can have a range of brick and/or timber detailing, with projecting floors, string courses and plinths, dentilation and other brick and timberwork details.

e. Roofs should be finished with plain clay tiles.

f. Where dormer windows are present these should be finished as per the main roof covering.

g. Chimneys should copy traditional designs in the Parish and have a positive contribution to the roofscape.

CODE AL.04 - Boundaries and Means of Enclosure

Property Boundaries

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

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

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

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

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

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

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

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

Vertical and horizontal rhythm in the street scene

Illustration of vertical and horizontal rhythm in the street scene through the placement of windows, doors and porches and detailing such as brick string courses.

CODE AL.05 - Windows, Porches and Doors

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

In Older Properties:

a. For timber doors and windows sash or casement should be used.

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

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

d. Windows should be positioned within their reveals to add visual interest. See diagram above.

e. Muntin and mullions should be slim profiled.

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

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

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

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

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

In Modern and Contemporary New Buildings:

k. High performance materials should be used.

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

m. Large areas of glazing can also result in light pollution which national policy seeks to avoid. In sensitive landscape locations, the extensive use of glazing should not be used.

Roof Windows

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

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

p. Where roof lights are installed, conservation or slimline roof lights should be used.

Surfacing

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

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

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

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

Surface materials are an integral element of creating areas of public realm, ensuring cohesion and continuity. In order to achieve this a limited palette with materials that are attractive, simple, durable, appropriate to the local character and capable of withstanding their intended use should be chosen.
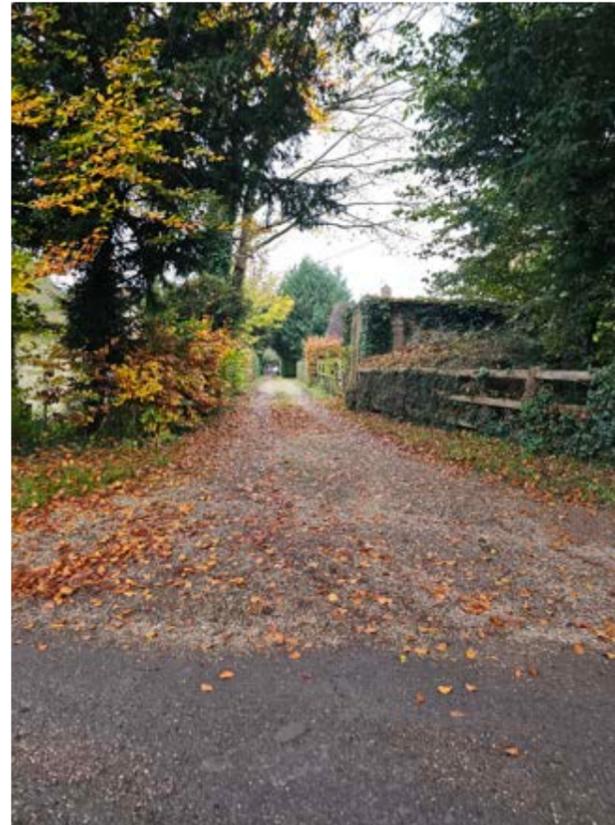
Informal surfaces are a key characteristic. Although parking areas are common, they are not overly dominant due to gravel surface materials. Equally, individual and shared access points are often gravelled or of an agricultural sub-base or hoggin finish.

CODE AL.06 - Surfacing

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

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

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

d. Large areas of concrete, tarmac, block paving etc. will not be supported. Instead, gravel and bonded gravel

are preferred. This can be contained by granite setts. In some instances, such as for highway safety reasons, tarmac is required but should be minimised where possible.

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

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

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

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

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

Front and Rear Gardens

Front Gardens

Front gardens may vary in size in accordance with the street design. However, regardless of their dimensions, front gardens must provide security and a degree of privacy for the dwelling.

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

Planting in the front gardens should not obstruct windows and restrict natural light and the potential for natural surveillance.

All dwellings should provide an area for planting to the front of the property, irrespective of the set back. This is to allow residents a sense of ownership over their space in addition to including provisions for soft landscaping.

There may be some exceptions in courtyard development, but a small personalisation strip is preferred.

Gardens - Recommendations

A minimum of 100m sq of usable garden space is preferred for a family home of 3 bed or more.

This is to accommodate a play area, seating area, space to store bikes (if not in a garage), a drying space for washing etc.
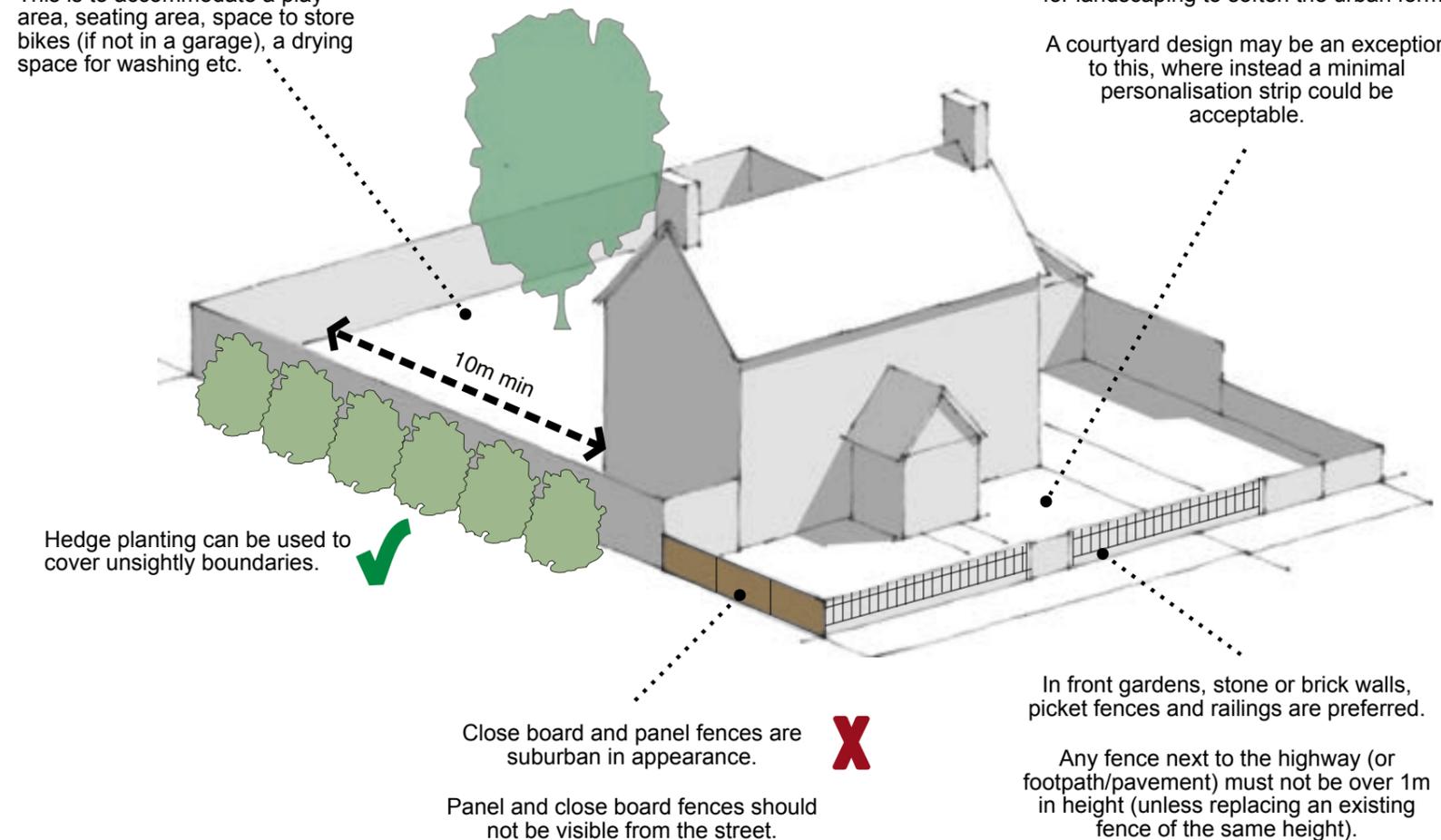
Front gardens should be of a similar size and shape to neighbouring properties.

In new major development areas they should be enclosed with sufficient space for landscaping to soften the urban form.

A courtyard design may be an exception to this, where instead a minimal personalisation strip could be acceptable.

10m min

Hedge planting can be used to cover unsightly boundaries. ✔

Close board and panel fences are suburban in appearance. ✗

Panel and close board fences should not be visible from the street.

In front gardens, stone or brick walls, picket fences and railings are preferred.

Any fence next to the highway (or footpath/pavement) must not be over 1m in height (unless replacing an existing fence of the same height).

Rear Gardens

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

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

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

It is usual for a minimum of 100m² to be provided for a rear garden in a 3+ bedroom dwellings. This will enable the accommodation of storage (in the form of a shed) and provide space for refuse and recycling. It will also allow sufficient space to undertake general household activities whilst still receiving sunlight.

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

The garden should also be deep enough to allow privacy and an appropriate level of usable space. The rear garden depth should be no less than 12m.

The Lockinge Estate cottages have good amounts of both front and rear garden space available to the occupants with rear gardens in excess of 25m. Front gardens range in size, but are set back away from the road. As there is a significant difference in elevation between the road and garden, parking is found to the rear of the properties via small access lane.

CODE AL.07 - Private and Communal Amenity Space

Rear Gardens

a. All houses should have access to a private garden space with a depth no less than 12m.

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

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

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

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

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

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

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

Front Gardens

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

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

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

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

Lighting

Policy AL9 of the Neighbourhood Plan looks at Dark Night skies and retaining this important key quality.

Dark skies and the absence of street lighting in the Parish's are valued qualities by the community.

Street lighting is only present in the two principal settlements of the Parish, where it is provided by Victorian or Victorian style lamp posts fitted with low voltage white lights. Some wall lights of similar design have also been used. This style of lighting should be maintained.

In order to minimise light pollution on the night sky there are a number of factors that should be considered and these are highlight in the code below.

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

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

If the answer is yes to these questions, the approach to lighting should be reconsidered and changes made where possible.
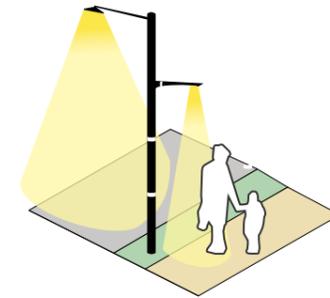
High level lighting is necessary where vehicles may need to pass.

Lighting should be designed according to the needs of the user and balanced with the effect on biodiversity and impact on natural resources.
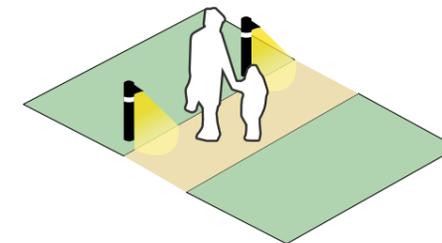
Low level lighting is ideal for lighting pathways.

CODE AL.08 - Lighting

a. Unnecessary lighting should be avoided: use only the minimum illumination required for safety and security purposes. Lights can be controlled by motion sensors to limit impact and energy requirements

b. High level lighting should be avoided where unnecessary. For paths and car parks, low level lighting may be adequate. Any lighting column, bollard or fixture should be fitted with shields or screens that direct light downwards to reduce light spill.

c. LED lights should be used in preference to other types, to reduce the impact on bats.

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

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

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

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

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

i. Where a bat habitat is found on site, lighting zones can be created based on the sensitivity of areas of the site. Please see Guidance Note 8 Bats and Artificial Lighting from the Bat Conservation Trust and Institute of Lighting Professionals (2023).

