Ardington & Lockinge Neighbourhood Plan

Evidence Base

March 2026

1: Surveys in Ardington & Lockinge Parish

1.1   Initial Residents Survey – January 2024

In January 2024, the Steering Group of the Ardington and Lockinge Neighbourhood Plan conducted an initial survey of the community. The purpose of the initial survey was to encourage residents to participate in shaping the Neighbourhood Plan and to gather their views on key issues to inform the Plan's vision, objectives and potential policy themes. The survey was completely unstructured, allowing residents to comment as they wished on the topics that they felt the Neighbourhood Plan should cover. In total, 40 responses were collected, representing about 8% of the Parish population and 19% of households.

The results of the initial survey (Figure 1) showed that the most frequently cited areas in responses was the group of "Transport, Public Rights of Way, and Accessibility". The topic of "Housing" was the next most popular topic, with "Economic and Employment" and "Community and Social" (including facilities) also being popular topics. The ranking of these topics informed the design of the more extensive Household Survey described below.
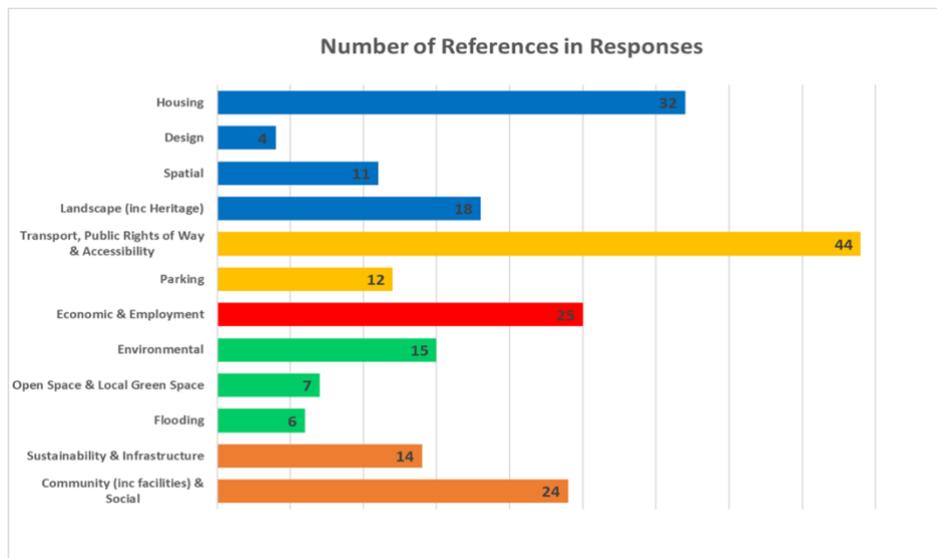

Figure 1: References to Topics in the Initial Survey

1.2   Household Survey – May/June 2024

1.2.1   Design and Implementation of the Survey

As a key part of the preparation of a 10-year Neighbourhood Plan for Ardington and Lockinge Parish, The Ardington and Lockinge Neighbourhood Plan Steering Group designed and implemented a second, more detailed household survey in May and June 2024. This survey built upon the findings of the initial residents' survey (Section 1.1) by presenting questions related to the emerging themes for residents to review and provide feedback. The survey invited residents to comment on a range of topic areas central to the Neighbourhood Plan, with 43 questions in the following categories:
- The Household (4 questions);
- Housing and Housing Need (10 questions);
- Community Facilities and Services (5 questions)
- Employment (5 questions);
- Traffic, Public Transport, and Rights of Way (11 questions);
- The Environment (1 question);

- Maintaining the Heritage and Character (7 questions); and
- Other Comments

The survey comprised quantitative questions (e.g. tick-box options gauging the profile of the household level and the support for options for policy themes) and qualitative questions (free-text opportunities for residents to identify issues or raise concerns). This provided both statistical evidence and narrative feedback to develop the draft policies

The Survey had 101 responses, and all but one came from people living in the Parish, representing 22% of the Parish population and around 50% of households. The full data set is available in Annex 1.

1.2.2   Part 1: Your Household

The general profile of the respondents showed that almost all (100) responses came from people living in the Parish. Most of the respondents had lived in the Parish for a significant amount of time, with around half (51%) who had lived in the Parish more than 25 years, and a further quarter (26%) between 10 and 25 years. Over half (55) of respondents were from households with two people more than 50 years old, showing a high average age, and only 17 respondents lived in households with any children (less than 18 years old). In terms of employment, the majority (61) of respondents lived in households with at least one person in full-time employment, and a further 31 households had at least one person in part-time employment. Almost half (45%) of respondents were from households with one or two retirees.

1.2.3   Part 2: Housing and Housing Need

The large majority (74%) of respondents have lived in their present house for more than 10 years, showing a very high continuity in occupancy, and a very high proportion (91%) of respondents have no wish to move to a different property. The respondents who expressed a wish to move gave a variety of reasons related to their own situation, and the large majority (80%) would want to move to a new property with 3 or more bedrooms. A large majority of respondents felt there was either no need (39%) for more housing in the Parish or only a small number of new houses, with only a small number (16%) considering that more than 15 new houses would be appropriate. Of those who considered that more housing would be appropriate, respondents expressed a need for more properties for sale (73%) as well as for rent (60%), and there was strong support for more "affordable" housing, either for sale or for rent. In separate comments, several respondents felt that any new houses should be integrated with and retain the character of the rest of the Parish. In terms of size of new houses, respondents supported the development of smaller properties (1-2 bedrooms) as well as larger (3 or more bedrooms) ones.

1.2.4   Part 3: Community Facilities/Amenities

The survey explored the community's perceptions of various amenities in the Parish, namely the Boar's Head pub, the Grocer Chef shop/café, the churches, the children's playground, the sports club, the allotments, and the Community Woodlands and Orchard. In terms of frequency of use, the Community Woodlands and Orchards were most often visited, with 40 respondents saying they used them 1-2 per week, and the other popular facilities were the shop and the pub. Around half of respondents said they used the sports club and the churches infrequently, with most responses being between 1 and 10 times per year. The least used facilities were the allotments and the playground, with 70 and 40 respondents respectively saying they never used them.

Apart from the above amenities, respondents identified several businesses in the Parish which they used, with the most popular being the Ardington Bakery and the Home Farm Salon (12 respondents each). Other business less frequently identified (6 respondents or less) included the Engine House Gym, Hester's Fitness, Kirsty's Flowers, and the Oxford Coffee Company.

The survey explored the adequacy of the various community facilities and amenities (as opposed to the businesses in the villages). In general terms, all the amenities were mostly considered to be either adequate or excellent by those that expressed an opinion, with the best assessments being given to the Loyd Lindsay Rooms, the Community Woodlands and Community Orchard. Only a few respondents stated that improvements or changes would "definitely" increase their use of any of the facilities, although some noted that improvements would "maybe" increase their use of a few facilities such as the Loyd Lindsay Rooms and the Sports Club. Two respondents made a specific suggestion that the Loyd Lindsay Rooms have more affordable rates for residents to hire rooms. In terms of new facilities/amenities, there were a few suggestions for a post office (3 respondents) and a museum (2 respondents), while some comments related to other topics of the survey such as transport.

1.2.5 Part 4: Employment

Respondents with household members in employment most frequently identified that those people were working either from home or outside the Parish, with relatively similar proportions between those two. Relatively few (15) respondents reported a household member working in a business located in the Parish.

A large number of respondents felt that the presence of businesses in the Parish was extremely (38%) or quite (32%) beneficial, and only a small proportion (7%) felt that the businesses were problematic. Over half of respondents justified their positive reactions noting that businesses generated employment, brought income and people into the villages, and made use of empty buildings. Among the negative reactions were observations that businesses generated too much traffic in the villages in the Parish (11 responses), and a few noted that the businesses made only a small contribution to the community, not least because they offered little local employment.

A significant majority (63%) of respondents felt that there could maybe be more businesses located in the Parish, with some (29%) feeling that there should definitely be no more businesses in the Parish, and only a small proportion (8%) feeling that there should definitely be more businesses in the Parish. Various types of new businesses were identified as being of potential benefit to the Parish, especially workshops, leisure-oriented businesses, and office-based businesses.

1.2.6 Part 5: Traffic, Transport and Public Rights of Way

The average level of car ownership reported by respondents was close to two vehicles per household, with only two respondents reporting having no car. A large majority respondents reported that member(s) of their households make either daily or more frequent journeys outside the Parish, with most of those journeys being by car. Other modes of transport used by households included bikes (14%) and buses (12%). A few (8%) respondents reported that members of their households require transport assistance to travel to the doctor's surgery or for other reasons.

- Bus: A small proportion (28%) of respondents stated that member(s) their households use buses, with most of those doing so less than once per week. Only a small number (9%) of respondents stated that they prefer the current location for the only bus stop in the parish, namely on the A417 north of Ardington. Most respondents would prefer the reinstatement of the former bus stops in Ardington village (58%) or the junction of the Ardington/Lockinge roads (23%). Several respondents clarified that the current bus stop is difficult and/or dangerous to reach, with no pavement or footpath from the villages to the A417, and for some it is too far to walk. A few respondents noted that the bus service should be better run, with greater reliability and frequency. Four respondents observed that the Parish did not have a bus service.
- Parking: Half of the respondents feel that there is always sufficient off-street parking to meet the needs of their household, and a further 31% feel that there is mostly enough. In terms of places

where car parking space needs to be increased, 20% of respondents identified the pub and shop in Ardington. Other specific places requiring more parking that were identified by small numbers of respondents included the sports club and 'Town End' in Ardington. Some respondents felt there should be more parking restrictions without identifying specific locations.

- Public Rights of Way (PROW): These are heavily used by residents, with a large majority (70%) of respondents doing so three or more times per week, and a further 18% 1-2 times per week. The most common improvements suggested included the need for maintenance of PROW which become overgrown in summer or very muddy in winter, and the need to improve the specificity of signage especially with regard to those rights-of-way not for access by bikes. Respondents also identified problems associated with dog walkers, and in particular the need for bins in key areas with associated signage for walkers to dispose of dog poo bags appropriately.

1.2.7   Part 6: The Environment

Almost all respondents (more than 95%) agreed that it is important to protect and enhance natural habitats for animal and plant life within the Parish, with most of those expressing that agreement strongly. The habitats identified in the survey were chalk grassland, woodland, hedgerows, chalk streams/lakes, and stream margins.

1.2.8   Part 7: Maintaining the Heritage and the Character

The survey proposed several aspects of living in the Parish which were all identified by 80-90% of respondents as being very important, namely access to the countryside, the rural landscape, the views to and from the Ridgeway, the streams and lakes, the wildlife, and the tranquility. Other aspects felt to be important were the mix of architecture and village/community events, the strong sense of community, reflected in part through the church, pub and shop, and the character and history of the Parish. A large majority of respondents (84%) felt it is very important that most of the Parish falls within the designated North Wessex Downs National Landscape (formerly designated an Area of Outstanding Natural Beauty), with a further 12% feeling that is quite important.

With regard to the character of the Parish, respondents felt the most important aspects were the rural setting and views, the historic buildings, the context of the estate villages linked to the Lockinge Estate. A very high proportion (90%) of respondents felt that the character of existing buildings, structures and layouts should be a major consideration for the design of any new houses or housing developments in the Parish.

The respondents agreed that awareness of the history of the Parish should particularly be promoted through the annual Lockinge Archive Exhibition as well as signs and plaques near historic features, and to a lesser extent through specific pages on the Parish website and an online archive. Respondents were less positive that guided walks would be useful. Three respondents suggested that a visitor centre and/or museum should be developed, and one person suggested that the annual exhibition in Ardington as well as material in the Vale and Downland Museum should be promoted instead of developing such a centre.

1.2.9   Other Comments

At the end of the survey, respondents were asked to share views on matters related to the Neighbourhood Plan that had not been covered previously. The comments were grouped into categories, with the groups placed in order in popularity. In many cases, points were made by various respondents, and some repeated points raised earlier in the survey. The summary of these responses is provided below.

- Housing and Development (20 comments): Several respondents commented that if the number of homes is to be increased, it should be done thoughtfully, sympathetically, and modestly, in

keeping with the architecture of the village to preserve its character and 'everything the community appreciates' about the nature of the villages. New development(s) should include affordable houses, not only expensive 4 or 5-bedroom houses. Any new housing should be within the boundaries of the two villages, as infill or on "Brown Field" sites, not extending into good farmland or encroaching on the protected National Landscape. It was also noted that the unprecedented development and the inadequate road network in the District underline the need to limit or avoid further housing development in the Parish.

- Highways and related aspects (16 comments): The most common topic was road surfaces which are generally felt to be poor, and potholes which are not filled for months. Ditches and drains beside roads should be cleared regularly to avoid or reduce flooding, and areas that repeatedly flood for extended periods need to be permanently resolved. Access to the A417 by car has become increasingly difficult, especially at peak times, and some type of measure such as a roundabout or traffic lights should be considered at one or both junctions. Uneven pavements on School Road and by the pub are difficult to negotiate and should be improved. The bus is the only way out of the parish for those that are unable to drive, and the lack of a pavement from Ardington to the A417 means that access on foot to reach the bus stop is dangerous, particularly for the aged and/or infirm, in addition to the challenge of crossing the A417. The street lighting in Ardington should be improved. The 20mph limit should be extended from Ardington up to the entrance to the sports field.

- Community Events and Facilities (4 comments): Respondents felt that there could be more community events in the Parish, such as a summer fete. One respondent noted that the Community Garden in West Lockinge is much appreciated, accepts volunteers, and holds events.

- Community Woodlands (3 comments): Respondents commented that the Community Woodlands are increasingly littered with dog mess which is either not cleared up, or put in dog poo bags and left hanging on fences or trees or discarded on the ground. In addition, increasing amounts of litter including small disposal barbecues are left in the Community Woodlands. Additional signs and more rubbish bins could be placed at entry points, but the latter would have to be emptied. Also, children are increasingly building 'camps' in the Community Woodlands from fallen branches leant up against trees, and sometimes these branches are being ripped off trees which damages them.

- Environment and Climate Change (3 comments): One respondent stated that it is the community's responsibility to protect wildlife and countryside, and that agricultural/green initiatives should be both sought and encouraged. Another suggested that a nature trail could be developed for children in the Community Woodlands. It was also observed that more could be done collectively on climate change mitigation, and there might be a specific neighbourhood plan policy on this subject.

- Cyclists (2 comments): Better signage is needed for cyclists, especially on the cycle way, for them to respect pedestrians.

- Tourism and Visitors (2 comments): It was noted that the increasing population of the District and the cycle way through the villages are already bringing more people to visit the Parish. The villages do not have the facilities or capacity to absorb that increased number of visitors, and there is no need to encourage more by providing a visitor centre.

1.3   Business Survey - May/June 2024

A Business Survey was carried out by Steering Group in May and June 2024 to assess the requirements of the businesses located in the Ardington and Lockinge Parish over the next 10 years and beyond. The findings were intended to inform the development of locally appropriate policies within the Neighbourhood Plan. The Business Survey had 13 replies through the online survey form from the 27 businesses contacted, a response rate of approximately 48%.

General Questions:

Existence of business: Over half of the respondents have been operating businesses in the Parish since before 2000, and around a third are relatively new having established since 2015.

Staff: Over half of the businesses are very small, employing 5 people or less, but almost a third of them employ more than 20 people. Around a quarter advised that their business will expand to employ more people within the next five years, and almost half of respondents considered that their businesses may expand to employ more people. In terms of recruitment, a large majority look for new staff locally, a few do so regionally, and only one does so nationally.

Size of business: A little more than half felt that location in the Parish does not affect the prospects for growth of their businesses, saying that it is an attractive environment to work in and, for the farming businesses, that their farmland lies in the Parish in any case. Of the respondents who stated that being in the Parish does limit their prospects, one commented on the lack of suitable semi-industrial space for development, production and testing facilities.