The National Design Guide states that:

"Well-designed places and buildings conserve natural resources including land, water, energy and materials.

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

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

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

This can be achieved through:

R1 Following the energy hierarchy.

R2 Careful selection of materials and construction techniques.

R3 Maximising resilience.

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

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

Lifespan

The National Design Guide states that:

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

It goes on to state that such spaces are:

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

This can be achieved through ensuring that places:

L1 Are well-managed and maintained.

L2 Are adaptable to changing needs and evolving technologies.

L3 Have a sense of ownership.

The use of resources and the lifespan of buildings are closely interlinked, much like many other factors.

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

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

New Development

Low and Zero Carbon Buildings

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

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

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

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

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

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

Existing Buildings

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

Opportunities for Existing Building Upgrades

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

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

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

Renewable Energy

Renewable options are increasing in number, availability and price.

Following on from the Energy Hierarchy below, buildings should also be optimised in terms of layout for renewable energy - with consideration given to locations for such technology.

Energy Hierarchy

Reduce Need for Energy

By using passive measures, such as orientation and fabric.

Be Energy Efficient

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

Maximise Renewable Energy

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

Traditional Buildings

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

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

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

For modern buildings, Codes AL.SD01 and SD02 should be followed.

Balancing Energy Efficiency and Historic Preservation

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

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

Sustainable Materials and Methods of Construction

This Design Code recognises the need for new developments to adopt sustainable materials and construction methods.

Development proposals that utilise responsibly sourced materials that are in keeping with the local character of the Parish, such as timber, will therefore be supported.

Where possible, developers should use materials sourced locally to reduce transportation emissions and support the local economy.

Achieving a Low Carbon Development

Local and Recycled Materials
Use of materials that are locally sourced and recycled

On-Site Energy Generation
Utilisation of PV panels and heat pumps for energy

Energy-Efficient Appliances
Installation of low-energy devices and lighting

Water Conservation Systems
Implementation of greywater recycling and minimisation

Construction Methods
Use of techniques to reduce heat loss and air leakage

Strategic Window Placement
Orientation and shading of windows for optimal solar gain

CODE AL.SD01 - Low and Net Zero Carbon Buildings

The following features should be included in new development, which will be required to follow Building Regulations.

Low Carbon Buildings

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

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

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

d. Low carbon heating alternatives to gas or oil boilers must be sought. Solar thermal collectors for heating water are encouraged.

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

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

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

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

i. Gardens and boundary treatments should be designed to allow water to move through without obstruction.

Orientation - Passive Solar Gain and Shading

The orientation of buildings and their potential for passive solar gain should be factored into the early stages of design. Proper orientation can significantly improve energy efficiency and occupant comfort, making it a key consideration from the outset.

To optimise solar gain during the winter months, buildings should ideally be positioned within 30˚ of due South whenever feasible. This allows for maximum sunlight exposure during colder seasons, reducing the need for artificial heating.

This consideration can guide the overall layout, ensuring that as many structures as possible benefit from favourable orientation.

Additionally, on the North-facing sides of buildings, a higher wall-to-window ratio may help minimise heat loss. However, this needs to be balanced with existing building lines and local development patterns to maintain harmony with the surrounding environment.

Strategically placing deciduous trees can provide natural shading during the summer, helping to prevent overheating. Other shading solutions, such as louvered windows or architectural elements like a brise-soleil can also be employed to manage sunlight and heat effectively.

Green roof on garages, storage buildings or other appropriate roofs.

South facing solar panels providing electricity to each property and connected to the grid.

South facing windows could potentially be shaded to prevent overheating and a requirement for air conditioning.

Recycling bin collection point.

Electric vehicle charging point.
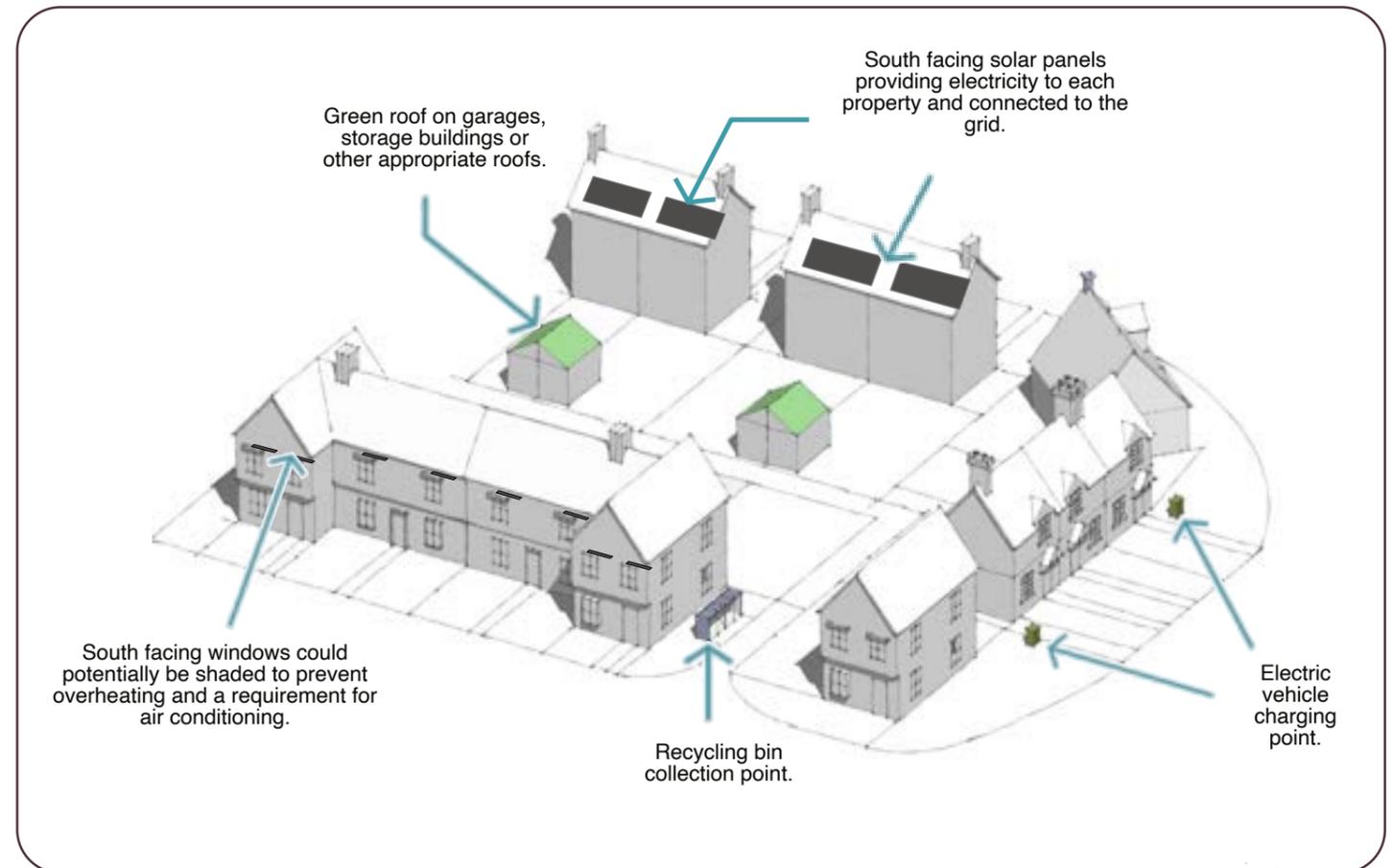
CODE AL.SD02 - Renewable Energy and Passive Solar Gain and Shading

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

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

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

- High performance construction and materials.

- Early consideration of renewable energy in the design process.

- Types of renewable energy technologies including solar power and heat pumps.

- With precise design, energy-positive buildings producing more energy than they consume, especially for new developments .

- Where viable, renewable energy systems connected to the grid so that surplus energy can be fed back if there is an energy surplus.

- Maximising solar gain in the winter, buildings aligned within 30˚ of due south, wherever possible.

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

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

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

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

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

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

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

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

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

Rainwater Harvesting
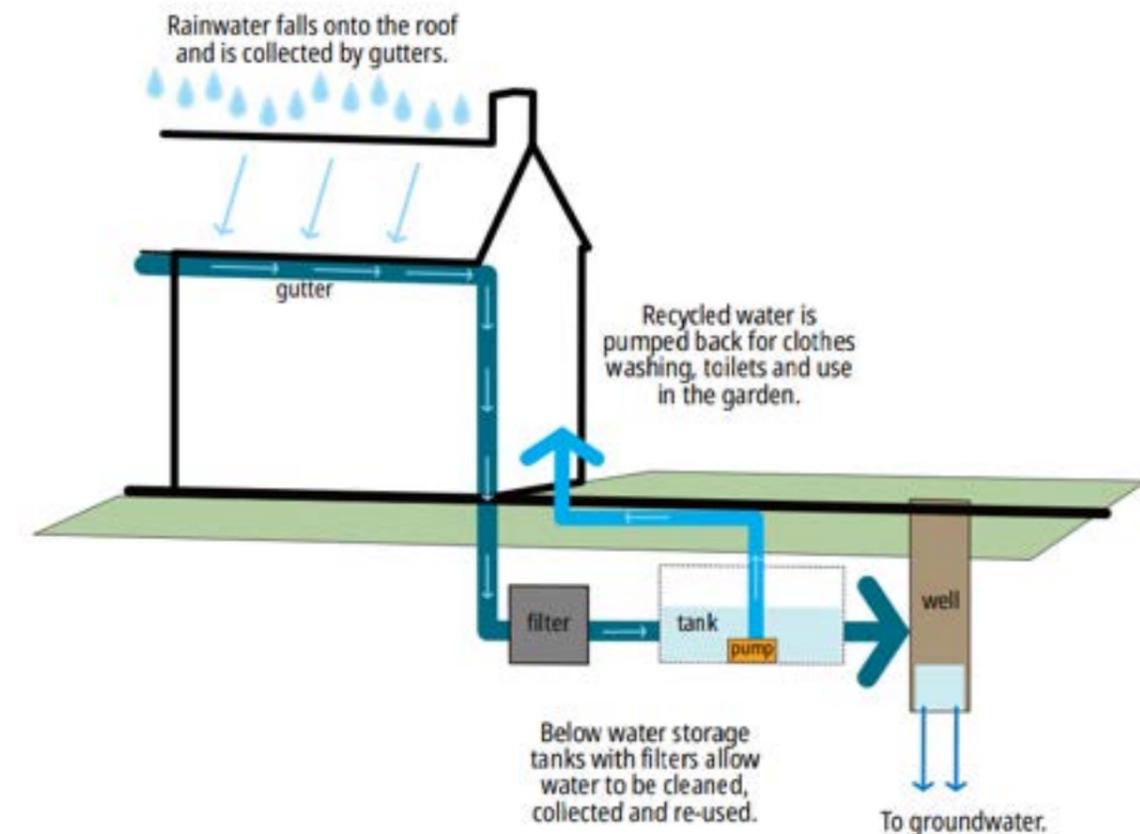
CODE AL.SD03 - Rainwater Usage and Recycling

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

- collection,
- treatment,
- storage, and
- distribution.

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

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

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

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

Water, Flooding and Sustainable Drainage

Part 2 Sustainable Development

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

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

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

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

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

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

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

CODE AL.SD05 - Sustainable Drainage Systems (SUDS) and Flood Resilience

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

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

c. Adoption of permeable paving solutions instead of tarmac is supported, especially in areas prone to flooding, to allow water to filter through. Gravel is a widely used surface in the parish, but suitable containment strips or materials should be used to ensure that there is limited spillage onto the highway.

d. Gardens and soft landscaping and the use of appropriate plantings should be maximised to reduce the overall area of impermeable hard surfacing, in order to:

- help to frame the building,

- be easy to navigate by people with mobility aids,
- be in harmony with the landscape treatment of the property, and
- help define the property boundary.

e. The collection of rainwater within new development is supported to reduce the overall runoff impact. This can take the form of a water butt on a small scale proposal, but can be scaled up to underground water tank solutions on larger sites with rainwater and grey water stored and reused to reduce the demand on mains supply.