Premises: Half of the respondents noted that they see no need to change the current premises, facilities and/or land. Most of the rest were unsure that their current premises or facilities would be sufficient for more than 5 years, with space being the most common reason for having to move followed by cost. Most respondents felt that there aren't alternative premises in the Parish that would suit their businesses, and a third were unsure.

Housing: Around half of respondents stated that employees in their business could need modest numbers (5 or less) of additional houses in the Parish, with a slightly higher need for rented than purchased property.

Internet: Over half of respondents stated that their internet connection did not meet the needs of their businesses.

Public transport: Only 2 respondents stated employees use the bus service to travel to work, and only one of those stated that the bus service was adequate. A larger proportion of respondents stated that employees might use the bus service if it was changed to have stops in the villages. Apart from the location of stop(s), suggestions for improvements included increasing the frequency and punctuality of the service.

Questions for Farm Businesses: Three respondents stated their businesses were involved in farming in the Parish. All of them had arable land, and two of them had livestock (beef/dairy, sheep or pigs). Their businesses were all managing more than 200 acres in the Parish, with one farm being 500-1,000 acres, and one larger than 1,000 acres. Two farmers had more than 80% of their land in the Parish, and one farmer had only 20-50% of their land in the Parish. All three farmers are involved in Government-funded agri-environment schemes. Two farmers have diversification scheme(s), with one having a solar farm and the other letting property to businesses and selling willow wood. When asked what changes could help or hinder their farm business, one farmer responded that loss of land to development reduces food production, disturbs conservation and nature corridors, and can increase the risk of flooding. Two farmers noted that increases in local population often cause problems with trespassing and livestock worrying, and more vehicles blocking gateways and roads. One noted that a small amount of infill affordable housing could attract young employees.

Other Comments: When asked if they had views on matters related to the Neighbourhood Plan that had not been covered in the survey, one respondent commented that the A417 crossroads at Ardington and Grove Park Drive should be improved. One respondent requested a reservoir in the Parish.

2: Consultations on Housing in Ardington & Lockinge Parish

2.1   Methodology

Engagement of the local community through public consultation exercises has been at the heart of the approach adopted for developing housing – indeed all - policies for the Neighbourhood Plan. A sequence of community consultations was undertaken during 2024 and 2025, working though community views on housing needs, the development of housing policies and the associated settlement boundary for Ardington.
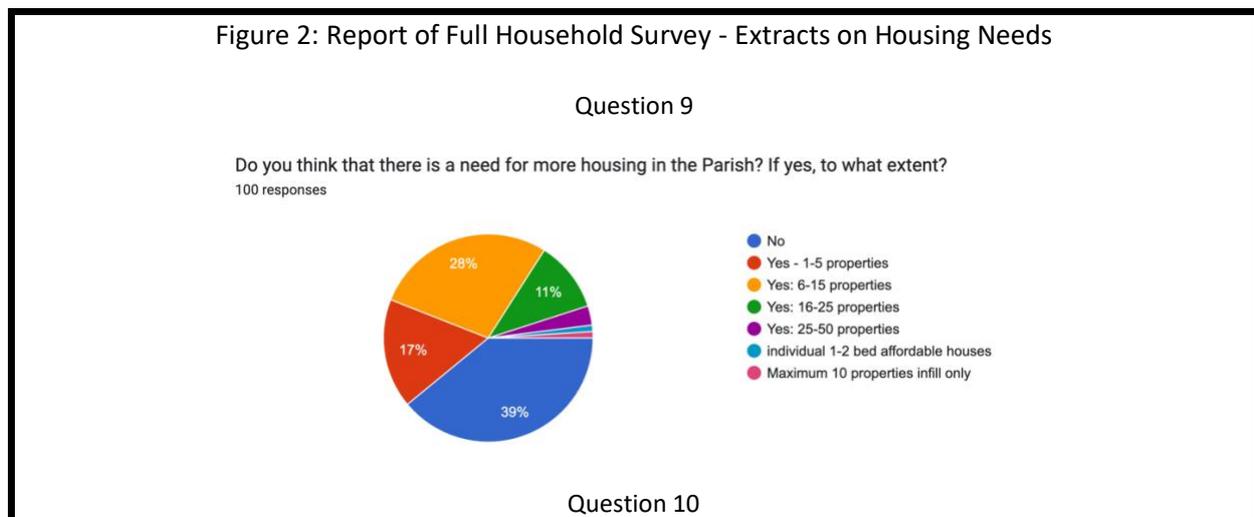
The process has been overseen by the Steering Group appointed by the Parish Council and supported by a Working Group on Housing, comprising representatives from the Steering Group and other members of the community who expressed a particular interest in housing.   Key community consultations included:

- The initial survey of all residents and businesses to establish the areas the community considered needed to be included in a full survey in January 2024 (Section 1.1);
- A full Household Survey of residents and businesses asking questions in all the areas identified in the initial survey in May/June 2024 (Section 1.2);
- A community workshop dedicated to Housing, facilitated by our professional advisers (Bluestone Planning LLP) in November 2024;
- An initial draft of the built-up area boundary at the community workshop in March 2025;
- A further consultation, including maps showing two alternative boundaries at the final community workshop in July 2025;
- Regular reviews of housing aspects in the Neighbourhood Plan and associated Design Code by the Parish Council throughout 2025.
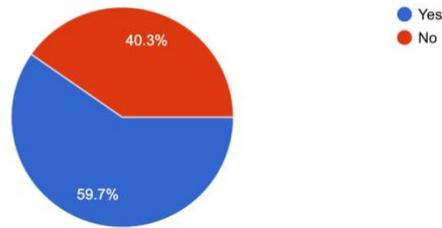
Each step has contributed to the housing policies and boundary definition as currently drafted.

2.2   Community Feedback on Housing Needs in Ardington and Lockinge

The **Household Survey** provided substantial information on residents' view on housing. The main responses, including the free text comments on housing, have been extracted from Annex 1 and are shown in Figure 2. (Key free text comments are highlighted in yellow)

Figure 2: Report of Full Household Survey - Extracts on Housing Needs

Question 9

Do you think that there is a need for more housing in the Parish? If yes, to what extent?
100 responses

Legend:
- No
- Yes - 1-5 properties
- Yes: 6-15 properties
- Yes: 16-25 properties
- Yes: 25-50 properties
- individual 1-2 bed affordable houses
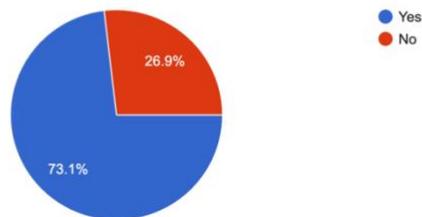- Maximum 10 properties infill only

Question 10

If Yes - Would you like to see more houses for rent in the Parish?
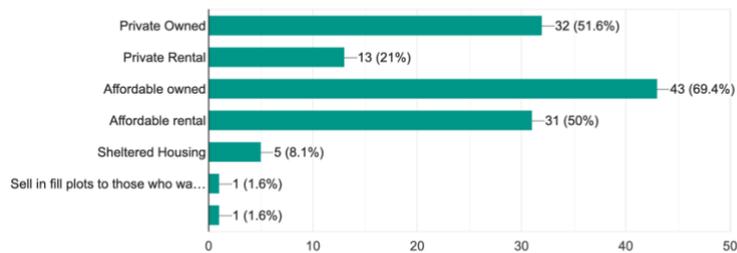67 responses

Question 11

If yes - Would you like to see more houses for sale in the Parish?
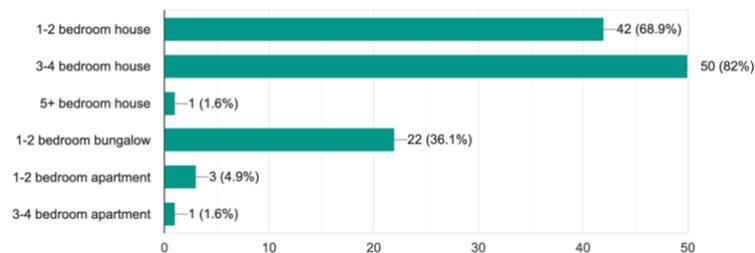67 responses

Question 12

If yes - what types of property ownership do you think should be created in the Parish in the next 10 years?
62 responses

Category	Count
Private Owned	32 (51.6%)
Private Rental	13 (21%)
Affordable owned	43 (69.4%)
Affordable rental	31 (50%)
Sheltered Housing	5 (8.1%)
Sell in fill plots to those who wa…	1 (1.6%)
	1 (1.6%)

Question 13

If yes - what type of housing do you think should be built?
61 responses

Category	Count
1-2 bedroom house	42 (68.9%)
3-4 bedroom house	50 (82%)
5+ bedroom house	1 (1.6%)
1-2 bedroom bungalow	22 (36.1%)
1-2 bedroom apartment	3 (4.9%)
3-4 bedroom apartment	1 (1.6%)

Question 14: If you have any other views on future housing needs in the Parish not covered by the above questions, please describe them in the space below:
- The parish can accommodate modest levels of new housing to encourage new 'blood' to come in.
- Not an estate or collection of houses but individual ones utilising existing plots/outbuildings not used to enable young people to stay in village or older people to downsize.

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- Too many rental properties given to people who have no wish to be part of the community.
- Difficult to comment on need for housing in parish as I don't feel I know enough about it
- Lockinge Estate being the only person who can rent these houses. House for sale go to people in the village or grew up in the village. With the Estate having Pre-emption on the house.
- The big question is where in the village houses would go.
- Affordable family accommodation is needed to help the community by encouraging younger people here to redress the balance of an older population and rented single occupancy.
- I do have concerns about adding too much housing in proportion to the population of the parish, but it should be in keeping with the character of Ardington and Lockinge.
- Continue rental to people working or associated with the village at reduced rates as provided by the estate
- This village is large enough to sustain its needs …any plans to build more houses over lovely fields would turn it into a suburb of Wantage, losing all the charm of a rural community
- I feel there's enough housing being built close by and that it would be good to preserve the parish as far as possible. If new properties to be built, should emulate historic character of parish.
- Maintain the current balance between ownership, private rented and affordable rented - just need a few more in each category
- Houses should be added to the Parishes a few at a time so that new residents have time to be absorbed into the community
- New housing should be integrated into the existing community, not built as a cul-de-sac on the side.
- Should be available to buy and not snapped up by the Estate!
- Rentable affordable for the children of the village to be able to stay
- For those who wish to live in a new house there are developments in every town nearby.
- I'm desperate to come home to the villages but can't afford the extortionate property costs due to the chocolate box beauty of the village, the attractive transport links and the affluent competition! Please consider affordable houses for people with actual connections and wanting to be part of the community here, not just for those who can afford the postcode!
- No housing development. Wantage already has too many, and Hendred has lots of new houses too
- Affordable rental
- Enjoy the tranquility and beauty of the area. Would like to retain that.
- Dont wish the parish to be made into a linear town connecting Wantage to Hendred
- There are already a large number of new houses available in local area, including Wantage and East Hendred, with more houses still to come on the completion of the Kingsgrove estate. There was recently a small private development near the village shop. I feel there is no need for additional housing.
- Any increase to be gradual and not concentrated.

The key quantitative observations from the **Household Survey** were:
- 84% of responses supported either no new housing development in the parish (39%) or up to 15 properties (45%);
- 73% of respondents were in favour of there being more houses for sale in the parishes and 60% were in favour of there being more houses to rent;
- 69% were in favour of there being more affordable housing being created.

Emerging conclusions pointed to the use of in-fill sites for a variety of types of housing developed gradually in a style consistent with the historic character of the parish. These were explored in detail at the community workshop dedicated to housing in November 2024

There was a strong response to the **Housing Workshop** held on 13th November 2024, with around 40 people attending, and some really helpful observations on the three areas explored during the evening.

Maps of Ardington and Lockinge were provided onto which people indicated their views on where infill development might take place. Photographs of the many styles of buildings in the villages were put up on a story board for people to indicate generally what style they preferred. There was a panel asking for ideas on how we can make our community a better place. All the information gathered during the workshop has been published on the Parish Council website.

A range of comments made at the workshop on where infill development might take place in Ardington, which are shown on a map in Annex 2. The key observations were:
- no proposals for development outside the existing built-up area – with clear opposition to encroachment on adjacent green fields;
- a significant number of suggestions about infill development in the centre of the existing built-up area;
- a majority of expressed views were in favour of limited development in a small field adjacent to the north eastern corner of the existing built-up area;
- significant comments on the suitability of a field within the built-up area for development;
- two areas on the edge of the existing built-up area attracted a single comment in favour of development in both.

These findings from the Housing Workshop were correlated with observations from the Environment Workshop held the following week. In particular the importance of:
- green spaces and open areas within the existing built-up area, providing "breaks" in built-up areas and rural views even from the centre of the village;
- key views from within the built-up area across open fields and to historic assets within the village (including the view to the fishing ponds and church from the approaches to the village from the west).

2.3 Settlement Boundary for Ardington

Having supported the critical Housing Workshop, members of the Housing Working Group reflected on the material assembled and considered the need for a clear definition of <u>where</u> the community supported limited infill development. Having considered expert advice from Bluestone Planning LLP on the pros and cons of defining a boundary and noted the precedents set by the definition of a boundary in other comparable neighbourhood plans, the Working Group concluded that an effective way to establish whether there was community support for a defined boundary was to draft one and test views in future consultations.

2.3.1   <u>Definition of a Settlement Boundary</u>

"In simple terms, a 'settlement boundary' is the dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development – the open countryside" [Wiltshire Council 2014]

Settlement boundaries are to be found in a number of recently made, comparable Neighbourhood Plans, including the 2024 East Hanney Plan and the 2020 Brightwell-cum-Sotwell Plan. Our own District Council also referred us to descriptions of settlement boundaries found in the 2023 Lewknor and the 2022 Benson Plans.

A settlement boundary is a line that is drawn on a plan around a village, which reflects its built form, and is a planning designation only and has no administrative relevance. The boundary does not necessarily reflect land ownership or parish boundaries and may not align to the curtilage of dwellings. The settlement boundary is used as a policy tool reflecting the area where a set or sub-set of plan

policies are to be applied. Settlement boundaries guide development to sustainable locations. Any land and buildings outside of the boundary line are usually considered to be open countryside where development would be regulated with stricter planning policies. In general, there is a presumption in favour of development within the settlement boundary. However, it should be noted that any land which has been included within the boundary line does not have a guarantee of approval of planning permission, as there will be other planning policies which will need to be adhered to also, for example the protection of the character of a settlement.

2.3.2   Advantages and Disadvantages of Defining a Settlement Boundary

There are a few generic advantages to having a settlement boundary:
- Certainty: with a clear line being plotted on a plan it is easy to identify the 'settlement' from 'open countryside'. This is the primary benefit to our Neighbourhood Plan and underpins our associated housing policies;
- Settlement boundaries are an understood and accepted planning tool for guiding and controlling developments;
- A defined settlement boundary will ensure a more plan-led and controlled approach to potential development in the Parish;
- It protects the countryside from unnecessary development, prevents ribbon development and helps maintain separation between settlements;
- A defined settlement boundary allows a consistent approach to the determination of planning applications;
- Allows for more certainty to developers/land owners with sites/land within the boundary, as long as they adhere to all other plan policies;
- Allows the development of small sites which cannot be identified as allocations.

There are inevitably some disadvantages to defining a settlement boundary, such as: having the potential to
- increase land values within the settlement boundary;
- increase "hope values" for land adjoining but outside the boundary;
- cramming development within the village as every available area of land competes for development resulting in a potential reduction in the landscape quality and character of that village;
- be crude and inflexible;
- alter the character of properties and the village if development is allowed within the gardens of houses within a settlement boundary.

Careful consideration has been given to measures that might overcome or mitigate these disadvantages in our Neighbourhood Plan by:
- acknowledging the high intrinsic value of land within our Parish which is not susceptible to further increases in value because it lies within a settlement boundary;
- being very precise about the boundary, why adjoining areas are excluded and should be protected against "hope value" increases;
- adopting policies to protect the quality of the landscape and character of the environment within the settlement boundary;
- applying Design Codes to all development (including extensions and new buildings within the gardens of houses within the settlement boundary).

On balance, there are overwhelming advantages to having a clear definition of a settlement boundary around the village of Ardington. The methodology adopted for the development of the boundary has ensured that it is rooted firmly in the views of the community and has broad support.

2.3.3 Methodology for Defining the Settlement Boundary for Ardington

The Locality Neighbourhood Plans Roadmap Guide does not have any references on how to define settlement boundaries within the production of a Neighbourhood Plan. Other made Plans describe criteria (such as physical features, lines of communication, recent developments and amenity areas) that might be used to help define a boundary and general principles or rules that have been applied in particular Plans.

The starting point for defining the boundary for Ardington was to adopt the existing boundary of the Conservation Area and amend where this did not seem to reflect the views coming from community consultations already undertaken.

Figure 3 shows the proposed built-up area boundary definition compared to the boundary for the Conservation Area.

Key variations (moving anticlockwise around the map) are:

- an extension beyond the north and south west boundaries of the Conservation Area to include the existing close at The Rickyard and the Home Farm buildings into the built-up area;
- a tightening of the boundary within the Conservation Area to protect key views south from School Road across the fishing ponds and to the church;
- a tightening of the boundary to exclude the grounds of Ardington House from the built-up area to protect distinctive setting of this listed historic building;
- a tightening of the boundary on the eastern side of the village to protect open spaces close to village centre;
- the inclusion within the definition of the built-up area of the small field to the north of the playground receiving most support for development (on the grounds of proximity to the village centre, ease of access and no detriment to views within or from existing properties);
- the protection of an open space close to the centre of the village to the south of Westfield House by its exclusion from the definition of the built-up area.
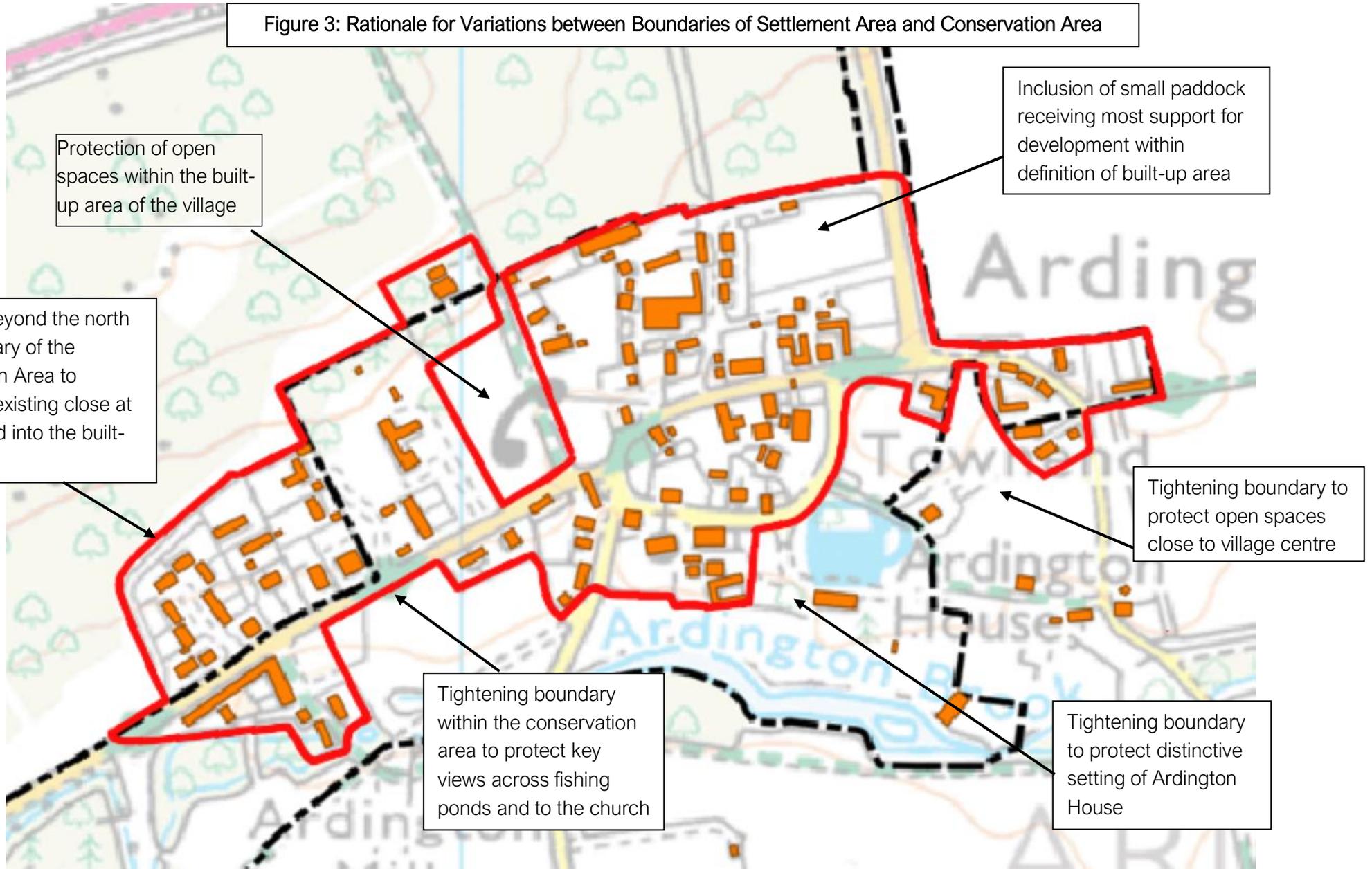
Each variation was carefully considered by members of the Housing Working Group and by the Steering Group itself.

2.3.4 Testing the Setting of a Proposed Boundary

The community engagement event on Community, Access and Employment held on 1st March 2025 provided an opportunity to test whether there was adequate support for attempting to define a boundary for the settlement area – and gather any views on the proposed boundary itself.

Over 40 people attended the engagement event, of which 20 people engaged sufficiently with the proposed boundary to express a view on whether attempting a definition was a good idea. All those who expressed a view were in favour of a defined boundary, with no objections to the concept.

Figure 3: Rationale for Variations between Boundaries of Settlement Area and Conservation Area

Inclusion of small paddock receiving most support for development within definition of built-up area

Protection of open spaces within the built-up area of the village

Extension beyond the north west boundary of the Conservation Area to include the existing close at The Rickyard into the built-up area

Tightening boundary to protect open spaces close to village centre

Tightening boundary within the conservation area to protect key views across fishing ponds and to the church

Tightening boundary to protect distinctive setting of Ardington House

Comments supporting the inclusion of a defined boundary within the Neighbourhood Plan included that:

- the Neighbourhood Plan provided clear guidance for any proposed developments articulating the community's views on the area within which limited development might be permitted;
- the provision of a boundary would help to ensure continued protection of the character of Ardington in accordance with the intent of the District Council policies and enabled considerations specific to Ardington to be addressed through Neighbourhood plan policies.

There were relatively few comments on the proposed definition of the boundary itself:

- one member of the community expressed the view that excluding the area to the south of Westfield House but including the small field to the north of the playground did not appear consistent;
- another person expressed strong support for the inclusion of the small field to the north of the playground on the grounds of ease of access and avoidance of additional traffic through the village centre;
- there was strong support for tightening the boundary on School Road to protect the views south;
- infill and brownfield development rather than building on greenfield sites was encouraged by one participant.

The conclusion from this exercise was that there was no opposition and strong support for attempting to define a boundary to the settlement area and broad consensus on the proposed definition of the boundary itself. The only area of material difference of views was the apparent inconsistency of excluding the area to the south of Westfield House but including the small field to the north of the playground.

2.3.5   Parish Council Review, May 2025

The Parish Council AGM on 6th May 2025 provided a timely opportunity to report on and test early drafts of the Neighbourhood Plan with the community's elected representatives, including the use and definition of the settlement boundary for Ardington.

The AGM was very well attended – perhaps because the Neighbourhood Plan was on the agenda, had been circulated to councillors in advance and was the subject of an accompanying report and presentation from the Steering Group.

The principal question on the settlement boundary was similar to that arising from the community engagement event in March: consistency of treatment for the areas to the south of Westfield House and the small field to the north of the playground.

2.3.6   Steering Group Review, May 2025

Having received written feedback on all aspects of the draft Plan from the Parish Council, the Steering Group reflected on how best to address the question of consistency of the definition of the settlement boundary recognising that:

- the proposed boundary reflected a fine balancing of views expressed in previous workshops, and in particular support for
  - limited in-fill development in both the areas to the south of Westfield House and to the north of the playground; and

o   support for maintaining open spaces within the centre of the settlement area
- options needed explaining and debating for members of the community to be able to express informed views on the options and the balance being struck

The best way to arrive at a view that reflected informed community views was to display options at the final community engagement event and have members of the Steering and Housing Working Group available to answer questions and elicit opinions.

2.3.7   Community Engagement Event, 12th July 2025

The final community engagement event in July 2025 included drafts of the Neighbourhood Plan, displays on key topics (including the settlement boundary) and facilities for comments on all areas.

Two options for the settlement boundary were displayed, alongside an explanation of the purpose of the boundary. Both options treated the areas to the south of Westfield House and to the east of the settlement boundary consistently:
- Option A excluded both areas (Figure 4)
- Option B included both areas (Figure 5)

Figure 4: Option A for Ardington Settlement Boundary for Community Workshop, July 2025 | Figure 5: Option B for Ardington Settlement Boundary for Community Workshop, July 2025

Participants were invited to debate the two options and "vote" for a preferred one using "sticky dots" placed anywhere on the preferred option (location of dot not to be interpreted as a preferred location within the option – merely a vote for that option). Maps 2 and 3 show the options displayed.

The results were very clear:
- Option A   -   7 votes
- Option B   -   25 votes

The Steering Group therefore decided to recommend to the Parish Council a modification of the settlement boundary for Ardington to reflect the clear majority of views expressed by the community.

2.3.8   Parish Council Approval of Pre-Submission Consultation Draft

The Steering Group's recommendation on the settlement boundary, together with a more general update on progress towards a Pre-Submission Consultation version of the Plan was reported to the Parish Council meeting on 2nd September, with an opportunity to comment further on any aspect of

the Plan. The Parish Council meeting on 4th November approved the Pre-Submission Consultation documents, for the statutory 6-week consultation period commencing on 5th November 2025.

2.4   Community Feedback on Design Aspects

The Design Code which forms an integral part of the Neighbourhood Plan has been drafted by Bluestone Planning LLP to ensure it is complies with the required professional standards. However, it is rooted in the Village Design Statement originally produced by a community working group in 1997, which had been tested and updated through the multiple community consultations carried out to develop the current Neighbourhood Plan. It therefore reflects evidence gathered from the detailed Household Survey, the Housing Workshop and the Community Engagement event. Drafts from Bluestone Planning have been scrutinised and significantly revised following reviews by the Housing Working Group, the Steering Group and the Parish Council.

2.4.1   1997 Village Design Statement

The 1997 Lockinge Estate Plan (as noted in the introduction to the Neighbourhood Plan) was developed in collaboration with the community and involved working groups that included residents covering housing, employment and amenities. As well as covering existing and future housing needs and potential locations, the housing working group collected evidence of community views on development design principles and produced the Village Design Statement (Figure 6).
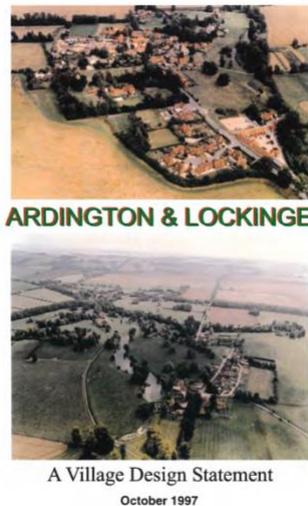

Figure 6: Village Design Statement – Cover and Key Aspects

Key pages from the Village Design Statement are shown in Figure 7, setting out practical guidance on the preferred layout of any

Figure 7: Key pages from the Village Design Statement

development, preferred design features for building, as well as traffic and street furniture features.

Finally, the Design Statement provided a useful visual summary of 'Design Dos and Don'ts', as shown.

The Lockinge Estate has ensured that this Village Design Statement has been applied in practice to all subsequent developments on its land or to its properties within the villages (including the most recent development at Masons Court), so it has played an important part in maintaining the distinctive characteristics of the settlements.

The Neighbourhood Plan Steering Group therefore felt it was important to recognise this valuable tool as a starting point for a refreshed and updated Design Code to accompany the Neighbourhood Plan. A copy was supplied to Bluestone Planning at an early stage to inform thinking about the approach to developing new guidance for future developments.
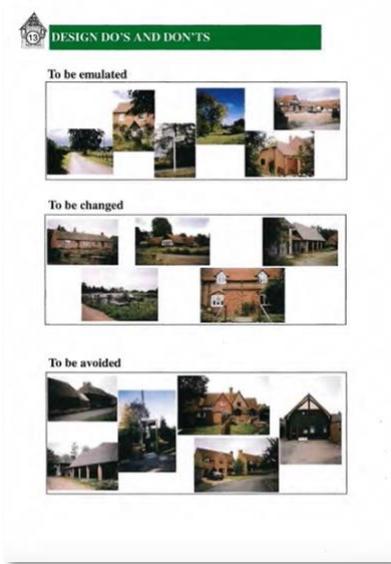

Figure 7 (continued)

2.4.2 Household Survey

The detailed Household Survey undertaken in May and June 2024 included questions on design aspects as well as on housing needs and potential locations. These provided both quantitative and qualitative evidence of the community views on design considerations.

The answers to Question 39 (Figure 8) highlighted the importance the community attached to the historic character of the buildings, the strong "Estate villages" characteristics and the mix of architecture.
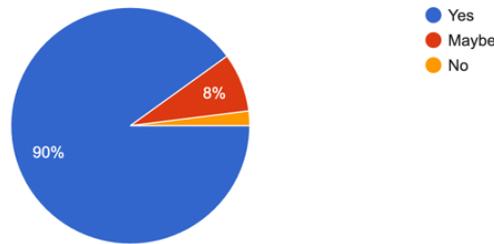
Figure 8: Household Survey Report: Extracts on aspects related to Design
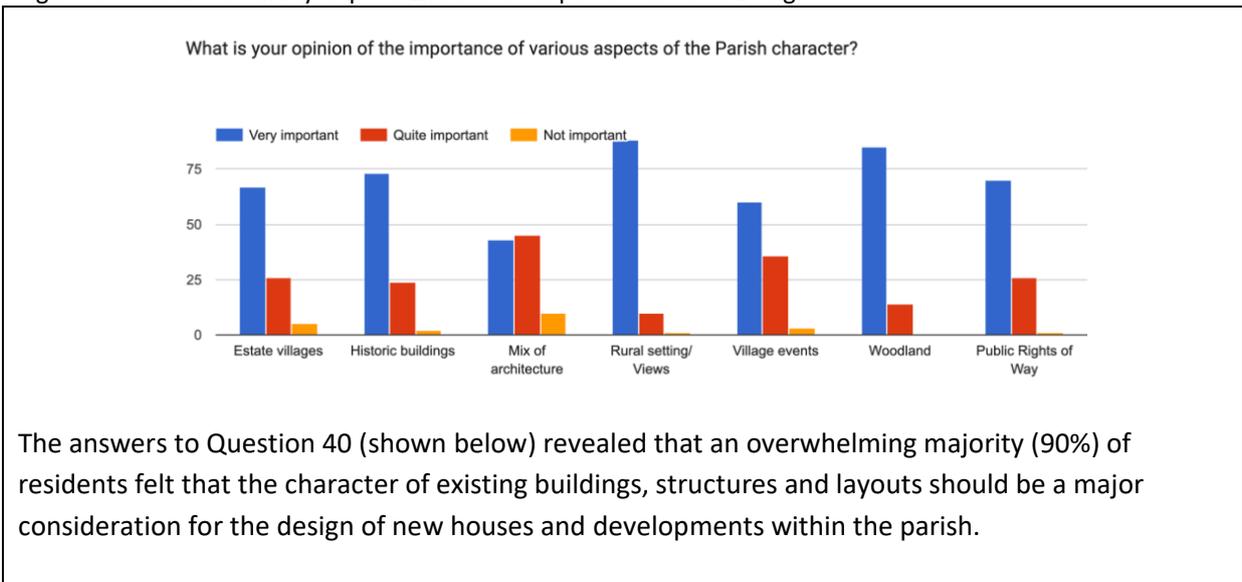
The answers to Question 40 (shown below) revealed that an overwhelming majority (90%) of residents felt that the character of existing buildings, structures and layouts should be a major consideration for the design of new houses and developments within the parish.