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

CODE AL.SD04 - Watercourses and Bodies of Water

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

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

c. Buildings should be sited to leave a sufficient buffer zone for bank

maintenance and allow for appropriate flood works where necessary.

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

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Householder Extensions: Design Considerations

Part 3 relates to the form and impact of development proposals generated by householders. Householders will also need to read Parts 1 and 2 of this guide for pages on design, appearance, materials, landscaping, parking, drainage, boundaries, biodiversity and climate change and sustainability. These should be read in conjunction to ensure that an application is well considered and likely to receive support.

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

Sensitive Design is Key:

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

Key Considerations:

When planning a home extension, the following points should be carefully considered:

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

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

Whilst many householder proposals fall within the remit of permitted development, it is intended that this Design Code

will be used by all residents (for good practice) and not just those seeking planning permission.

For more information prior to submitting an application, please see the link to the Council website

Consultation

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

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

Impact on Neighbouring Properties and Land Ownership

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

For example, it is often the case that a development proposal may require new drainage works. You should consider how this will impact existing systems, as well as other neighbouring properties. Moreover, the applicant must give thought to how drains, gutters or soakaways may be accommodated within the site, and drainpipes and gutters must not overhang a neighbour's property.

Consideration must be given to the extent of the applicant's land ownership and that of the neighbours. Accurate site plans must be submitted as part of the application.

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

Householder Design Code

Respecting Existing Features:

The Parish's unique character is shaped not only by buildings but also by its natural environment. existing trees, hedges, chalk streams, and pockets of open space. All of these features contribute significantly to the area's charm and visual appeal.

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

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

- Reduce development impact to neighbours;
- Retain important native, mature trees and hedgerows - which are not easy to replace;
- Retain planting which can act as visual screens, softening the impact of new development to the public realm;
- Support biodiversity by continuing to provide valuable habitats and foraging zones for wildlife.

Any proposals which exacerbate do not consider these visual qualities will not be approved.

Considering the Future

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

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

Do I need planning permission or do I have Permitted Development Rights?

This question cannot be answered in a Design Code. Before undertaking any work, it is always advisable to seek advice from the Local Planning Authority:

https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/

The Planning Portal website is also a good source of advice:

https://www.planningportal.co.uk/permission/common-projects

In descriptions of permitted development, there are a number of references to the main or principal elevation, and it is important to work out where that part of a house is located. The text adjacent highlights more details on this topic.

It should also be noted that many older freehold properties in the Parish have covenants on them which require permissions for alterations to be obtained from the Lockinge Estate.

Listed Buildings and Conservation Areas

Please remember that different rules apply in a Conservation Area or to Listed Buildings. For details of whether or not your property is in a Conservation Area or is a Listed Building, please see **Part 1** of this Design Code.

Please also visit the Historic England website for more advice on living in and altering a Listed building see:

https://historicengland.org.uk/listing/what-is-designation/listed-buildings/#protecting

For conservation areas, see:

https://historicengland.org.uk/advice/your-home/owning-historic-property/conservation-area/

Key Definition - the Main, Principal, or Front Elevation

It is often obvious which part of a house is considered to be the front, also known as its main or principal elevation. The majority of houses have a front door which faces onto a street or highway, and this would be considered to be the front.

However, there can be a number of situations where the main/principal elevation is not obvious. Each instance would need to be assessed individually, but the document entitled Permitted Development Rights for Householders Technical Guidance by the Ministry of Housing, Communities and Local Government in 2019 states:

"…the front will usually contain the main architectural features …. serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house."

The diagrams below offer some examples of how the front of a house may be defined:

1. A house on a corner plot;
2. A house with a front door not on the side facing the street (i.e. on the side);
3. A house fronting onto a path instead of a street/road;
4. A house sited at an angle on a bend in a road;
5. A house on backland development to the rear of a house facing the road, accessed via a private drive.

1 — Front — Road A — Road B
Corner plot - the house fronts onto two roads, but the front door faces road B. The address is also road B, so this is the main elevation or front.

2 — Front — Road A — Private Path B
The front door is to the side. the house fronts onto Road A, but the front door faces away from the road. The address is Road A, and the path is accessed from Road A, so this is its main elevation or front.

3 — Front Front Front — Road A — Public Path B
Road A is to the side, but all the houses face a path (including the corner house. The frontage along Path B would be the front or principal elevation, particularly if the path is a Public Right of Way. There are no doors or access points from the houses directly onto Road A and it is enclosed by a garden with limited visibility of the house.

4 — Road A — Road B
Where the houses are sited at an angle or a bend in a road, it is often the centre point of the curve or where the road name changes that denotes where the front relates. Usually the postal address will denote which road is classed as the primary elevation or front.

5 — Front Front Front — Private Drive B — Road A
Where a house is built to the rear of Road A, the front will usually be determined by the position of the front door and main windows. Above it faces onto Drive B and not the street / highway

Front Extensions & Porches

A porch is usually situated on the main elevation of the property or to the side of a house, over an entrance door to the building. See guidance above on page 27 for determining the main elevation or front of a property.

The porch should be a small feature, which is sympathetically designed and in keeping with the original building. It should be an unobtrusive element which does not overwhelm the building or adjacent properties.

A porch should be constructed in materials to match the existing building. Although it can use contrasting materials, if justified with sufficient evidence and based in an understanding of the local context. **(See Part 1)**

Large porches which are beyond the scope of those usually allowed under permitted development or which include extensive space for seating other facilities such as for laundry or cloakrooms, are usually considered as a front extension.

Conversion of front gardens to parking should be accompanied by a landscaping scheme showing retained and new planting.
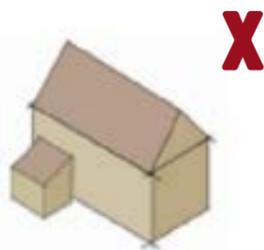
Extensions to Buildings - Good Practice and Examples

Porch Extension - Front

- Lean-to extension with a slightly shallower roof pitch to the existing house
- Ideally the roof pitch should reflect the main angle of the roof

- The proportions of the extension are too wide for a porch and it dominates the property
- The roof slope should match the proportion of the end gable
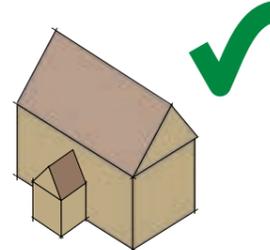
- The extension is small and subservient to the original building
- It is centrally positioned on this symmetrical property.
- The roof pitch matches the existing roof

CODE AL.HH01 - Front Extensions & Porches

When designing a porch or front extension to a building, proposals should:

a. Maintain the established building line, ensuring that the new addition to the building is in keeping with those in the street.

b. Not lead to over development of the plot and a reduction in the pattern of gaps and open spaces between buildings in the surrounding area.

c. Be subordinate - ensure that the original building is visually dominant in nature, design, appearance and scale and not disrupt the original building or the street scene as a whole

d. Ensure the roof form matches the original building (pitch, eaves, ridge height and detailing)

e. Avoid flat-roofed front additions unless clearly part of the original design of the building.

f. Be of an appearance which either reflects the existing design of the building or provides a detailed justification of what an alternative approach is more appropriate, including an analysis of local context.

g. Include materials to match or provide a clear justification for high-quality, locally coherent alternatives which draw from the materials palette within this Design Code.

h. Avoid creating an inappropriate level of openness or overlooking.

i. Not result in the removal of native soft landscaping to an extent that it no longer is in keeping with neighbouring properties.

j. Not result in the removal of a parking space unless it can be accommodated elsewhere on the plot.

Side Extensions

Single Storey Side Extensions can provide useful additional living space and, if well designed, can enhance the appearance of the property. See guidance above on page 27 for determining the main elevation or front of a property.

It is important that the balance should be retained between the original dwelling and the new extension. Ideally an extension should not be more than half the width of the original house.

Where more space is required, consider a single storey rear extension instead.

If building over an existing driveway and or increasing the number of bedrooms, check that sufficient parking will be provided in accordance with parking standards as set out by Oxfordshire County Council.

Conversion of front gardens to parking should be accompanied by a landscaping scheme showing retained and new planting.

Two storey side extensions are more difficult extensions to successful integrate with existing buildings. Such extensions can have an adverse impact upon the character of the existing house and the street as a whole. This is more prominent where there is a repeating pattern of development and a side extension would disrupt any uniformity.

On corner plots, extensions must address both street frontages appropriately and respect the building line of the side street.

Semi-detached houses are typically designed as a balanced pair. Two storey side extensions can disrupt this symmetry, creating an unbalanced appearance that harms the character of both the extended house and its neighbour.

Extensions to Buildings - Best Practice Examples

Extensions which mirror the original can be successful, but should still allow the host building to remain prominent

Extensions to Buildings - Good Practice and Examples

✔

Subordinate side extension. Proportions in keeping with main dwelling.

Extension allows sufficient space for landscaping.

✗

Side extension competes with main dwelling Window proportions are too wide and do not reflect the original design with no arches to the top

Extension allows no space for landscaping and may be too close to neighbours
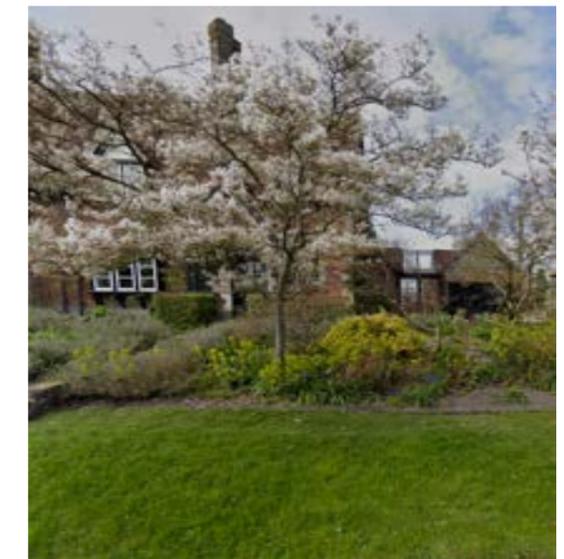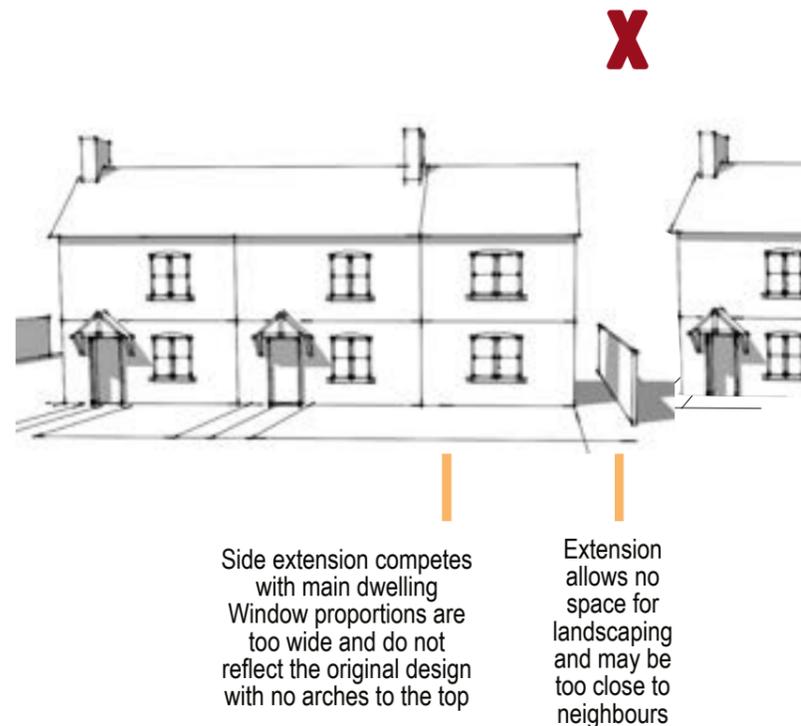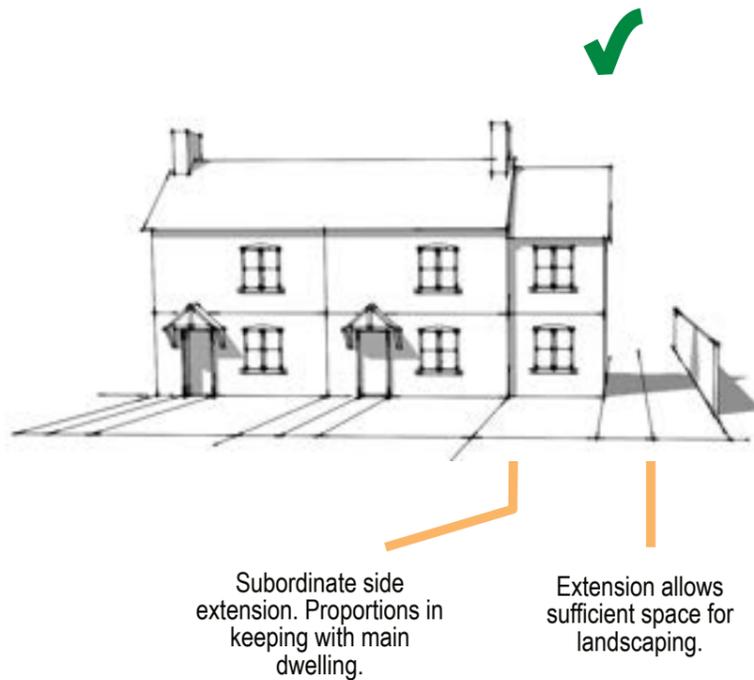
Modern single storey extensions and glass links can be helpful in joining two existing structures together. A glazed link still allows a visual break between the two, which limits the impact to the street scene