Do you think that the character of existing buildings, structures and layouts should be a major consideration for the design of new houses and housing developments in the Parish?
100 responses

- Yes
- Maybe
- No

90%
8%

Free text responses to subsequent questions in the same survey provided detail on what particular aspects of design characteristics were important to the community (Figure 9).

Figure 9: Household Survey Report: Extracts on free text comments related to Design

Question 41: "Are there any other aspects of the Parish character that you find important?"
- The timbered buildings
- Design individuality of all new buildings
- Mix of detached and semi-detached housing.
- Less Victorian/more Georgian and not all cream & brown
- Mixed development
- The lack of new build properties, and rural setting
- Keeping the character of the village with any planning proposal or extension to existing property
- We are extremely fortunate to live in such a historic and beautiful village, whose character should not be spoiled by overdevelopment
- Small, personal and unique. i.e. Not a 'new' development where everything looks the same
- Scale of hamlets and villages, nestling into their environment

Free text responses in the residents' own words to the "catch-all" final question in the survey (Figure 10) also emphasised the importance of design considerations relative to all other aspects of the potential Neighbourhood Plan.

Figure 10: Household Survey Report: Extracts on additional free text comments related to Design

Question 43: "If you have views on matters related to the Neighbourhood Plan that have not been covered in this survey, then please share them in the space below"
- Please don't ruin the character of the area by building yet more characterless dwellings.
- I feel that if houses are to be built they need to be affordable, not 4 to 5 bedroom houses costing a fortune and in keeping with the architecture of the village
- We must do all we can to preserve its character and everything we love about it. If the number of homes is to be increased, it must be done thoughtfully and modestly.
- I am not against new housing developments if they remain in the (Lockinge) Estate portfolio and in line with the village character and social environment.
- As long as any new developments are tastefully and thought out properly, it can only help the village and its businesses and social services
- We need to maintain the balance between the character of the village and its attractiveness to non-residents

- The Village's character is under threat because of the pressure to build more homes, if this can be done in a sympathetic way, using brown field sites if necessary and not prime agricultural land I would be happy.
- Unfortunately, in the last few years our villages have been encircled by over development and all the problems that has brought; therefore, it is even more important to maintain our individuality whilst welcoming visitors to boost our facilities I feel Ardington has reached saturation point.

2.4.3   Housing Workshop

Given the importance the community attached to design considerations (as revealed by the Household Survey), the workshop held on 13th November 2024 provided an opportunity for residents to express their opinions on existing design features, in the context of the latest Vale of White Horse District Council Local Plan's commitment to "conserve and enhance the special qualities of our nationally protected landscape". Large display boards were used to provide illustrations of a variety of design features from existing buildings across the parish. Residents were asked to show their opinions by placing 'post-it' notes with comments and "sticky dots" on those illustrations, whereby the dots were coded:

- Green dots for positive features;
- Yellow for neutral features;
- Red for negative features.

Figure 11: Photographs of display boards with comments and feedback

The results (Figure 11) were supplied to Bluestone Planning to inform the development of a draft Design Code for the Neighbourhood Plan.

As with the Household Survey, opportunities were also provided for residents to articulate their aspirations and concerns without the constraint of pre-determined subject matters or questions.

A separate display panel asked the question "**How do we make our community a better place?**" and provided space for residents to write their own thoughts under a series of generic headings. The comments captured are shown below.

<u>What makes you happy with Ardington, Lockinge, Ginge, Betterton & Ardington Wick?</u>
- Character, night sky, wildlife & quiet walks
- "Tranquillity" (mentioned twice)
- Peace - & beautiful views
- Not overcrowded, lots of green space, views from the Ridgeway

<u>How about the character of the villages - traditional building design or more modern?</u>
- Traditional

<u>Should we have more controls over what can be done with extensions and outbuildings?</u>
- Yes, they must remain in character
- Not brash
- Appropriate design reflective of village vibe
- OK with modern, but with design cues based on heritage

<u>More space for cars and parking, or an emphasis on walking and cycling?</u>
- More enforcement of parking - No point in providing car parks if people continue to park on and ruin the grass verges
- Need for more designated pathways between the villages
- Footpaths need to be appropriately signed
- Need a footpath between playground and bus stop on A417
- Need a footpath along bottom of woods from Chestnuts to Ardington

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The frequency that design considerations were referenced and the specific aspects that were mentioned provided further valuable input into the initial draft of a new Design Code.

2.4.4   <u>Design Code Reviews</u>

Bluestone Planning LLP was commissioned to draft an initial Design Code taking into account:
- the original Design Statement that had guided development in the parish since 1997;
- residents' views expressed through the Household Survey and Housing Workshop;
- its own professional expertise and experience in drafting design codes for other neighbourhood plans, considering current regulatory and other requirements.

An initial draft was produced in March 2025, submitted to the Parish Council and reviewed in detail by the Steering Group. Written feedback was reviewed in a meeting with Bluestone Planning and a significantly revised draft aligned with the emerging structure of the Neighbourhood Plan as a whole was produced in August 2025. This was again subject to a detailed review by the Steering Group and the Housing Working Group, and a third version with primarily editorial amendments was produced in October 2025. After approval by the Parish Council, this was the version used for the Pre-Submission Consultation. Responses to comments received from this consultation are documented in the Schedule of Responses appended to the formal Consultation Statement.

3: Consultations on Environment in Ardington & Lockinge Parish

3.1 Community Surveys and Workshop

The Initial Residents Survey (section 1.1) confirmed the importance of the environment to the community. In the Household Survey (section 1.2), residents stated their appreciation for natural habitats such as streams, lakes, grassland, and woodland, as well as for the rural landscape in general, for the views within the Parish, and for features of historic and cultural interest. These aspects were explored further in the Environment Workshop held on 20th November 2024.

3.2 Community Consultation on Views and Vistas

3.2.1 Process

At the Environment Workshop, community members identified the views that they felt were the most important. The total number of views identified in the Workshop was 23, with some being endorsed multiple times by different people. The views are identified on the map and have been given names. Six criteria, developed by the Landscape Institute[1], were used to analyse the 23 views, with the Level of Sensitivity graded as: High = ***; Medium = **; Low = *.

Two of the six criteria were assessed in the following ways:
- Community Importance: this was assessed based on the frequency of endorsement by the members of the community through the workshop.
- Accessibility: By road = High; by Public Right of Way = Medium

The other four criteria were considered by the members of the Environment Working Group in the following way. They were then averaged to get a final score:
- Visual Quality: *"visual appeal, offering a sense of awe, wonder or aesthetic appeal"*.
- Distinctiveness: *"uniqueness or rarity, standing out from surrounding landscapes due to composition' elements or cultural significance"*.
- Cultural or Historical Significance: *"cultural or historical value, being associated with significant events, people or landmarks"*.
- Vulnerability: *"susceptibility to change or development pressures"*.

The assessments are presented in Table 1, along with the sum of the scores for each of the six criteria (where *** = 2; ** = 1; * = 0). The overall score for each View ranged from 2 – 10, out of a potential maximum of 12.

Table 1: Ardington and Lockinge – Assessment of Views

	View	Visual Quality	Distinctiveness	Cultural/Historical Significance	Community Importance	Accessibility	Vulnerability	Overall score
1	Vale from Field Barn	*	*	*	*	**	**	2
2	Vale from Ardington Wick	*	*	*	**	**	**	3

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[1] https://www.landscapeinstitute.org/product/guidelines-for-landscape-and-visual-impact-assessment/

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

Level of Sensitivity: *** = High; ** = Medium; * = Low

3.2.2 General Observations
All but two (Views 1 and 2) of the views identified are inside the area of the North Wessex Downs National Landscape.

3.2.3 Overall Scores
Nine Views had an overall score of 8 or more (Views 3, 5, 8, 10, 12, 13, 14, 19, 21), whilst four views (Views 1, 2, 11, 18) have an overall score of 4 or less.

3.2.4 Views with high overall significance
The most significant views (with overall scores of 8 - 10) are three in and around the village of East Lockinge, including particularly Lockinge High Street (View 13) and the two views (Views 12 and 14) along the valley of Lockinge Brook including Lockinge Church, the cluster of Estate buildings, the lakes, and Flagstaff Hill. Two more of the most significant views are in Ardington, namely Church Street (View 8) and the view of Ardington House from across Lockinge Brook or from the bridge (View 10). The Lane to Ardington from the A417 (View 3), which is notable as it lies within the Conservation Area, also scores highly. Outside of the two villages, the Millennium Stones (View 5), the Ridgeway at Ginge Down (View 19) and the Ridgeway from the monument (View 21) complete the set of most significant views.

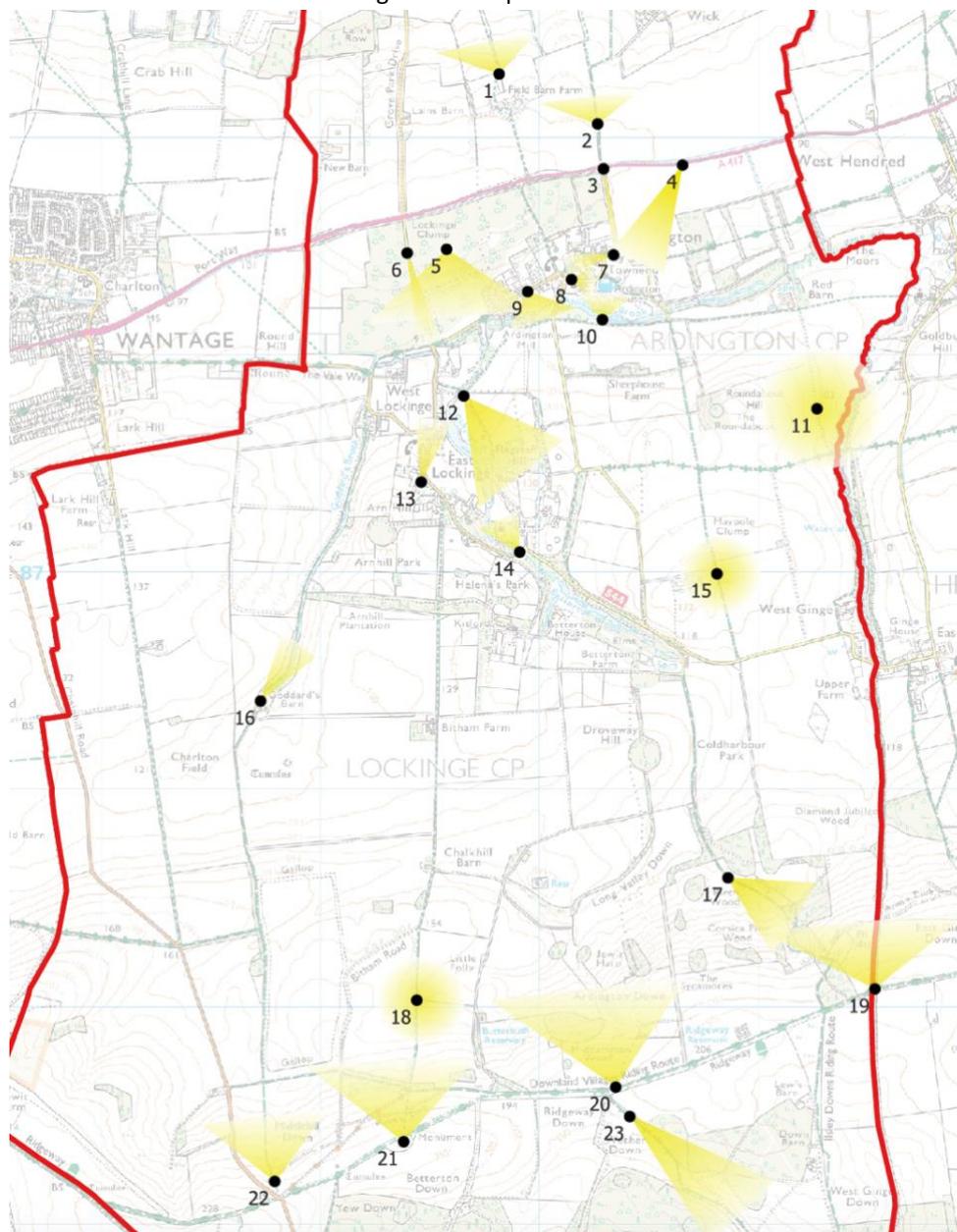### 3.2.5 Other views with overall significance
In addition to the above eight views, there are five views that were judged to be of High 'Visual Quality'. These are outside the villages. Two of these (Views 20, 22) are further views from points on the Ridgeway looking northwards over the Vale. These represent a group of views that offer

perspectives that are similar to those available from the Ridgeway in neighbouring Parishes to the east and west of Ardington-Lockinge, so are only of medium 'Distinctiveness', but they are generally of High 'Community Importance'. The other views of High 'Visual Quality' are the Stone Street valley leading southwards from the Ridgeway towards the Ilsley road (View 23), and the views from Maypole Clump between West Ginge and Ardington (View 15).

There are four other views found to be of High 'Community Importance' without being rated highly for any other criteria. Two are outside the villages and are the view of Ardington from the A417 (View 4) and the Lane to East Lockinge from the A417 (View 6). The remaining two are within Ardington, Ardington High Street (View 7) and School Road to Brook and Church (View 9).

There are two further views that are of High 'Cultural/Historical Significance' without being rated highly for any other criteria. These are both rural views outside the villages, Goddard's Brook Withy Bed (View 16) and the Betterton Track (View 17).

Figure 12: Map of Views

3.2.6   Views with low overall significance

Of the four views that were rated as of low overall significance, two (Views 1 and 2) were the views from the area of Ardington Wick towards the north, essentially out over farmland in the Thames valley. The other two views (Views 11 and 18) were rural views of farmland and hedgerows in locations that were assessed not to be outstanding in any aspect. Those four views are not considered as being of critical significance, and they will not be mentioned in the Neighbourhood Plan.

3.2.7   Description of Views

View 3. Lane to Ardington from A417: The view comprises the lane into the village with the trees on either side, some of which are veteran. The lane and its boundaries are inside the conservation area.

View 4. Ardington from A417: The view is of the eastward end Ardington in a rural setting of farmland and woodland.

View 5. Millennium Stones: The view comprises the crescent of stones in the Community Woodland, and the southward aspect from the stones to the North Wessex Downs.