Extensions to Buildings - Good Practice and Examples

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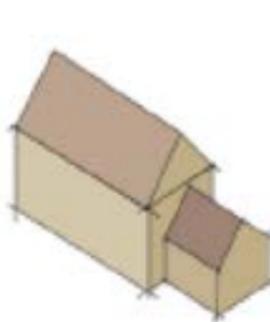
✔ Side extensions should be based on the proportions of the roof form, end elevation and the ratio of the length of the eaves wall to the depth of the gable wall.

Side Extension - Single
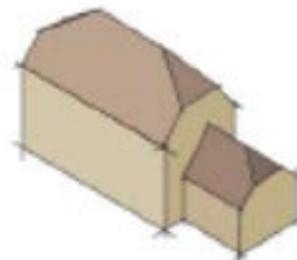
✔ Here a half-hipped roof forms are not common, but where an extension is proposed, the roof form should be carried through, as shown in this single storey extension. It achieves the same balance as the main roof form.

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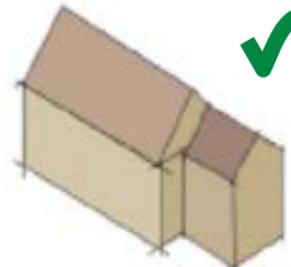
✔ A two storey extension can compete with the original dwelling if it is not subservient. Whilst elongating the main house can be possible, this may result in a disproportionate building form. Here the extension is subservient to the proportion but being inset and lower than the ridge. The shape of the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

Side Extension - Two Storey

✗ This two storey extension dominates the original dwelling and is not subservient, resulting in a disproportionate building form, whereby the original building is at risk of being subsumed.

CODE AL.HH02 -   Side Extensions

When designing a single or two storey side extension to a building, proposals should:

a. Maintain the established building line. Ensure that the new addition to the building is in keeping with those in the street.

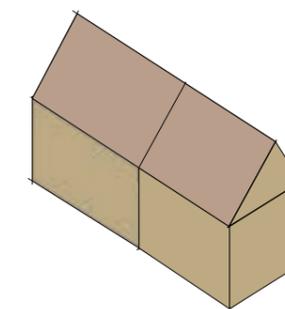b. Ensure the new development would not lead to over development of the plot and a reduction in the pattern of gaps and open spaces between buildings in the surrounding area.

c. Be subordinate - ensure that the original building is visually dominant in nature, design, appearance and scale. A side extension should not be forward of the existing building nor disrupt the original building line or the street scene as a whole.

d. Respect the scale of adjacent buildings. Two storey side extensions may need to step down in height to ensure that they do not dominate lower adjacent buildings.

e. Ensure the roof form matches the original building (pitch, eaves, ridge height and detailing)

f. Avoid flat-roofed front additions unless clearly part of the original design of the building.

g. Be of an appearance which either reflects the existing design of the building or provides a detailed justification of what an alternative approach is more appropriate, including an analysis of local context.

h. Include materials to match or provide a clear justification for high-quality, locally coherent alternatives which draw from the materials palette within this Design Code.

i. Respect patterns and uniformity in the street appearance, and avoid designs which create a terracing effect, where none exists currently.

j. Respect the set back of the adjacent properties, so as not to create an inappropriate level of openness (be too close / dominant) or lead to overlooking.

k. Assess the amount of space available to extend the property, particularly if it will result in the removal of native soft landscaping to an extent that it no longer is in keeping with neighbouring properties.

l. Not result in the removal of a parking space, if so, it will likely need to be accommodated elsewhere on the plot.

Rear Extensions

Rear Extensions

Single Storey Rear Extensions are often the easiest way to accommodate additional space and are commonly used to extend kitchens and living areas. See guidance above on page 27 for determining the main elevation or front of a property.

Whilst they usually have little impact from the front elevation and on the street scene, they can significantly affect neighbouring gardens and properties. Therefore height, scale, and window placement must be carefully considered.

Care must be taken where an extension is built on a shared boundary between properties, such as semi-detached or terraced houses. The larger the extension, the more likely it will have an adverse impact on neighbours.

This problem will likely be exacerbated where gardens are short or neighbouring windows are close. In such cases, an extension should be located or inset away from the boundary. This may also allow a for a larger extension to be permitted.

Notwithstanding the lesser impact to the front of the property, this does not negate the need for good design. In the same regard, poor quality or inappropriate materials will not be acceptable. See **Part 1** for more information on materials.

Advice has been provided here to highlight building forms which are encouraged.

Rear extensions are generally acceptable where:

- The size and scale respect the proportions of the original house and garden.
- Materials complement the existing dwelling. **(See Part 1)**
- The extension does not cause a significant loss of privacy or overshadow neighbouring gardens. **(See Part 1)**
- The extension complies with the 45° code to protect light and outlook from neighbouring windows (see illustration overleaf).

Two Storey Rear Extensions

Many houses, particularly where semi-detached or terraced will not be able to accommodate a two storey rear extension without harming neighbours' amenity. Where a property has sufficient distance between shared boundaries, a two storey extension may have more limited adverse impact. As a general rule, first floor extensions on a shared boundary should not project more than 1.0m beyond the neighbouring rear elevation (in line with the 45° code).

For detached houses, two storey rear extensions may be acceptable if:

- The extension is proportionate to the size of the house and garden.
- First floor side windows to be avoided — unless they are obscure-glazed or serve non-habitable rooms.
- Depth and height to avoid overbearing/overshadowing neighbours; adhere to District daylight/sunlight guidance where relevant. **(See Part 1)**
- They utilise high-quality glazing proportions consistent with the original dwelling. See Part 1
- Incorporate low-energy envelopes. **(See Part 2)**

Rear Extensions - Considerations and good practice examples

Rear Extension - Single
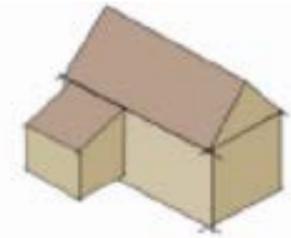
Single storey catslide-roofed extension is slightly shallower than the slope of the existing roof. If possible, the roof slope should be continuous (as shown below).

The extension is similar to the existing house in form being wider than it is deep.

The resulting extension usually has a lower impact on neighbouring properties.
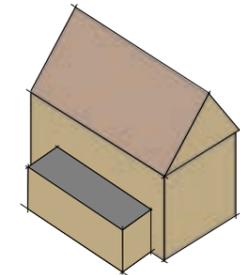
Contemporary, single storey, flat roof rear extensions may be acceptable depending on the quality of materials and overall design.

Large roof lanterns can cause light spill into dark night skies.

A green roof can enhance the appearance and add greater insulation and biodiversity.

Rear Extension - Two Storey
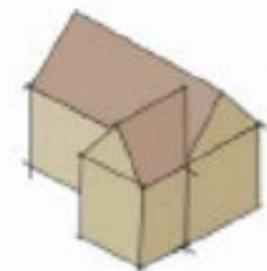
This two-storey extension has a similar shaped gable and form compared to the existing house.

It achieves subservience by having slightly lower ridge heights and being slightly set back from the end gable wall.

Rear Extension - Single
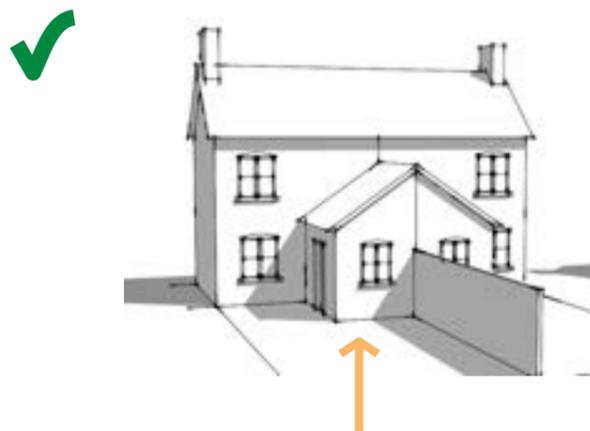
Symmetrical and subordinate rear extension.

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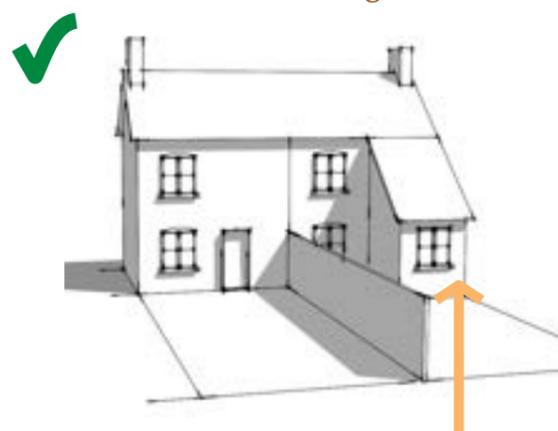
Rear catslide roof following existing pitch. Positioned not to overshadow neighbouring property.

Rear Extension - Two Storey
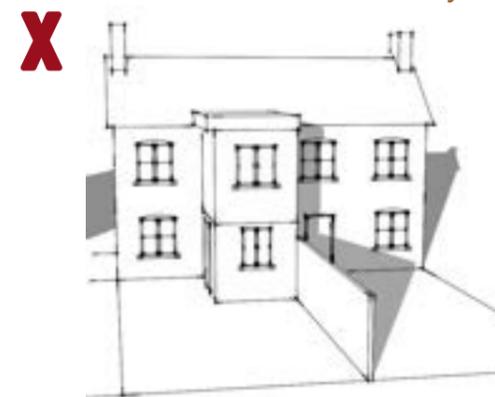
Inappropriate flat roof extension, not in keeping with the dwelling and overshadowing neighbouring property.