View 6. <u>Lane to East Lockinge from A417</u>: The view comprises the lane to East Lockinge with the Community Woodlands on either side. The land and its boundaries are inside the conservation area.

View 7. <u>Ardington High Street</u>: The view comprises a listed building (Grade II: Post Office and attached house), and the Loyd Lindsay Rooms. The view is inside the conservation area.

View 8. <u>Ardington Church Street</u>: The view comprises several listed buildings/monuments (Grade II: Vicarage, Numbers 38/39, churchyard cross; Grade II*: the church), and the pub. The view is inside the conservation area.

View 9. <u>School Road towards Brook and Church</u>: The southward and eastward view comprises several listed buildings (Grade II: Ardington Mill House and Ardington Mill; Grade II*: the church). The view is inside the conservation area.

View 10. <u>Ardington House across Brook</u>: The northward view comprises the front of Ardington House (Grade II* listed building), with several veteran and ancient trees. The view is inside the conservation area.

View 12. <u>East Lockinge Flagstaff Hill & Lakes</u>: The southward view comprises the valley of Lockinge Brook with two ponds, and is framed by Flagstaff Hill to the east.

View 13. <u>East Lockinge High Street</u>: The southward view comprises several buildings of note, including two listed buildings (Grade II: Post Office and attached house; No. 39 High Street), the war memorial (Grade II listed monument), and the several veteran trees including the line of yews. The view is inside the conservation area.

View 14. <u>Lockinge Brook Bridge towards the Church</u>: The westward view comprises Lockinge Church (Grade II* listed building), and the collection buildings associated with the former Lockinge House, including the Orangery (Grade II listed building).

View 15. <u>Maypole Clump</u>: The viewpoint has views of a large part of the northern part of the Parish in all directions.

a. Southward view towards the Ridgeway   b. Northward view towards Ardington

View 16. <u>Withy Bed – Goddard's Brook</u>: The view comprises the spring and initial part of Goddard's brook, along with the significant number of veteran and ancient willow trees.

View 17. <u>Betterton Track</u>: The northward view comprises the beech woods and chalk grassland beside the track from Betterton to the Ridgeway.

View 19. <u>Ridgeway – Ginge Down</u>: This view from the eastern boundary of the Parish by Grimms Ditch comprises the eastern part of the Parish north of the Ridgeway.

View 20. <u>Ridgeway – Ridgeway Down</u>: This view comprises the eastern part of the Parish north of the Ridgeway.

View 21. <u>Ridgeway – Monument</u>: This view comprises the Parish north of the Ridgeway.

View 22. <u>Ridgeway – Middlehill Down</u>: This view comprises the western part of the Parish north of the Ridgeway.

View 23. <u>Stone Street Valley</u>: This view takes in the downland and woodland at the southern end of the Parish south of the Ridgeway.

3.3 Community Consultations on Features of Historic and Cultural Interest

The identification of assets of particular historic and cultural importance within the Parish was one of the exercises undertaken during the Environment Workshop held on 20th November 2024. The identification of views of high value to the community was completed as a parallel exercise which overlapped with and informed this aspect. The community identified three assets as being of particular importance and value. All of these assets featured in the views of significance.

3.3.1 Millennium Stone Sundial (View number 5)

The Millennium Stone Sundial erected in the year 2000 by the Lockinge Estate in the Community Woodland to the north of Ardington was identified as an important landmark feature by members of the community, which greatly appreciates the nature of the installation. The Millennium Sundial consists of thirteen pairs of standing stones arranged in a semi-circle, made of Purbeck Stone from the Jurassic period formed between 130-140 million years ago, with a split down the middle through which the sun shines at the appointed hour of day. As the day progresses, shafts of sunlight shine between each pair

Figure 13: Noon Stones in the Millennium Sundial

in turn. Greenwich Mean Time can be calculated by using the graph on the central pair.

Behind the middle (Noon) pair of stones (Figure 13), markers are set into the ground indicating the summer and winter solstice and the spring and autumn equinox. At noon (solar time), the sun is reflected from the standing stone at the top of the avenue down to the plaque to form a flash of light. Noon solar time varies throughout the year compared to GMT, sometimes ahead and sometimes behind. One of the monoliths bears a hole and a plaque declaring that this is the first ray of light shone on New Year's Day 2000. There is also a Planetary Model of the Solar System, with a central representation of the sun, around which circular plaques were placed for the nine planets of the solar system, with each planet is placed in its true relative position as at 1st January 2000.

3.3.2 East Lockinge High Street (View number 13)

This was noted as a key historic site by many workshop participants, with the main features being the line of former estate workers' cottages, the yew trees, and the war memorial. Around half of the houses are owner-occupied, and the remainder are owned by the Lockinge Trust or the Village Housing Charitable Trust. Given that this entire feature lies within the Conservation Area and includes some houses and the war memorial which are already listed, its identification as a Non-designated Heritage Asset as a whole would not be necessary. In addition, no individual buildings within that part of the Conservation Area are proposed for identification as Non-designated Heritage Assets beyond those that have already been listed by Historic England.

Figure 14: View of East Lockinge High Street

3.3.3 Group of Estate buildings, East Lockinge (part of View number 14)

The group of buildings (former Orangery, stables, workshops, sheds, etc.) to the east of Lockinge church, which were associated with the previously-demolished Lockinge House, was identified as being of particular historical interest and visual value to the community. The Orangery is a Grade II listed building. The Lockinge Estate undertook a major investment to upgrade and convert the buildings that are not cottages into offices and facilities for

Figure 15: View of the buildings from Lockinge churchyard

commercial businesses to rent. The group as a whole is outside the Conservation Area. The community appreciates the Estate's approach to conserving the structures and external appearances of the buildings, while giving them a purpose and financial sustainability along with employment. No individual buildings are proposed for identification as Non-designated Heritage Assets beyond the one building that has already been listed by Historic England.

Figure 16: View from the eastern side

30

3.4   Community Consultations on Nature Conservation

With the limited opportunities for development within the Parish, there is unlikely to be significant impact on the natural environment, which is also important to the quality of life in the area. Seventy percent of the Parish is inside the North Wessex Downs National Landscape and contributes particular qualities to it.

There are several areas (Neighbourhood Plan - Figure 16) within the Parish that are nationally important priority habitats of ancient woodland or lowland calcareous grassland (chalk grassland), along with three chalk streams, which are internationally important (around 80% of all chalk streams in the world are found in England). Over 90% of chalk grassland has been lost over the last 80 years, whilst only about 10% of England's chalk streams are in good ecological condition.

Local Nature Recovery Strategies (LNRS) are a new, England-wide system of spatial plans that are designed to foster nature recovery across the country. They are currently being developed and the draft Strategy has been published for Oxfordshire, with the final version adopted in November 2025. It consists of

Figure 17: LNRS priority areas

a list of priorities, the measures needed to meet them, and a spatial map. Importantly, the map of priority areas forms a nature recovery network across Oxfordshire that will allow species to move across the county and thrive. There are three priority areas of the LNRS spanning the north, middle and south of the Parish (see Figure 17), which include the chalk streams, ancient woodland and chalk grassland.
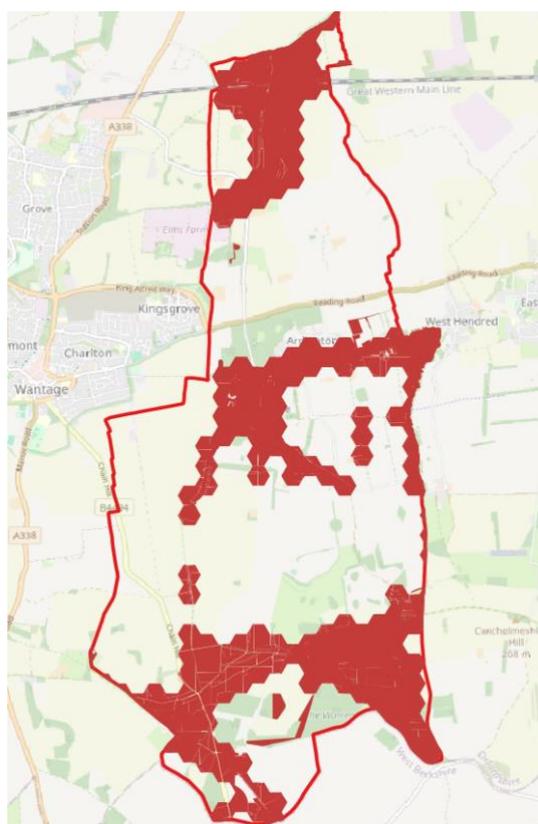
The Community Survey and the Environment Workshop associated with the preparation of the Neighbourhood Plan have highlighted the residents' desire for habitats and biodiversity to be conserved and improved. Of the 30 specific areas identified as important in the workshop, 20 were chalk streams, chalk grassland and woodland (Table 2).

Table 2: Important biodiversity areas from Environmental workshop

Important areas for habitat				Important areas for species			
id	Post-its	Group	Ticks	id	Post-it	Group	Ticks
1	We love the woods and feel very lucky	Woodlands	4	1	Barn Owls nesting in old canal lock	Birds	
2	Giggers water meadows to be enhanced	Chalk streams	4	2	Muntjac	Mammals	
3	Protect chalk stream verges and sources	Chalk streams	1	3	Green/spotted woodpeckers, owls	Birds	
5	Protect and enhance water courses	Chalk streams		4	Owls (need trees)	Birds	
6	Possible wildflower verges, enhance verges opposite Home Farm	Verges		4	Birdlife (ducks, kingfishers etc.)	Birds	

#	Comment	Category	Count
7	Community orchard great for community	Orchard	
8	Keep the streams flowing easily - avoid silting up of waterways	Chalk streams	1
9	Enhance the space around Lockinge Church and lake	General	1
10	Fishery - what can be done to stop water being polluted and keep it clear? Straw into water	Chalk streams	
11	Protect and enhance chalk streams (and wildlife around them)	Chalk streams	6
12	Concerned about the effect on chalk stream of flooding onto road (2 other comments about blocked pipe)	Chalk streams	2
13	Allotments good for biodiversity	Allotments	5
14	Narrow woodland provides space for insects and small mammals	Woodlands	
15	We need Dark Sky	Dark Skies	4
16	Unrestored canal ponds wildlife corridor	Water	2
16	Remove ivy from trees - improve security; appearance; trees most important contributor to the beauty of parkland	Woodlands	
17	Noteworthy hedgerows	Hedgerows	3
18	Old canal lock habitat for barn owls	Woodlands	
19	Mixed species woodland	Woodlands	2
20	Chalk streams; Goddards and Lockinge Brook important to protect	Chalk streams	3
21	Surely a haven for wildlife	Woodlands	
22	Withy beds need protection	Chalk streams	2
23	Glorious tranquility (springs come up in spring)	Tranquility	2
24	Need to preserve Ginge brook and path	Chalk streams	
25	Trees important	Woodlands	2
26	Hedgerows important	Hedgerows	2
27	Rare chalk grassland	Chalk grassland	
28	Varied hedgerows and wild flowers	Hedgerows	2
29	Rare chalk grasslands	Chalk grassland	
130	Allotments good for biodiversity	Allotments	5

#	Comment	Category	Count
5	Tawny/Barn Owls in trees around chapel. Need open farmland for hunting	Birds	
6	Cull the deer and get into local food chain	Mammals	
7	Cull the deer and get into local food chain	Mammals	
8	The Rookery	Birds	1
9	Herons, Egrets	Birds	
10	Little Owls	Birds	2
11	Skylarks over fields	Birds	2
12	Stone Chats, Yellow Hammer, Corn Bunting	Birds	
13	Amphibians (Frogs, Toads, Newts)	Amphibians	3
14	Boa Lambs Wood (?) Buzzards regularly nesting	Birds	2
15	Muntjac	Mammals	
16	Where have the hares gone	Mammals	1
18	Grey Heron, Egrets	Birds	
19	Foxes	Mammals	3
20	Roe Deer,	Mammals	3
21	Hares	Mammals	3
22	Hedgehogs	Mammals	2
23	Jays, Woodpeckers, Tree creepers, Nuthatches	Birds	3
24	Birds, Linnets	Birds	
25	Frogs, toads, newts	Amphibians	
26	Frogs, toads, newts	Amphibians	
27	Pyramid Orchids	Plants	
28	There are three types of Orchid and Helleborine here	Plants	7
29	Fabulous Primulas (good to protect)	Plants	
30	Keep the duck pond	Habitat	2
31	Fabulous trees in Ardington House	Plants	2
32	Ancient Woodland is very special	Plants	5
33	We used to have a large number of hares here. Where have they all gone?	Mammals	
34	What was wildlife lie in these streams 100 years ago. Recreate their actual form	Habitat	
35	Horse Chestnut Tree	Plants	
36	Varied hedgerows and wild flowers	Plants	2
37	Lovely avenue of Beech trees	Plants	3
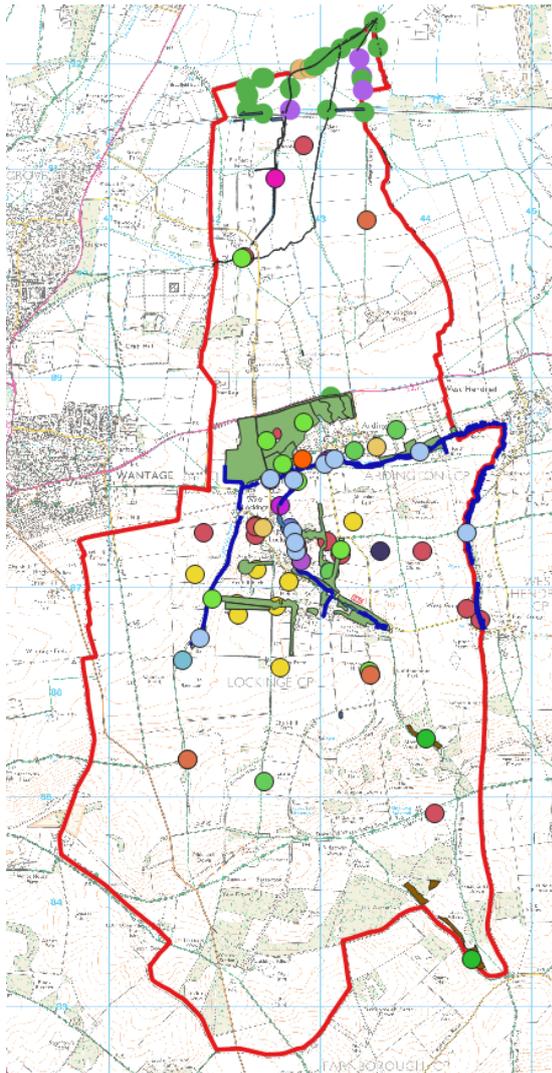
Figure 18: Key habitats in the Parish

Allotment   Orchard   Dark skies
Chalk grassland   Verges   Tranquility
Chalk stream   Water   General
Hedgerow   Woodland

Alongside the habitats, there were 37 areas identified for wildlife in the workshop (Figure 18). Most of these animals and plants need the habitats to be in good condition to support them. There are also 5 'notable', 27 'veteran', and 2 'ancient' trees currently recorded in the Woodland Trust's Ancient Tree Inventory as well as two Local Wildlife Sites.

For the most part, it is the land managers within the Parish that have the ability to impact these habitats. Now that these have been recognised in Oxfordshire's LNRS, resources for nature recovery in Oxfordshire should be directed towards the priorities in the LNRS. This should make funding, for example the government's Environmental Land Management scheme, more accessible to land managers.

Under the Neighbourhood Plan, land managers within the Parish are encouraged to access these grants as they become available to conserve and enhance the chalk streams, chalk grassland and woodland within the parishes.