Overshadowing

45°
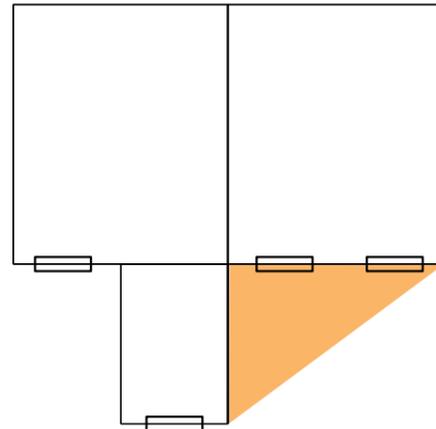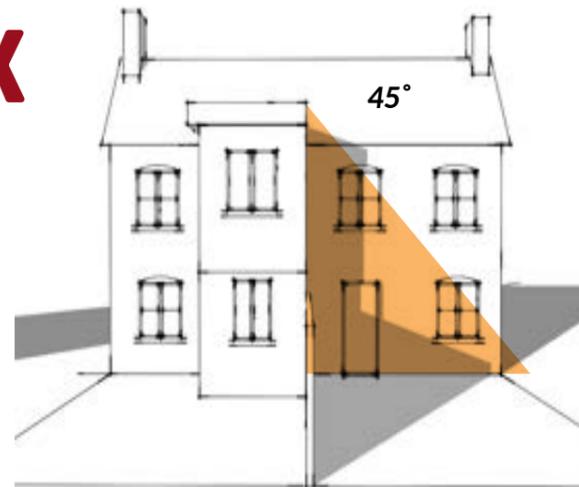
Here, the position of an extension would overshadow the neighbouring dwelling from both depth and height.

Achieving Adequate Daylight - The 45° Rule

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

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

See further light, aspect and privacy guidance in **Part 1.**

CODE AL.HH03 - Rear Extensions

When designing a single or two storey rear extension to a building, proposals should:

a. Ensure the new development would not lead to over development of the plot and a reduction in the pattern of gaps and open spaces between buildings in the surrounding area.

b. Respect the scale of adjacent buildings. Single storey extensions which are taller or sited on higher ground than neighbouring dwellings must not overshadow or overlook adjacent properties. Two storey rear extensions should be located away from shared boundaries where an adjacent property would be overshadowed by it.

c. Ensure the roof form matches the original building (pitch, eaves, ridge height and detailing)

d. Avoid flat-roofed front additions unless clearly part of the original design of the building.

e. Be of an appearance which either reflects the existing design of the building or provides a detailed justification of what an alternative approach is more appropriate, including an analysis of local context.

f. Include materials to match or provide a clear justification for high-quality, locally coherent alternatives which draw from the materials palette within this Design Code

g. Assess the amount of space available to extend the property to ensure that it does not result in insufficient private amenity space commensurate with the resulting building accommodation. I.e. where for example a 2 bed property is extended to now include 4 bedrooms, there should be sufficient private amenity space for a greater number of occupants.

Residential Garages and Outbuildings

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

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

Such buildings in the curtilage of a listed property require liusted buidlings consent at the Local/District Council level.

See the Planning Portal for more information on outbuildings and permitted development https://www.planningportal.co.uk/permission/common-projects/outbuildings/planning-permission

Garage Conversions and Loss of Parking Spaces

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

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

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

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

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

See the Oxfordshire Street Design Guide for more information on parking.

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

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

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

Modern brick garages can be dominant in the street scene, particularly where there is extensive hard surfaces and without landscaping

CODE AL.HH04 - Residential Garages and Outbuildings

New Garages and Outbuildings

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

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

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

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

e. The scale of adjacent buildings should be respected. They must not overshadow or have windows overlooking adjacent properties.

f. Buildings should be of high quality, particularly where they are visible in the public realm. High quality materials should be used to reflect the existing rural character of the area (see materials palette). Where a contemporary design is proposed, a detailed justification should be submitted to include an analysis of local context.

g. Where garages are attached to existing dwellings they should include materials and details to match the host building

Garage Conversions

h. The conversion of a garage (which is of size to accommodate a car) would not be supported where it will lead to an overall loss of on plot parking spaces.

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

Replacement Dwellings

Proposals to replace existing houses must preserve and enhance the special character of the Parish.

The scale, height, and massing of a replacement dwelling must respect the size of the plot, the proportions of neighbouring buildings, and the wider streetscape.

Materials should be high quality and drawn from the traditional village palette as shown in **Part 1**.

Replacement dwellings must not dominate their plots or erode the spacious, green character of the villages.

Front boundaries (walls, hedges, or railings as shown in **Part 1**) must be retained or reinstated to reinforce the rural setting.

Designs should avoid suburban or standardised features that conflict with local distinctiveness.

Applications must demonstrate how the new dwelling will contribute positively to the Conservation Area and the setting of listed and historic buildings.

Unacceptable design features include:

• Houses that are significantly larger than neighbouring dwellings or that overwhelm their plots.

• Wide, suburban-style frontages that disrupt the rhythm of the street.

• Prominent front-facing or integral garages dominating the main elevation.

• Large, uninterrupted areas of glazing visible from the street.

• Flat roofs, bulky box-like forms, or over-scaled dormers.

• Standardised designs that fail to reflect the traditional character of the Parish.

Replacement dwellings should also adopt the codes in **Part 2** on Sustainable Development.

Example of How Re-siting a Replacement Dwelling can Result in Benefit to the Street Scene
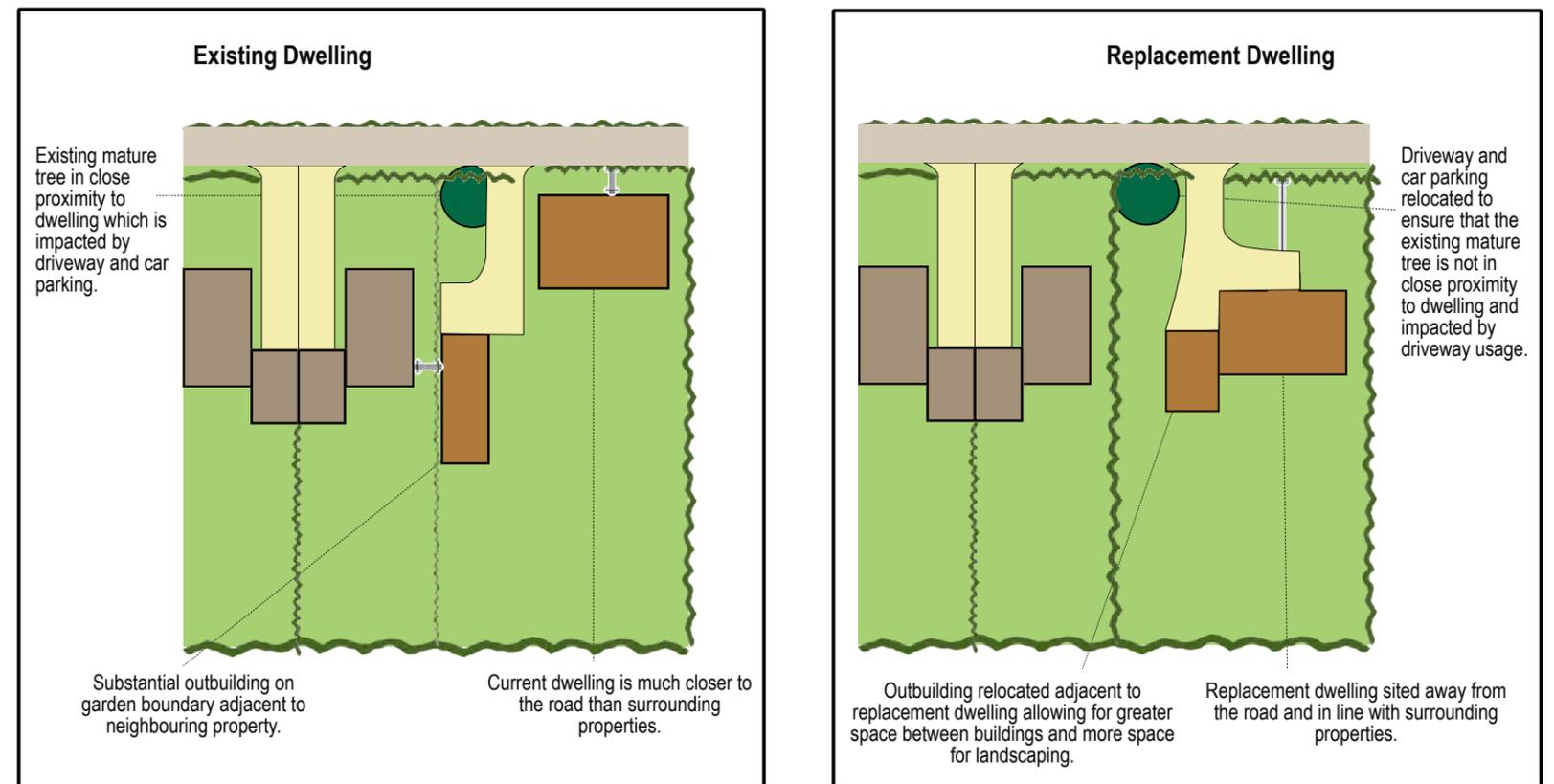
CODE AL.HH05 - Replacement Dwellings

Any replacement dwelling should:

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

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

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

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

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

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

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

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

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

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

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

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

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What is Infill Development?

Infill development is defined within the adopted and emerging Local Plan as:

"the filling of a small gap in an otherwise continuous built-up frontage, or within settlements where the site is closely surrounded by buildings."

In practice, this usually relates to one or two dwellings with a little flexibility on numbers depending on the site. Such development would normally fit in with the existing street pattern, building lines, proportions of adjacent dwellings or other buildings, landscaping and boundary treatments of the wider area.

This does not refer to larger scale proposals, which are dealt with in the next section of this document.

Where can Infill Take Place?

Part 5 of the Design Code on Infill Schemes refers to the area inside the settlement boundary of Ardington. Ardongton is identified in the Local Plan as a smaller village where any development should be modest and proportionate in scale and primarily be to meet local needs. The Local Plan states that limited infill development may be appropriate within the existing built areas of such settlements.

The settlement boundary of Ardington is defined in the Neighbourhood Plan Policy AL2. The policy sets out general considerations for such development and these are expanded upon in more detail here.

The impact of development can be lessened and better integrated, provided the design and layout of the new buildings respects the traditional street scene and respect the character of the area.

Tandem / Backland Development

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

Tandem/backland development can create privacy issues for neighbouring properties and disrupt the visual coherence of the streetscape. Such development is not appropriate in areas which are solely linear in nature, being only one dwelling in depth.

Further Information

The section should be read in addition to general parish wide Codes in **Part 1** and Sustainable Development Codes in **Part 2**.

Infill developments inside the Ardington settlement boundary must respect the character and be sensitive to context of the site. The development should reflect the existing relationships between buildings, open spaces, views, the landscape, use of materials and other features which are locally distinctive.

Some of the general information in **Part 6** (not including the LS Codes themselves) gives further advice on integration with the countryside **(page 42)**, natural light, aspect and privacy **(page 45)**, and on trees and hedgerows (**page 46 and 47**). This information is also relevant to smaller infill schemes.

CODE AL.IN01 - General Principles for Infill Schemes

Any infill proposals should:

a. Be of a high standard and appropriate to the character of the area in terms of design, materials, building and roof form (see part 1). Some buildings in Ardington have been specifically designed to correspond to the neighbouring property, and a change in style could have an adverse impact

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

c. Be appropriate and sympathetic in scale to its surroundings.

d. Retain native trees and hedgerows as part of an overall landscape scheme and to plant new native trees and hedgerows where possible as highlighted on page 46 and 47.

e. Seek to improve the locality or remove unsightly existing features, where appropriate.

f. Not dominate the neighbouring properties or wider street scene.