The relevant measures from the Oxfordshire LNRS would be an appropriate start and they are given in Annex 3. The various special qualities of the National Landscape that are relevant to the Parish are given in Annex 4.

4: Consultations on Community Aspects in Ardington & Lockinge Parish

The Facilities, Access, and Employment Workshop was held on Saturday 1st March 2025 at the Loyd Lindsay Rooms in Ardington from 10.00 to 12.00. Posters were distributed around the villages and the people who came were welcomed with free coffee and biscuits. Members of the Steering Group were in attendance, and there were four information stations on Community, Employment Access and Architecture. About 47 people attended and, interestingly, some had not attended previous workshops on Housing and the Environment.

4.1   Community responses on Facilities

- There was strong support for a village hub for people to meet and there was doubt as to whether the village shop fulfils this role, but it was identified as an amenity particularly for the elderly. A hub at the Loyd Lindsay Rooms received the most support but the general feeling was that it would better serve the community if it was under village ownership/management.
- There was a general feeling that green spaces and open views which characterise the Parish should be protected because they contribute to the well-being of the community.
- There has been an increase in the number of walkers and cyclists through the villages particularly since the pandemic. It was felt that visitors, on the whole, should be encouraged particularly when they support the local facilities but not at the expense of the conservation areas and the North Wessex Downs National Landscape.

The consultation with the Community highlighted a number of issues of interest and concern that cannot be the subject of formal policies in a Neighbourhood Plan because they do not relate to planning, but they will be included as 'Aspirations'. These issues are summed up below to inform follow up by the Parish Council and local government.

- Of particular concern to the community is the lack of an adequate footpath on the road leading up to the bus stop located on the A417, the main road between Wantage and Rowstock. There are no street lights on this stretch of road and no footpath to speak of. The recent increase in traffic on this stretch of road is making access by foot very dangerous. Having reached the A417 on foot there is no pedestrian crossing on the busy road to facilitate safe access to the bus stop on the opposite side of the road. This matter has been the subject of many comments citing a serious problem at community-based meetings.
- Street furniture and signage should be kept to a discreet minimum, be practical, of modest scale and in keeping with the local surroundings.
- On-street parking has become a challenge over the years but any attempt to alleviate this problem should not include yellow lines, signs or additional instructions.
- The bus service through the village should be restored.

4.2   Community responses on Employment

A great deal of interest was expressed regarding the Neighbourhood Plan at the workshop. The responses have been collated below:
- There is a lack of information on the number and variety of business in the villages which could be solved by a village directory.
- There was limited support for the return of more craft-based businesses.
- There is concern over the amount of traffic generated by commuters and others dropping off children at the two nursery schools and about the increase in traffic generated by delivery vans.

- There is considerable support for new smaller businesses/start-ups that would encourage people to be part of village life
- Create more opportunities to develop co-working spaces and business meeting areas, possibly at the Loyd Lindsay Rooms.

Annex 1: Household Survey: Statistics and Comments

Question 1

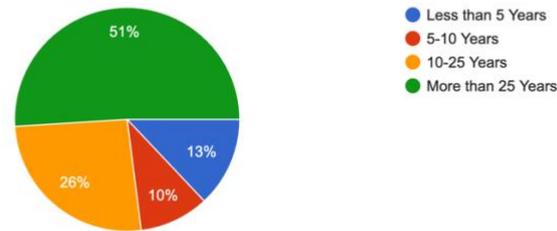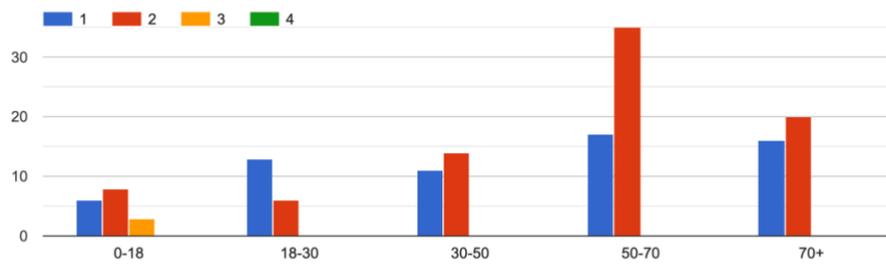Do you live in the Parish of Ardington and Lockinge?
99 responses

- Yes
- No

99%

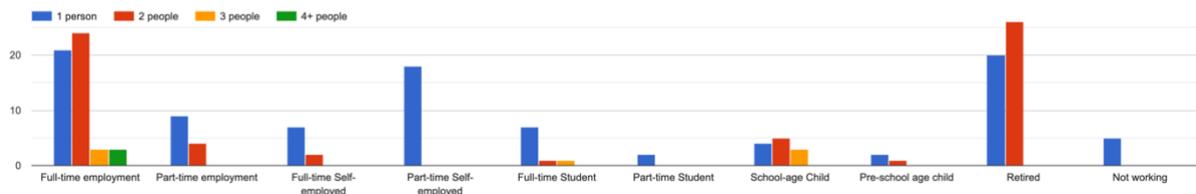### Question 2

If yes, how long have you lived in the Parish?
100 responses

- Less than 5 Years
- 5-10 Years
- 10-25 Years
- More than 25 Years

51%
26%
10%
13%

Question 3

How many people in each age group live in your household?

Question 4

How many people in your household are in the following categories?

Question 5

How many years have you lived in your present house in the Parish?
100 responses

- Less than 5 years
- 5-10 years
- More than 10 years
- Don't live in the Parish

74%
14%
11%
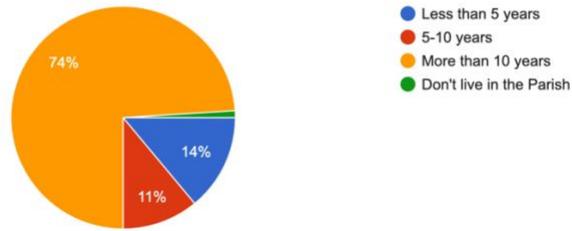
Question 6

Would you like to move to a different property in the Parish, or move into the Parish?
99 responses
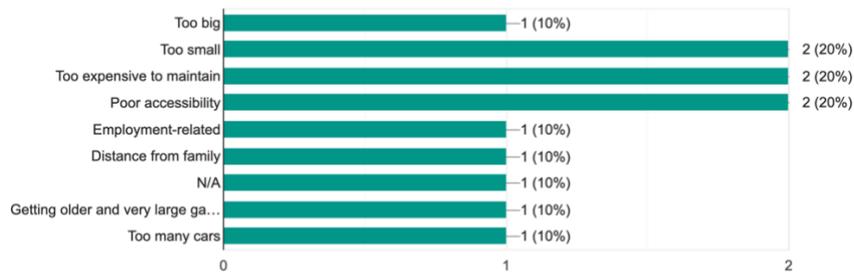

- Yes
- No

90.9%
9.1%
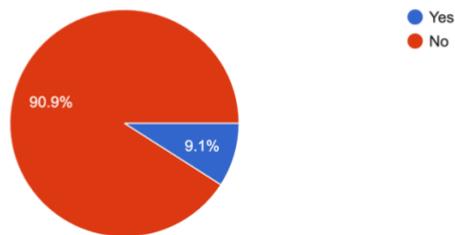
Question 7

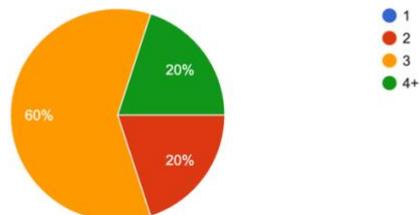If yes - why is the current property unsuitable for the household member(s) moving?
10 responses

Too big	1 (10%)
Too small	2 (20%)
Too expensive to maintain	2 (20%)
Poor accessibility	2 (20%)
Employment-related	1 (10%)
Distance from family	1 (10%)
N/A	1 (10%)
Getting older and very large ga…	1 (10%)
Too many cars	1 (10%)

Question 8

If yes, how many bedrooms would you prefer your new home to have?
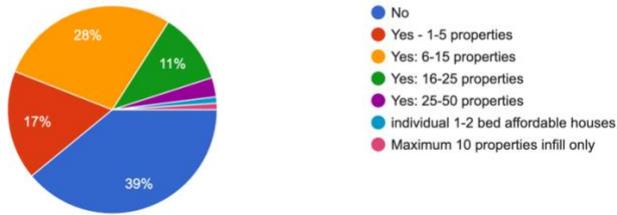10 responses

- 1
- 2
- 3
- 4+

20%
60%
20%

Question 9

Do you think that there is a need for more housing in the Parish? If yes, to what extent?
100 responses

- No
- Yes - 1-5 properties
- Yes: 6-15 properties
- Yes: 16-25 properties
- Yes: 25-50 properties
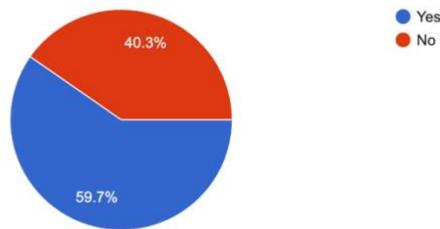- individual 1-2 bed affordable houses
- Maximum 10 properties infill only

Question 10

If Yes - Would you like to see more houses for rent in the Parish?
67 responses

- Yes
- No

Question 11

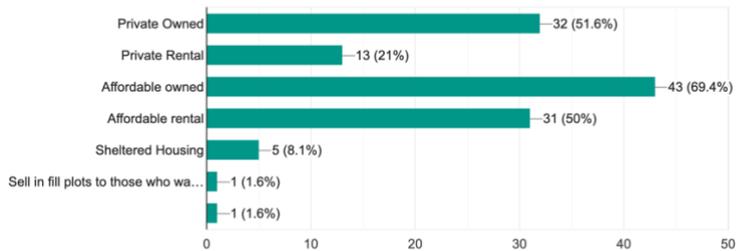If yes - Would you like to see more houses for sale in the Parish?
67 responses

- Yes
- No

Question 12

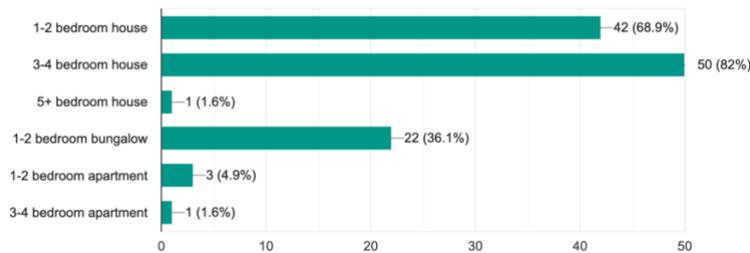If yes - what types of property ownership do you think should be created in the Parish in the next 10 years?
62 responses

Private Owned	32 (51.6%)
Private Rental	13 (21%)
Affordable owned	43 (69.4%)
Affordable rental	31 (50%)
Sheltered Housing	5 (8.1%)
Sell in fill plots to those who wa…	1 (1.6%)
	1 (1.6%)

Question 13

If yes - what type of housing do you think should be built?
61 responses

|	
1-2 bedroom house	42 (68.9%)
3-4 bedroom house	50 (82%)
5+ bedroom house	1 (1.6%)
1-2 bedroom bungalow	22 (36.1%)
1-2 bedroom apartment	3 (4.9%)
3-4 bedroom apartment	1 (1.6%)

Question 14

If you have any other views on future housing needs in the Parish not covered by the above questions, please describe them in the space below.

- The parish can accommodate modest levels of new housing to encourage new 'blood' to come in.
- Not an estate or collection of houses but individual ones utilising existing plots/outbuildings not used to enable young people to stay in village or older people to downsize.
- Too many rental properties given to people who have no wish to be part of the community.
- difficult to comment on need for housing in parish as i dont feel i know enough about it
- Lockinge Estate being the only person who can rent these houses. House for sale go to people in the village or grew up in the village. With The estate having Pre-emption on the house
- The big question is where in the village houses would go.
- Affordable family accommodation is needed to help the community by encouraging younger people here to redress the balance of an older population and rented single occupancy.
- I do have concerns about adding too much housing in proportion to the population of the parish, but it should be in keeping with the character of Ardington and Lockinge.
- Continue rental to people working or associated with the village at reduced rates as provided by the estate
- This village is large enough to sustain its needs …any plans to build more houses over lovely fields would turn it into a suburb of Wantage, losing all the charm of a rural community
- I feel there's enough housing being built close by and that it would be good to preserve the parish as far as possible. If new properties to be built, should emulate historic character of parish.
- Maintain the current balance between ownership, private rented and affordable rented - just need a few more in each category
- Houses should be added to the Parishes a few at a time so that new residents have time to be absorbed into the community
- New housing should be integrated into the existing community, not built as a cul-de-sac on the side.
- Should be available to buy and not snapped up by the Estate!
- Rentable affordable for the children of the village to be able to stay
- For those who wish to live in a new house there are developments in every town nearby.
- I'm desperate to come home to the villages but can't afford the extortionate property costs due to the chocolate box beauty of the village, the attractive transport links and the affluent competition! Please consider affordable houses for people with actual connections and wanting to be part of the community here, not just for those who can afford the postcode!
- No housing development. Wantage already has too many, and Hendred has lots of new houses too
- Affordable rental
- Enjoy the tranquility and beauty of the area. Would like to retain that.
- Dont wish the parish to be made into a linear town connecting Wantage to Hendred
- There are already a large number of new houses available in local area, including Wantage and East Hendred, with more houses still to come on the completion of the Kingsgrove estate. There was recently a small private development near the village shop. I feel there is no need for additional housing.
- Any increase to be gradual and not concentrated.

Question 15

How often is each facility/amenity in the Parish used by members your household?
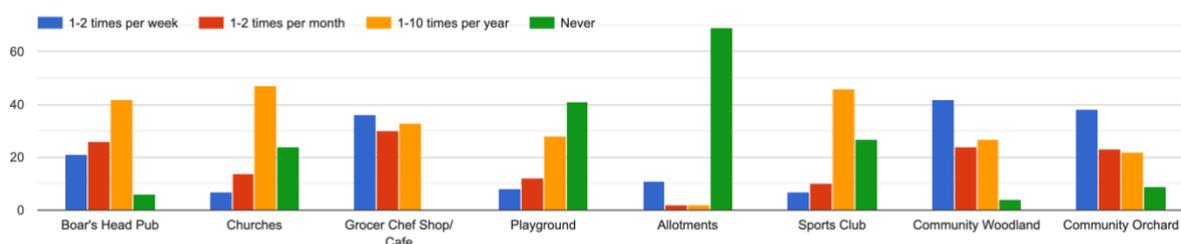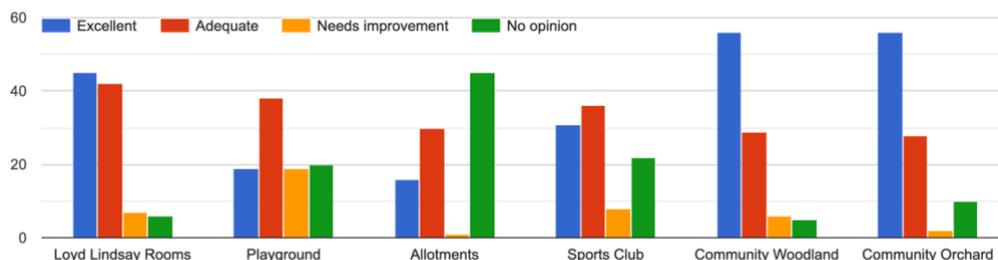

Question 16

What other local businesses do you use?

- Home Farm Salon
- Oxford coffee company
- None
- Gym
- Ardington bakery
- With ref to above question This is only a snapshot Answers to all of above have varied over the years as my family has grown up , situations have changed and as the standard of business has varied all are important part of the village
- Gym, hair dresser, baker, pilates
- Home Farm Salon, Ardington Bakery
- Ardington Bakery
- none
- Milk delivery. Ardington bakery
- Hairdressers
- Fitness
- Hair salon
- Sugar and Spice. /. Gym
- Engine House gym
- Hester's fitness, hair salon, florist (occasionally)
- Loyd Lindsay Rooms currently once a week
- None regularly
- Hairdresser
- The Engine House Gym, the hairdresser
- Verdant & Green
- Loyd Lindsay rooms.
- Oxford coffee company
- Hester's Fitness
- Ardington bakery
- The shop in E Hendred because it has a post office (not sure this counts as local).
- Ardington Baker, Neville's Farm, Home Farm hairdressers
- Kirsty flowers
- Lockinge Estate building services occasionally
- Nursery
- Loyd Lindsay Rooms
- Ardington cakes home farm hairdressers
- CGT Associates LTD
- Ardington Bakery, Home Farm for Archives and Hairdressers, we shop at and volunteer at the HEG Community Larder in East Hendred, East Hendred village shop. If 'local' stretches to Wantage, we use the supermarkets, WHSmiths, Boots, and various, shops, restaurants, pubs and takeaways (The Bear, The Swan, Caprinos, Wildwood, Sainsburys, Waitrose, Cleggs, Ledbury's, etc).

- Ardington Bakery
- I am a regular user of the Home Farm hair salon. Before the birth of our daughter we were both members of the Engine House Gym and our daughter currently attends the Busy Bees nursery at Mason's Court. Occasionally we have attended events put on by Kirsty's Flowers and we also have regular involvement with Hester's Fitness. We held our daughter's first birthday at the Loyd Lindsay Rooms and have attended other events there such as the annual food festival. We have purchased many treats as gifts and for celebrations from Ardington Bakery.
- Why can't Works Yard offer local services/materials to villagers - not approachable at present
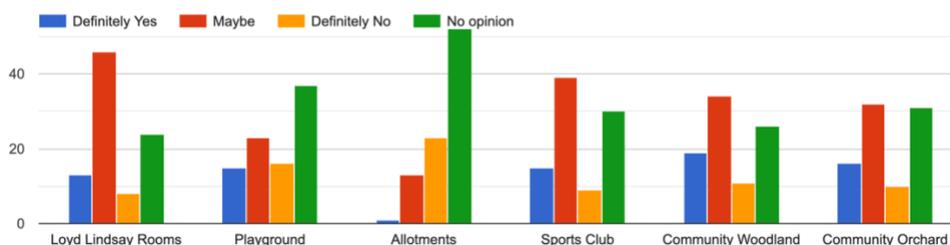
Question 17

What is your impression of each facility/amenity in the Parish?

Question 18

Would improvements/changes encourage members of your household to use these facilities/amenities more often?
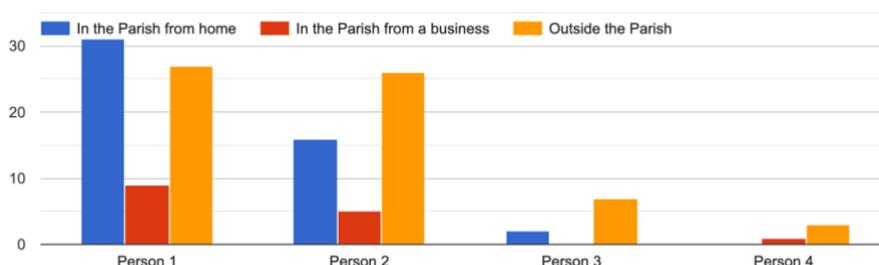

Question 19

What new amenities would you like to see introduced in the Parish?

- Nothing required at the moment
- Improved stock in shop local produce fresh veg etc
- A bus service that comes through the village. It's so dangerous to cross the main road and we have school age children that have to be driven to Wantage or Hendred to catch it.
- More tidying of communal parts in the Parish that are owned by the Lockinge estate
- Seats in the woodland, minibus service to Wantage
- Ev charging points
- Museum - People are genuinely interested in the history of Ardington and we are asked on a weekly basis about the history and is there anything Allows visitors to discover it
- better mobile reception!
- A place to meet with friends, where you don't need to have a meal.
- Better stocked shop
- Better pedestrian access to a417 / busses. Affordable village hall to hire. Playground equipment for older children - monkey bars - zip line etc.

- More parking, for example at Christopher Woods. Dog walkers in particular are parking in resident only parking. This creates parking problems for residents.
- Use of loyd Lindsey car park for shop users, with option of closing to public if there is an event on
- Butcher? Back in butchers yard with shop supplying more fresh veg (might mean we don't always have to go to supermarkets so use village shop more)
- Room hire at reasonable rates for villagers
- Cricket Nets, Post Office
- A better shop facility
- Post Office - even if for only 1-3 times per week
- Outdoor keep fit equipment adjacent to the playground for runners etc. bus service
- Refreshment facility in West Lockinge
- Vounteer group to consider rewilding opportunities in the parish.
- Bus service in the village
- Longer opening hours at shop.
- Reduced speed limit in Grove Park Drive
- Bus service
- None, I would like to see more residents using the shop and the pub.
- An improved and enlarged kids playground, better pedestrian walkways/pavements from the A417. Traffic calming measures such as chicanes or priority give way sections.
- Information boards showing the history, sculpture/art trails in the woods and orchards, a coffee shop to target walkers on bank holidays and hosting a permanent exhibition space. There is so much info for us to share. Disabled access for some of the walks: better maintained paths and all-weather tracks
- Increased car parking behind the shop with toilets. NOT a suitors centre.
- Bus Service through Ardington & Lockinge
- Transport for old people. The village is lacking in safe pavements. Most drivers ignore 20 Mph speed limit
- Post office/Transport buses
- Outdoor exercise equipment
- We have wonderful walks, but if any more can be added that would be great.
- Produce shop
- The shop could have better opening times, if it was open when people needed it, later in the day and at weekends. Currently it's the last place we think to go as we assume it will be shut, but we'd love it to be the first. A bus service that caters for people that can't walk a mile in the dark to get to the nearest bus stop. We have enjoyed the recent village activities at the pub (locals curry night & plant sale) and sports ground (bingo) and would love if these could be regular events.
- It's difficult to raise a suggestion as we have everything we need here, but at a push, a Butchers would be nice.
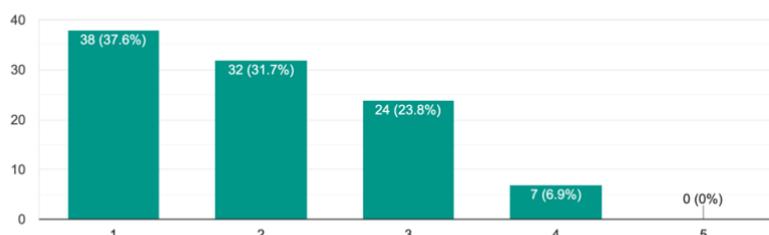- Better pavement and verge maintenance

Question 20

Which is the main place of work for each member of the household who is working?

Question 21

How do you feel about the presence of businesses in the Parish?
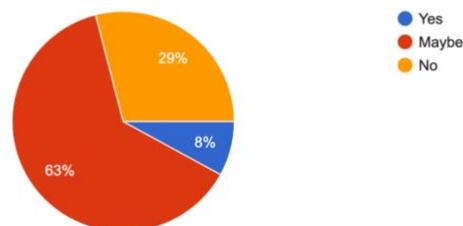101 responses

Question 22

Please give a brief explanation of your reaction:

- Employment
- They bring new faces and business to the village
- Generates income for local amenities, eg Grocer Chef
- Additional daily life in village
- the businesses add vibrancy to the Parishes
- local businesses are generally run by local people who respect the village
- Brings people to the village, helps secure bus service (such as it is)
- A great deal of traffic.
- Great to be able to get things in the village
- Think there would be a lot of empty building without them which would probably fall into disrepair
- Reaction to what?
- Extra traffic around 9am and 5pm ... they drive too fast
- Little contribution to community
- I think more could be done to encourage events in the village
- Controlled business presence improves the lifeblood of the village
- No new builds. Convert old buildings to accommodate
- Good to have businesses but traffic increases and hard to get out on the main road at peak times
- Small businesses are handy for local people
- Generally they use the shop and maybe the pub
- Brings business to shop and pub and local employment opportunities
- Too many cars
- Any business is beneficial for the life of the village.
- Bring a variety of people to the parish
- Employees of businesses use the shop & pub which is beneficial, Office premises give the village a life.
- Brings people & income into the community
- Helps boost the general economic wealth of the area
- Useful having shop, pub and hairdresser
- Bring people into the parishes and help sustain facilities (Shop, cafe, pub in particular)
- Rural village needs less traffic
- Very beneficial to the people who live in the parish
- Businesses keep the village alive.
- Too much traffic/speeding/delivery vans often lost.
- Helps sustain the Grocer Chef & Boars Head with their custom
- Gym and Nursery can cause traffic difficulties at certain times
- Businesses such as Navtech provide business to the shop and also provide local employment opportunities.
- It means more people around during the day which makes the place seem more alive
- They create work and utilise facilities
- Most of the Businesses do not benefit the residents or the parish or are excessively expensive for the service they provide

- Generates more business at the shop and pub and for the estate
- Businesses use village amenities i.e. shop and pub, provide essential income to Lockinge Trust and make good use of what otherwise would be redundant buildings.
- Ensure use of existing buildings. Increase diversity of people in the parish. Increased audience for shop and pub.
- Keeps the village alive x
- Potentially reduces people's commute to work. If increases local employment opportunities. Brings/keeps income in the parish.
- More people using the local facilities.
- People working at Home Farm add a bit of life to the village, and use the shop etc etc, but not all of the companies there try very hard to be integrated in village life.
- security, new people, younger people all using facilites
- It would be beneficial were most of those who work in the local businesses resident here. I do not believe that's the case with eg Home Farm. In general it is a good thing to be able to work here whether from home or from e.g. Home Farm.
- Businesses attract people add to sense of community however would be great if housing can be improved to allow people to work and live locally
- Depends on the business and how much they put back into the villages.
- Without some businesses the Village would be dead.
- necessary evil
- It's beneficial for employees to walk to work and good for the local community to have some services and goods available locally
- All good, no improvements needed
- I feel it doesn't hinder anything, and the car parks are good to have outside of business hours for people accessing the countryside
- Many of speeding drivers work in these companies
- Brings opportunity to work in the village
- Always good to have a broad range of people in a community
- Drive too fast going to work
- It's good for the shop and the pub and makes for a more vibrant village.
- Concerns of added traffic and people
- The businesses should have a low volume of traffic
- Good for the area if it is the right sort of business
- local shops give opportunities for residents to work that may not have transport
- Wouldn't want to see more business premises being developed.
- The businesses are essential to the running of the community but I feel that the current balance between residential and commercial isnjust right. Too much more would be overwhelming.
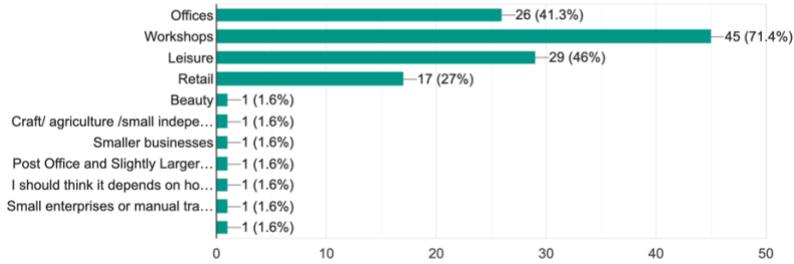- Bring income to the village
- Must be integrated

Question 23

Do you think that there should be more businesses in the Parish?
100 responses

- Yes
- Maybe
- No

29%
8%
63%

Question 24

45

If you agree, what types of businesses would you like to see more of based in the Parish?

63 responses

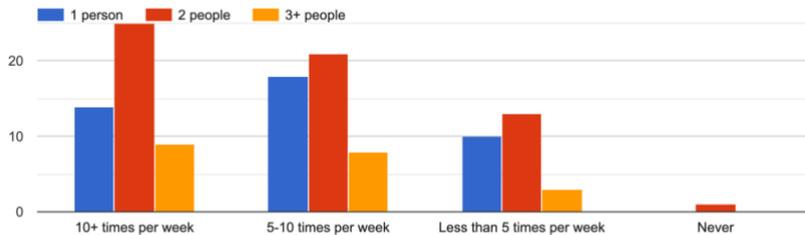| Category	Value
Offices	26 (41.3%)
Workshops	45 (71.4%)
Leisure	29 (46%)
Retail	17 (27%)
Beauty	1 (1.6%)
Craft/ agriculture /small indepe...	1 (1.6%)
Smaller businesses	1 (1.6%)
Post Office and Slightly Larger...	1 (1.6%)
I should think it depends on ho...	1 (1.6%)
Small enterprises or manual tra...	1 (1.6%)
	1 (1.6%)

Question 25

How many vehicles (in total) are owned by members of your household?

101 responses

- 0
- 1 — 25.7%
- 2 — 45.5%
- 3 — 18.8%
- 4+ — 7.9%
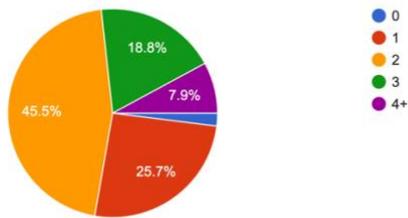
Question 26

How many members of your household travel out of the Parish, and how often do they do so?

Legend: 1 person, 2 people, 3+ people

	10+ times per week	5-10 times per week	Less than 5 times per week	Never
1 person	14	18	10	0
2 people	25	21	13	1
3+ people	9	8	3	0

Question 27

How do members of your household travel out of the Parish, if they do so?

101 responses

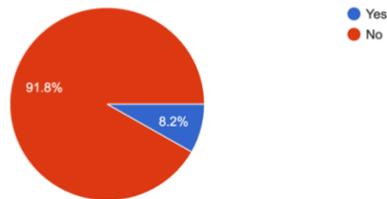| Category	Value
Car/Van	100 (99%)
Motorcyle	4 (4%)
Bike	14 (13.9%)
Bus	12 (11.9%)
Walk	38 (37.6%)
Not applicable	0 (0%)
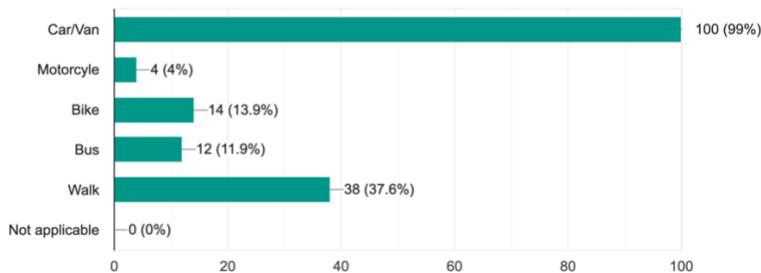
Question 28

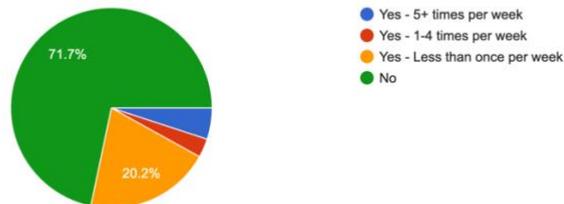Do any members of your household require transport assistance to travel to the Doctors' Surgery or for other reasons?
97 responses

- Yes
- No

91.8%
8.2%

Question 29

Do any members of your household currently use the bus service?
99 responses

- Yes - 5+ times per week
- Yes - 1-4 times per week
- Yes - Less than once per week
- No

71.7%
20.2%

Question 30

If yes, where would members of your household prefer to board the bus?
43 responses

- A417 (Current stop)
- Ardington village
- Junction of Lockinge/Ardington road
- The reason I dont use the bus is because of the danger crossing the road , walking to the village and lack o…
- Current stop is too far to walk too! If it was nearer would use the bus
- If there was a bus ....
- in Lockinge

23.3%
9.3%
58.1%

Question 31

Do you have any suggestions on ways to improve the bus service?