New infill development should be sympathetic to the immediate local context in terms of housing density, as well as to the overall character of Ardington.

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

Generally, the density of dwellings should gradually increase away from settlement edges towards the centre of the village. In this instance, Ardington has a central focus, with buildings on the periphery facing or backing onto open countryside.

The plan on page 38 highlights the number of dwellings in the Parish expressed as dwellings per hectare (dph). As highlighted, the Parish has low levels of development. There are very few pockets of development which are over 10dph. Any infill development within Ardington should not lead to a cumulative form of development which would significantly change the predominant density of that part of the settlement and its character.

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

CODE AL.IN02 - Siting, Density and Layout

Infill development should:

a. Be well integrated into the setting of Ardington to effect a gradual change from countryside to village.

b. Respect the existing nature of surrounding development and avoid over-development of the plot.

c. Avoid tandem/backland development where it would be out of character.

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

e. Retain sufficient space for planting to soften boundary treatments.

f. Be sited to protect amenity of neighbours, emphasise key views, and to support local facilities.

g. Reflect the existing pattern of development in addition to the inclusion of passive environmental design and maximising opportunities for natural day lighting and solar gain.

h. Strike a suitable balance between the amount of:

- Built form covering the plot;
- Landscaping;
- Amenity space; and
- Public realm provision.

Potential infill gap

Potential infill gap between buildings in an otherwise continous built up frontage - in this case large enough for a single dwelling

Siting of Buildings - Building Lines and Setback

Ardington has a central nucleus / core with development radiating out from it. There are also many courtyard layouts and farmyard enclosed layout forms throughout the area.

All are united by strong landscaping, with tree and shrub planting providing uniformity tree and hedgerow lines. The characteristic low brick and stone walls and high banks also provide strong lines in a street scene.

These reinforce continuity in different ways and help to define the character. The more modern residential areas tend to have more variations in the building line creating a more informal open character.

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

Commercial and agricultural areas have more variations than others depending on the design and function.

Together, the siting of buildings and spaces add variety and movement along the street and is successful at drawing your eye along and leading one to a destination.

Building Lines and Setback

Set back beyond rear building line and overlooking the rear of existing houses | Set back distance from road | Set back distance from road | Set back distance from road | Set back beyond forward building line and too close to road | Set back distance from road

Rear Building line

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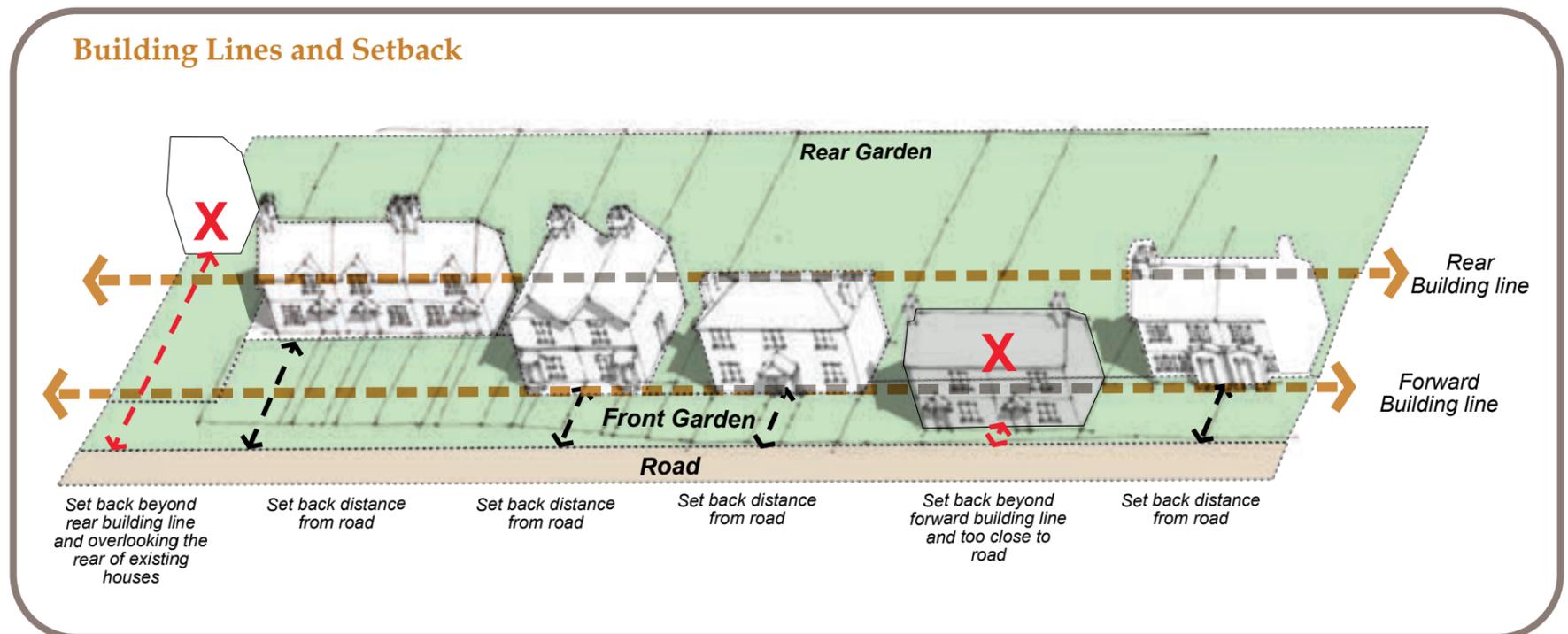
Example of a building line along a road, where proposed new dwellings would either be closer to the road than the general forward building line and potentially could dominate the street scene, or behind the rear building line which causes problems with overlook and privacy to the rear of existing properties.

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

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

CODE AL.IN03 - Building Lines and Setback

New development (including extensions to existing buildings) should:

a. Be no further back than the general building line of the road, allowing for a degree of variance, as highlighted in the diagram.

b. Ensure the set back of the opposite property is taken into consideration, so as not to create an inappropriate level of openness or overlooking.

c. provide an appropriate degree of enclosure, utilising native soft landscaping, particularly where plots are set back more than 5m from the edge of any pavement or carriageway.

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

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

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

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

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

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

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

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

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

Seating The villages have few public seats, those in existence are of wood, wood and metal or stone. All of these natural materials are in keeping with the villages. The use of man-made materials such as plastic should be avoided.

CODE AL.IN04 - Services and Utilities

Utilities

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

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

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

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

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

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

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

h. Services and utilities must be sited to avoid the impact of flooding

Waste/Recycling & Bin - Collection Points

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

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

k. Drop kerbs must be provided to facilitate wheelie bin collection.

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

m. Communal waste and recycling storage buildings can be used for apartments, if the development comprises any. Such buildings should be attractively designed to complement the apartment building.

Fire Tender Access

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

o. The street network must accommodate the mobility of all emergency vehicles and service vehicles and refuge collection services.

The Ardington and Lockinge Neighbourhood Plan does not foresee any larger development schemes or sites. Under the current Local Plan, no part of the Parish is considered suitable for larger scale developments.

The area within the settlement boundary of Ardington, defined as a small village in the current Local Plan, is considered suitable only for Infill **(see Part 5)** under Policy AL2 of the Neighbourhood Plan. The rest of the Parish outside the settlement boundary is considered as open countryside under the Local Plan and the Neighbourhood Plan (Policy AL3).

Notwithstanding those considerations, it is conceivable that a future Local Plan or developer may propose an exception for housing sites that sit outside of, but adjacent to, the settlement boundary of Ardington. It should be said that any such proposal would need to include a clear rationale for why developing open countryside, rather than infill or brownfield sites, would best meet its stated needs, in order to justify departing from the existing principles and to mitigate the loss of greenfield space. No such plans are proposed at this time.

A simple definition of larger development is:

- Residential development of 10 or more dwellings
- Residential development on a site area of 0.5 ha or more (number not provided)

Such proposals can substantially alter the character of a community if not carefully designed, and Part 6 of the Design Code sets out the desired nature of such possible development.
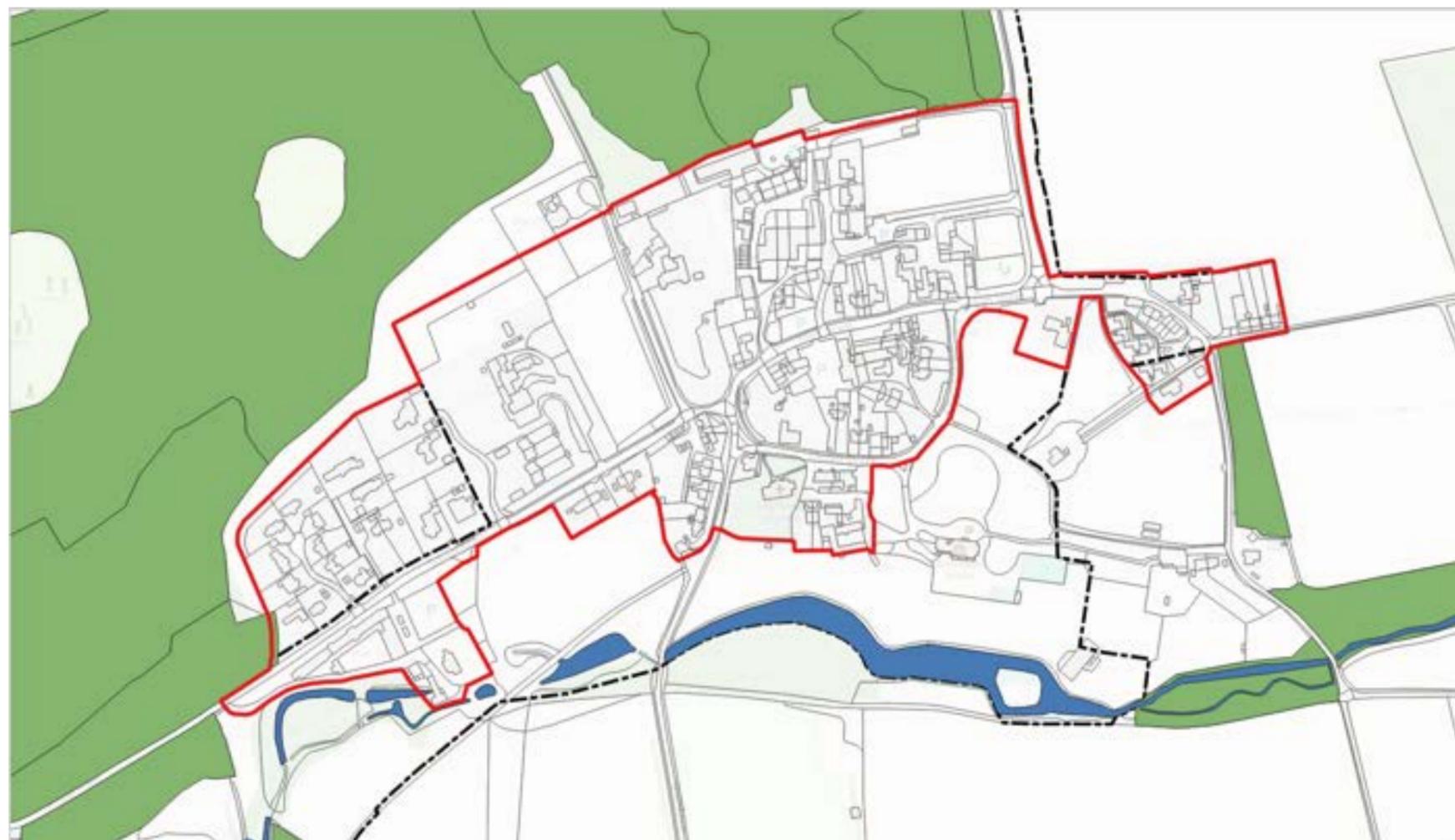
CODE AL.LS01 - General Principles for Larger Developments

Any new development of larger scale proposals should:

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

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

c. Respect the existing nature of surrounding development and not lead to extensive tandem/backland development where out of character.

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

e. Seek to improve the locality, where appropriate.

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

g. Retain sufficient space for planting to soften boundary treatments.

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

i. Not be more visually obtrusive than the development it replaces where a redevelopment proposal is concerned.

Layout, Siting and Density

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

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

The density of any new development should gradually increase away from settlement edges towards the centre of the village. In this instance, Ardington has a central focus and Lockinge has largely linear form, where the majority of buildings are facing or backing onto open countryside. Lockinge is of course

designated as open countryside.

The plan adjacent highlights the number of dwellings in the Parish expressed as dwellings per hectare (dph). As highlighted, the Parish has low levels of development. There are very few pockets of development which are over 10dph.

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

Density - Numbers of Dwellings per Hectare

Property Density - based on 200m grid taken from the national address data (OS AddressBase) in 2023 and analysed to generate this gridded dataset per hectare.

CODE AL.LS02 - Density and Layout

a. Due to the nature of the Parish the majority, if not all, new development is likely to have one or more boundaries with a rural or countryside edge. Such developments should be lower density and well integrated into the landscape setting of the Parish to effect a gradual change from countryside to village.

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

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

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

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

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

  • Built form covering plots,

  • Landscaping,

  • Amenity space, and

  • Public realm provision.

It is envisaged that where any new development takes place, it would be within the 'countryside to village range'.

The suburban scenario does not mean that higher density cannot be introduced into rural areas, just that such development must be considered carefully.

There are opportunities for large properties to be designed as apartments with communal gardens, but to look and appear as a single large rural dwelling. Although they can be effectively subdivided and contain higher numbers of

dwellings, the key is still retain that original rural character.
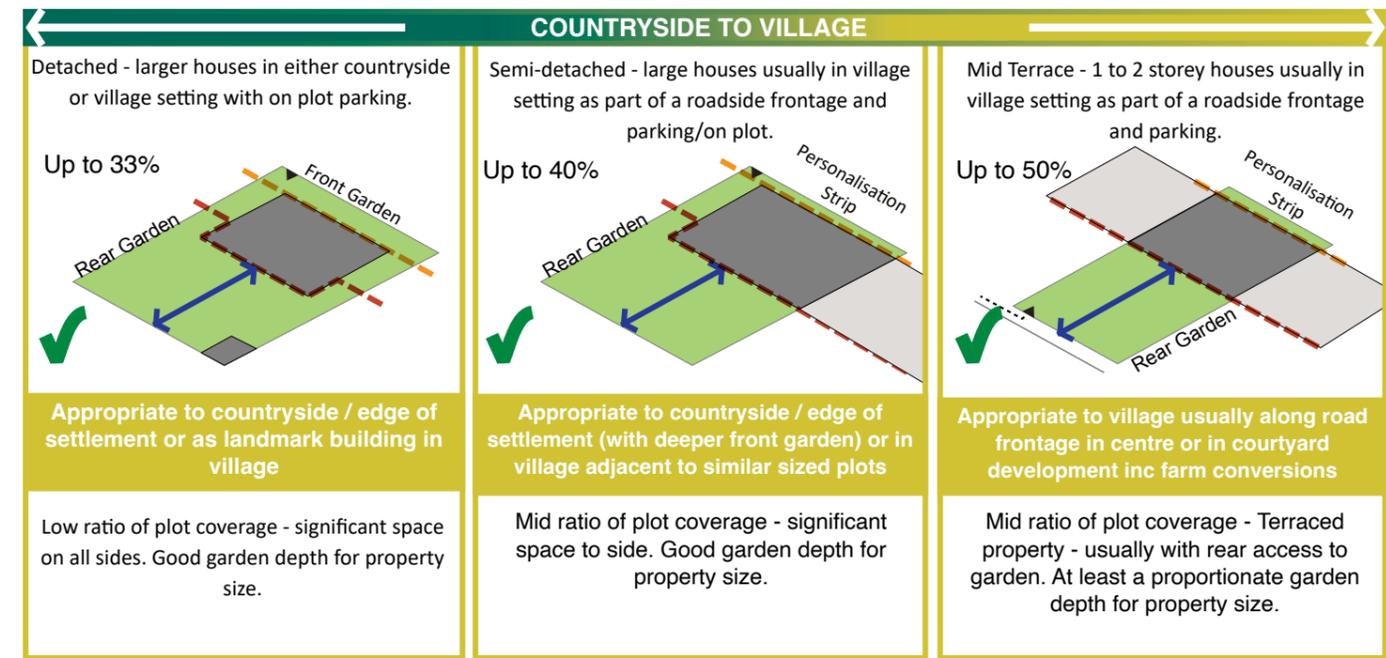
Whilst parking requirements would be higher than a single dwelling, careful screen planting and access can all be achieved.

Where existing buildings, particularly historic buildings, are subdivided, there can be more flexibility on the provision of open space for example.

Traditional courtyards and similar types of open space may be appropriate in these situations.
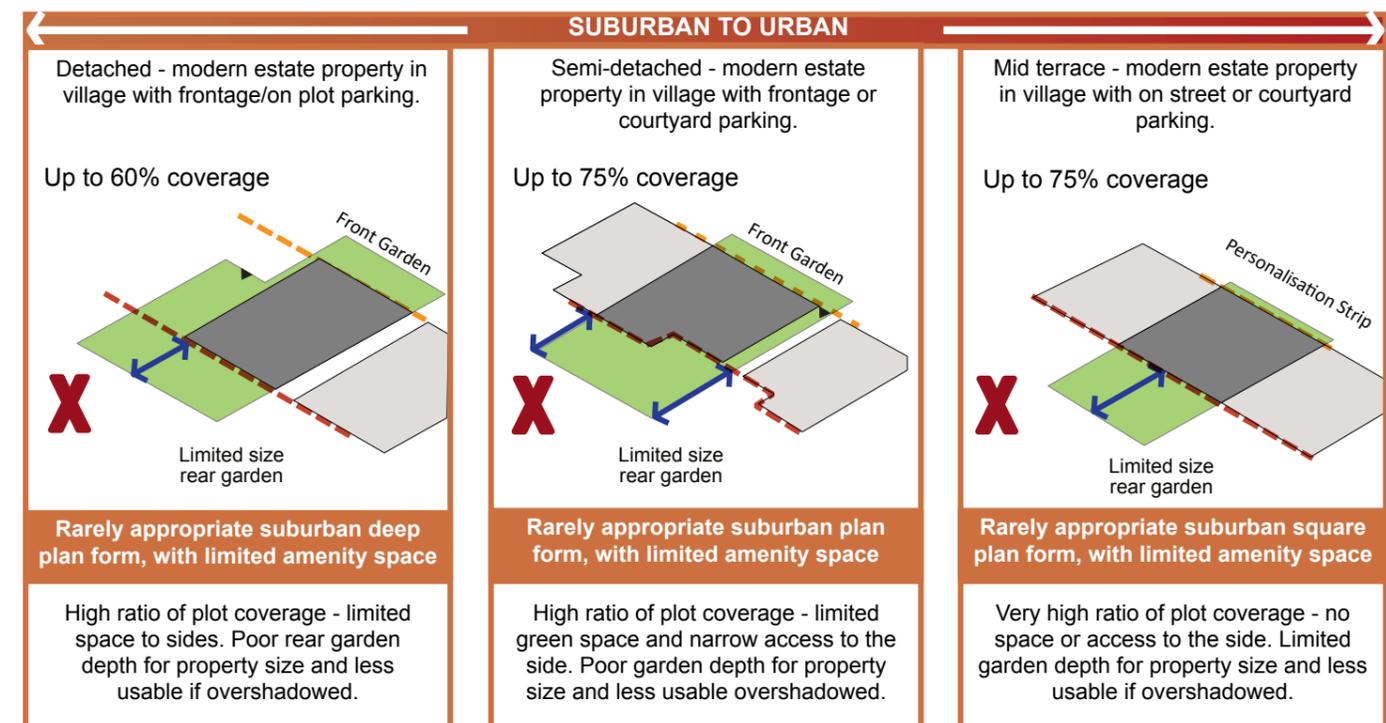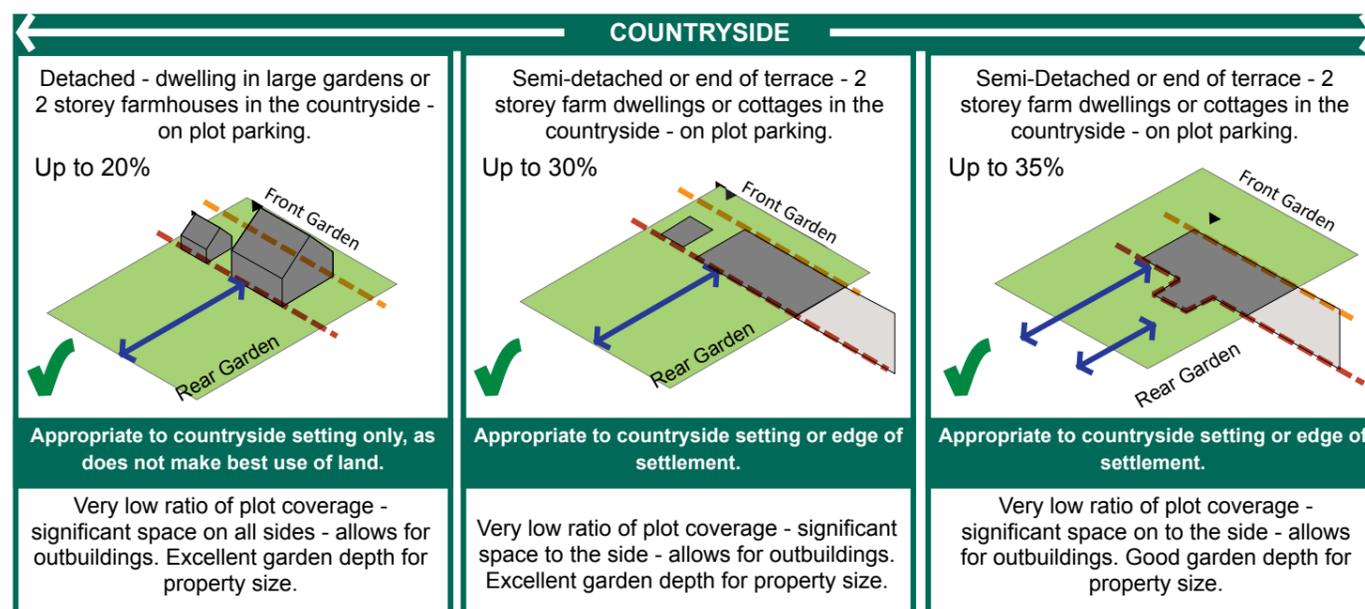
The examples on this page illustrate the different types of development that may typically be found in the Parish.

The example illustrates the gradual transition from open countryside to village, moving along a continuum from the settlement edge to its centre, while preserving the rural connection and character.

COUNTRYSIDE TO VILLAGE

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

Up to 33%

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

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

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

Up to 40%

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

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

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

Up to 50%

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

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

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

COUNTRYSIDE

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

Up to 20%

✔ **Appropriate to countryside setting only, as does not make best use of land.**

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

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

Up to 30%

✔ **Appropriate to countryside setting or edge of settlement.**

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

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

Up to 35%

✔ **Appropriate to countryside setting or edge of settlement.**

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

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

SUBURBAN TO URBAN

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

Up to 60% coverage

✗ **Rarely appropriate suburban deep plan form, with limited amenity space**

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

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

Up to 75% coverage

✗ **Rarely appropriate suburban plan form, with limited amenity space**

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

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

Up to 75% coverage

✗ **Rarely appropriate suburban square plan form, with limited amenity space**

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

Edge of Settlement Development

High levels of on plot native planting to integrate with the landscape character of the area

Varied roofline, but rarely over 2 storeys except for historical landmark buildings

Spacing of development, allowing the countryside to be viewed beyond

Height of development lowers towards edge of settlement

Increased planting and landscape mitigation towards open countryside

Higher density village development

Gaps to allow views and landscaping

Gaps to allow views and landscaping

Gaps to allow views and landscaping

Gaps to allow views and landscaping

CODE AL.LS03 - Integrating Development into the Landscape

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

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

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

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

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

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

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

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

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

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

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

In the Parish settlements, the scale, form and massing of buildings is generally similar, particularly in the planned areas.

In the open countryside and smaller settled areas however, the character is dominated by farms and agricultural buildings utilising a number of different typologies. The parish is a rural environment with a wide variety of different buildings set in the open landscape.

Within Ardington and Lockinge, there has been some modern development comprising a number of post-1950s developments with generic buildings forms which do not relate to the local vernacular. Over time and with additional landscaping, some areas have integrated well, whereas others are still discordant.

Opportunities to amend any areas which detract from the overall character of the area would be supported.

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

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

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

The majority of buildings in the Parish are 1.5 - 2 storey, often with steeply pitch roof forms. A varied and visually interesting roofscape is a characteristic of the Parish and is key in any new development. Buildings may be subtly different in height to add character or be the same height but slightly set back, creating a varied roof line.

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

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

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

The varied roof heights and scale of buildings with a mix of 1 to 2 storey buildings.

The Old Vicarage is prominent residential property and one of the few in the area at 2.5 storeys

The rising ground level and height above the road should also be taken into consideration, as many buildings are not at road level

Groups of buildings and courtyards are common, particularly in agricultural and commercial properties

Building Heights and Scale

A varied roof line can be found even where the buildings are all two storey. Variety can be added through roof forms, gable features and dormers and differing ridge heights and eaves lines. An example of the varied building heights in a street adding interest to the street scene. Note that the changes in height are proportionate and one building does not dominate another or cause problems with overlooking and loss of privacy through careful placement of windows.

Enclosure

In a rural parish such as this, the mature trees which line the lanes are also a dominant feature and should be continued in new planting scheme.

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

Within the parish the level of enclosure varies throughout the different character areas.

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

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

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

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

A wider, more open pattern which reflects the levels of open green space. The mature planting in the street scene gives it a soft, rural appearance.

The low brick boundary walls topped by vegetation contain the narrow rural lanes

CODE AL.LS04 - Scale, Height, Massing & Enclosure

a. New larger development schemes should:

   i. Be of a scale and massing that is consistent with the neighbouring built areas, and which enhances existing features, landmarks and other focal points.

   ii. Use simple forms that are similar to the surrounding buildings.

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

   iv. Use materials and colours that complement the surrounding buildings.

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

   vi. Be mindful of where changes are being made to an existing road, consider the impact not only on the existing building but also the wider street scene.

   vii. Consider how the specific mix of houses in an area can be accommodated with the typologies used to good effect with appropriate scale form and mass adding variety.

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

c. Buildings should be 1.5 or 2 storeys. Where new development or extensions are proposed to be greater than the height of surrounding buildings sufficient justification will have to be provided.

d. A varied roof line is encouraged but this should be part of a wider masterplan approach which considers building typologies across a site.

e. Utilising roof space in some areas can be appropriate - 1.5 storey and low 2 storey buildings with rooms in the roof utilising traditional dormer windows.

f. New development should not overshadow neighbouring properties and should ensure adequate privacy through the careful placement of fenestration and natural light for the occupants of both new and existing dwellings.

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

Light and Aspect

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

Where proposing a new building which is taller than neighbouring properties, or a new development which could be overshadowed by existing tall buildings or trees, the design should be informed by a sunlight and daylight study.
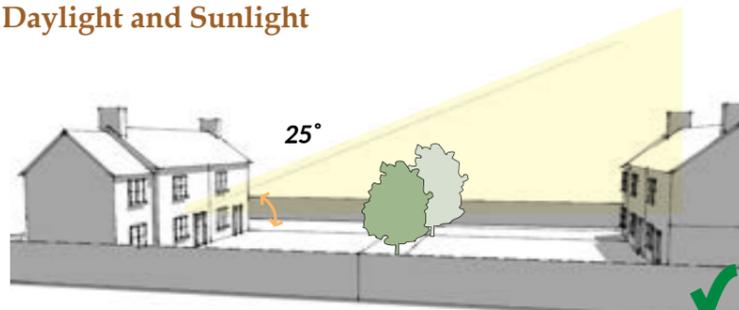
The objective being that it will demonstrate that a proposal will not overshadow neighbouring buildings and vice versa.

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

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

Building Separation Distances

The distance can be reduced where buildings are angled away

Approx. 20m

No fixed distance between frontage windows, dependent on road design

VARIES

10m

Daylight and Sunlight

25°

✔

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

25°

✘

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

Achieving Adequate Daylight - The 25° Rule

As shown above, to achieve adequate internal daylight within a room, there should be no obstruction to sunlight at a 25° from the centre of the habitable room window at ground floor level. This may be caused by existing trees, as well as nearby buildings.

To achieve the 25° angle, buildings may need to be set appropriately within the plot and should consider the siting and scale of opposite buildings.

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

This could be through dual aspect windows and shallow plan form buildings.
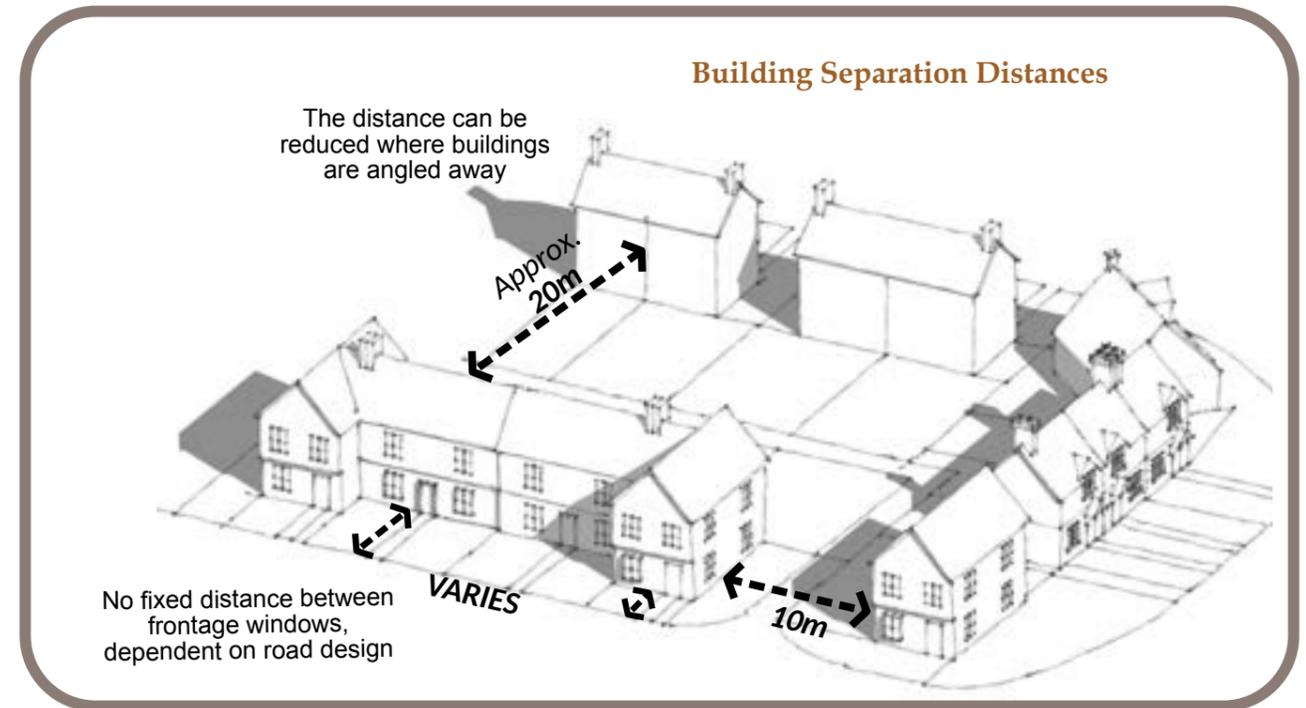
CODE AL.LS05 - Natural Light, Aspect and Privacy

Sunlight and Daylight / Solar Gain

a. Consideration must be given to fenestration design and siting with regard to:

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

Privacy

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

c. The direct back-to-back distance between habitable room windows, should be at least 20m. This can be reduced where windows are angled away from direct view.

d. Side-to-rear distances should be at least 10m.

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

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

The National Design Guide considers 'Nature' as one of its ten chacteristics, amd states that

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

The National Design Guide has three codes under the category of Nature:

- **N1 Providing a network of high quality, green open spaces with a variety of landscapes and activities, including play.**

- **N2 Improving and enhancing water management.**

- **N3 Supporting rich and varied biodiversity.**

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

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

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

Natural assets and increased biodiversity also offer ecosystem benefits which contribute to individuals well-being. These services contribute to food provision, pollination, water purification, local climate regulation, air quality improvement and recreational opportunities.

This section sets out the design parameters for conserving and enhancing the existing natural assets iin relation to larger development schemes in the Parish.

Well-designed places should integrate existing natural spaces

and incorporate new features into a wider multi-functional network. Consideration must be given to biodiversity as well as water management and address how good design can work with climate change mitigation and resilience.

Nature must be prioritised in new larger development schemes so that diverse ecosystems can flourish to ensure a healthy natural environment that supports and enhances biodiversity.

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

The wide variety of sites in the Parish is an incredible resource, which needs to be maintained and enhanced in the future as appropriate.

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

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

CODE AL.LS06 - Trees

Applicants must demonstrate how they have complied with the tree guidance for their site and its circumstances.

When choosing a species, designers must consider the following:

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

b. Mature size - small <10m up to extra large >25m. taking into account root protection areas to avoid issues with utilities and services.

c. Crown form - the shape of the crown can be aesthetic but also determine planting distances and the effect of the canopy on the space below. Ask questions such as would the planting overcrowd the street scene or create unacceptable shade?

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

e. Natural habitat and environmental tolerance - choosing the right tree for the location given the soil type, levels of sunlight, water and potential for drought etc.

f. Aesthetic and ornamental qualities - consider if the tree flowers or fruits, introduces a valuable aesthetic or seasonal variation to the area.

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

CODE AL.LS07 - Hedgerows

a. Existing native boundary hedges including should be maintained and enhanced wherever possible.

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

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

d. Dwellings which abut the open countryside and green spaces must incorporate native hedgerows and native

vegetation as a boundary treatment to help transition from the built to the natural environment and to act as a wildlife corridor.

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

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

List of Native Trees

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

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

List of Native Hedgerow Species

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

Monitoring and Review

This Design Code provides guidance for new development within the Ardington and Lockinge Parish and should be used by decision makers and applicants to create developments with high quality design which contribute to the existing rural character of the Parish.

The Design Code has been informed through the comprehensive evidence base gathered in preparation of Ardington and Lockinge Neighbourhood Plan.

This Design Code will be regularly monitored and reviewed alongside the Neighbourhood Plan.