- Make it easier to cross the A417
- coming through the village would help and later night basses from Didcot/Oxford
- Allow a certain amount of buses to come through the village so people can use the public transport without having to walk up to the A417
- Return the bus stop to the village and later / earlier service to make it useful
- Some services direct to Didcot. Need to integrate time tables with the train times.
- think the bus should still travel through village. Its a long dark walk to bus stop in winter
- Please get it to come through the village again. Our son uses the school service to Didcot and the current position on the A417 is lethal, and a long walk from West Lockinge.
- More buse to Wantage and stopping in the centre of Ardington
- It should come through the village
- A footpath to the bus stop. No parking along the road from the A417
- Yes! Resume the service they used to offer. It's dangerous with no winter lighting accessing the A417
- Pedestrian crossing on the A417 / footpath to bus stops and lighting - make it safe
- Bringing it back into the village would be beneficial to the elderly and/or disabled.
- We dont use the bus service because it is too far for us to walk. A more central location is needed.
- Bring it back into the village. If the elder generation have had to stop driving, they're unlikely to be able to walk to A417

- More frequency
- Bus route to return through the village instead of the stop on the A417
- Regular services that can be trusted to arrive on time. Clean services. Simple!
- Bus service to come through the village as it used too
- Go through the village as in the past
- Bring the bus route back through the village or construct a proper lit footpath up to the A417
- Make it actually stop in the villages not on the A417.
- Bring a service back through the village a couple of times a day
- I cannot use the bus as I cannot walk up to the A417. I worry about the day I may be unable to drive
- Regular bus service through the village
- To come back through the village
- Make it come into the village
- Resume stops in village.
- We would all use the bus service more if it came into the village. It's so dangerous on the top road
- Have not used the bus service since it stopped coming through the village. Top road is rather far with a bad hip!
- Aside from School buses I was not aware there was a regular bus service through the villages.
- Community bus, regular service covering town to link with hospitals, and surgery.
- If the buses were on time and frequent I expect I would use them.
- pass through Ardington & Lockinge
- More regular service and available from Ardington. Ideally direct to Oxford but this is probably unrealistic.
- Yes have a bus that comes to East Lockinge as walking to junction is unsafe and often flooded .
- Bus needed to enter and collect from the village
- If it came through the village we'd probably use it. Getting to the stop across the A417 is very dangerous, esp for the elderly, mothers with small children
- How can you improve something that doesn't exist
- Revert to stopping in the village
- Improve frequency/smaller buses
- No bus service available?
- Have smaller regular bus for the villagers.
- There is no bus service coming through the villages.
- Difficult to improve what we dont have!!

Question 32

Is there access to sufficient off-road parking to meet the needs of your household?
101 responses

- Always
- Mostly
- Sometimes
- Never
- Not relevant

30.7%

51.5%

Question 33

Are there any areas where car parking can be improved?

- Outside the shop and the Pub
- Ardington & Lockinge
- Move parking to entrance to village and reduce traffic through village
- Lloyd Lindsay car park could be made available for cafe customers, to reduce on road parking
- Through the High Street when visitors park their cars for hours in the road whilst going off for a walk
- Realistic parking. Each house will have 1-2 cars minimum.

- Boars Head
- Shop and pub
- Grocer chef
- There seems to be an increasing number of walkers in the village - which is fine but there is not always enough space for their cars. I would suggest creating a free carpark utilising part of the field to the west of the Sports Field.
- Better signage for parking at the amenities
- Sports Club
- Investigate again ways of adding parking to houses
- Near the tea shop
- Allotment area
- Outside the shop - blocking drives and the road - people do not use the car park at the back or down the road. Instead park at the front in the road
- Near to Townsend - it can get a bit congested sometimes.
- Just by extending the parking area outside our home by a few feet it would be possible to at least treble the parking capacity
- Church Street & jubilee cottages
- Some residents' car parks in Lockinge have terrible surfaces, muddy puddles, would benefit from leveling out
- Lockinge, Christopher Woods
- At the gym
- More positive prevention of parking on roadways by residents and visitors
- By the village shop, the small car park on School Road opposite the Old School, the car park near Parkinsons.Me Garden.
- Outside the village shop and the playground
- Parking could be improved round the shop however the current situation does make the traffic slow down so serves a useful purpose
- School Road
- Yes, the road surface to west Lockinge
- For shop
- Around pub
- Behind the shop
- No problem with parking - they just need to be properly maintained
- A carpark behind the village shop would be beneficial for shop users
- No
- Signs to differentiate between Residents and Visitors parking
- Near the Ardington shop.
- Yes most designated car parks probably need to be expanded
- Restrict parking in centre of Ardington and use the LLR car park more
- Not in road where people park in front of the No Parking sign in main village Rd by playground as increases danger of collision
- No
- Yes behind the Grocer chef
- Definitely more parking needed for people who come here to walk , visit the shop and pub
- No
- The entrance to car park by widow's row is in poor state
- By the shop/park
- Carparks need more maintenance
- Outside local shop i.e use of Lloyd Lindsay rooms car park
- Car park opposite shop - shocking condition.
- Village Centre and where walkers congregate
- It gets very busy outside the pub

Question 34

How often do you use public rights of way (footpaths/bridleways etc.)?
101 responses

- 3+ times per week
- 1-2 times per week
- Less than once per week
- Never

70.3%
17.8%
11.9%
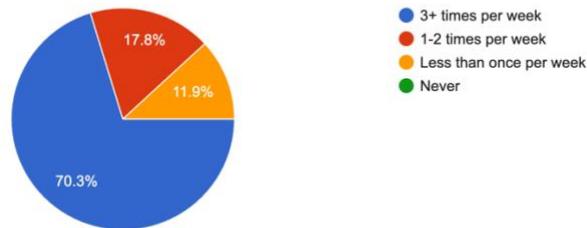
Question 35

What improvements to public footpaths and byways would you like to see?

- None
- Better signage
- Gutters ad roadsides cleaned regularly
- too many paths are being destroyed by dog walkers - grim walking in. the wet.
- They need signs. Too many people walk/ride/cycle off the footpaths and bridleways
- Addressing the dog poo, litter. (more bins needed) And also excessive mud on some paths eg the woods - natural wood not gravel. But just enough to stop the paths widening each year. Several gates are also in poor repair
- Less footfall and less dog mess.
- Foot path to bus stop at Ardington turn reinstated.
- vegetation cleared to keep access open particularly in summer.
- More clearly legible signposting, particularly to stop cyclists using pedestrian only rights of way, many of the existing signs are to small to be legible
- Overhanging foliage cut back, woodchip on muddy paths, vehicle ruts filled in around woodland as dangerous trip hazard
- Clearer signage. Better maintenance
- Hedge trimming
- Areas where it is damp/boggy cleared of leaf debris
- Restriction of bicycles in the orchard and the small footpath above the Ardington/mill lake and below the sports club, people are being knocked over by cyclists travelling too fast with no bells. There are no signs to say no bicycles! also there is no signage to say the bicycle cycle path, when coming from Hendred, turns right up to the Ardington High Street Many cyclist go straight on at this junction
- It would be more enjoyable if the footpaths were accessible to everyone including the disabled.
- Nettles cut back
- More waste receptacles
- Clearer signage. Education on responsibility to protect the byways and paths. More dog poo bins/rubbish bins
- Obviously no public footpath so close to Ardington house but Lockinge estate will never direct it to further away
- Less mud- perhaps wood chippings in the muddiest spots
- Clear signage that tells pedestrians not to roam onto farmland
- Foot path from Chestnuts to Ardington along bottom of woodland to take people off the road
- Better signage
- More dog poo bins please
- Improve surfaces - current level of use means they are often very muddy/slippery
- Stop cyclists using footpaths via better signage
- I think there should be clearer signage to confirm who has the right to use the different paths, maps to show the paths available (at main car parks behind Grocer Chef and by Parkinson Me), maybe posts could be installed where relevant to stop cyclists using foot paths.
- Less dog poo more responsible owners
- Some are not well maintained/overgrown in Summer/autumn.

- Better access after heavy rain (eg from Lockinge Church to metalled track towards Barton House.
- Repair gates and stiles
- Path to Wantage not fit for purpose - needs widening and some other paths need improvement to prevent them becoming muddy from over use in the wet weather
- The road down through Puddledock is in desperate need of repair. It is dangerous to cyclists, is incredibly bumpy for car/van drivers and does not drain well.
- Love the footpaths. But road often in flood with no way round.
- Less mud in community woodland.
- I'd love to be allowed to walk closer to the fishing lakes, and to have the option to sit by them!
- Less dog mess, less litter. Litter is probably more of a problem along the roads and I am not convinced more bins would help as those who drop it probably don't care whether there are bins or not.
- All weather tracks to provide support to those with mobility issues.
- Ban all parking on verges to protect our drains! Very often cut off by floodwater.
- improve surface & drainage
- Clear of fallen branches etc
- Clearer signs of where the public can walk. Eg, the path between the fields on Arn Hill, or West Lockinge foot access
- Street lights
- Both blocks have been broken and are laying down in Christopher's wood car park and I have seen cars using track as right of way.
- They get very muddy through overuse.
- Replace broken gates
- All very familiar to us so Don't need any improvement
- Stop pushbikes
- Verges need attending more regularly
- More of them
- more bins, more signage to tell offenders for fouling the footpaths and littering
- None
- Better signage to denote where there is or isn't permission to walk would be useful. The road surfaces aren't great so attendance to pot holes and drainage would be great.
- Better footpath along the road out of Ardington, when road and bottom field is flooded its very unsafe to walk
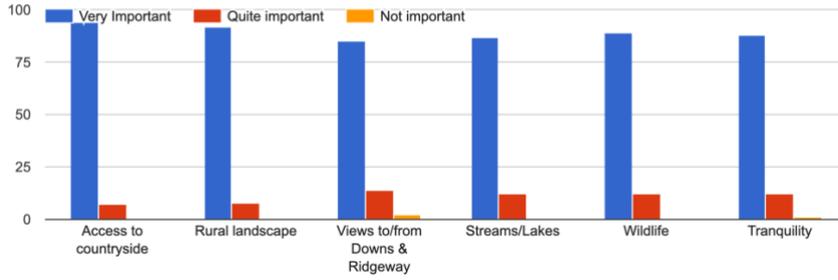- Better maintenance of woodland footpaths - limit horses to bridleways

Question 36

Do you think it is important to protect/enhance these natural habitats within the Parish for animal and plant life?
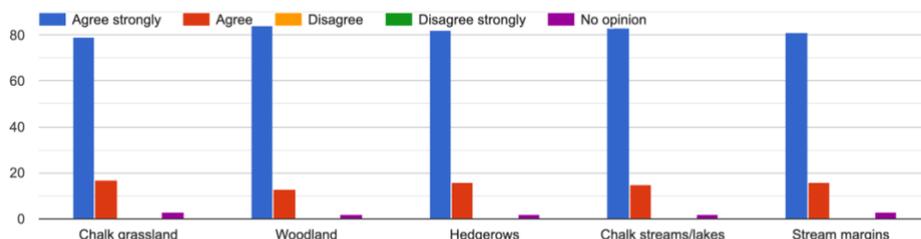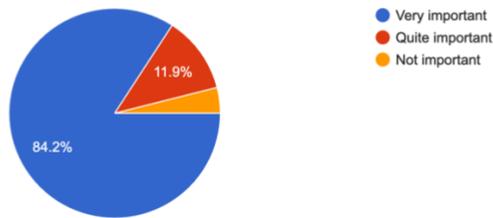

Question 37

Please indicate how important the following aspects of living in the Parish are to you?
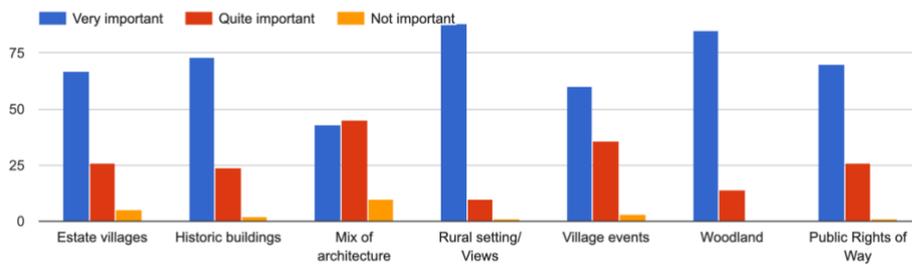

Question 38

How important is it that most of the Parish is within a designated Area of Outstanding Natural Beauty, now called a National Landscape?

101 responses

- Very important
- Quite important
- Not important

84.2%

11.9%

Question 39

What is your opinion of the importance of various aspects of the Parish character?

Question 40

Do you think that the character of existing buildings, structures and layouts should be a major consideration for the design of new houses and housing developments in the Parish?

100 responses


- Yes
- Maybe
- No

90%

8%
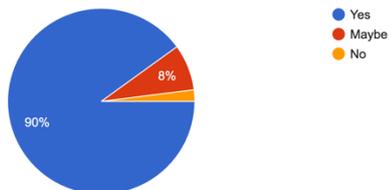
Question 41

Are there any other aspects of the Parish character that you find important?

- The timbered buildings

- Design individuality of all new buildings
- mix of detached and semi-detached housing.
- Respect for the setting - countryside, quiet, church bells , garden fencing and hedges in keeping, maintaining the agricultural history it is such a special place also consistent signage .
- Community spirit
- Maintaining the beauty of the trees and stopping them being overrun and or killed by ivy.
- TRANQUILITY, native trees and hedges
- Sufficient car parking
- Important role played by the Estate in general maintenance and accessibility
- General feel of the village
- The history
- Maintenance of roadsides, exit visibility at parking lots (such as Lockinge parking lot hedges), and upkeep of benches, etc
- Scale of hamlets and villages, nestling into their environment
- Less Victorian/ more Georgian and not all cream/ brown
- Parish should remain mainly a private estate
- You've covered most of the areas of importance
- There should be more support for the village shop as a community resource (see Childrey shop)
- Historic street lights and limited road markings
- People who have lived here a long time hold an important "community memory" that is difficult to replicate and adds much to the social character of the villages
- The history of Lockinge Estate
- Small, personal and unique. I. E. Not a 'new' development where everything looks the same
- Tranquility and sense of timelessness
- Mixed development
- Ensuring a sense of community through effective and inclusive communication.
- Largely stable population means many people know each other well and makes for a good informal support network.
- The Church as a focus. I currently worship out of the village (historical reasons) but the importance of the parish church as a focus, strengthening the community should not be missed out through this process.
- There is a strong sense of community. Having a pub and a shop are key but sadly they are under used by residents.
- The huge wealth of personal and social history
- The importance of small communities such as ours being able to maintain the support and friendship of neighbours.
- NO flooded roads, accessibility
- Grocer Chef is very important to the life of the village, and in its present location.
- The lack of new build properties, and rural setting
- Keeping the character of the village with any planning proposal or extension to existing property
- We are extremely fortunate to live in such a historic and beautiful village, who is character should not be spoiled by overdevelopment
- Knowledge of whom to contact in the Parish Council
- the lakes
- Keeping it a small village parish. Not an extension of Wantage and Grove.
- The fact that the Parish is peaceful and not overrun or over developed is one of the main reasons we were so pleased to be able to live here. After a difficult start to life, the sense of community and lack of intrusion here makes it the place that we want to raise our family. We are particularly fond of Arne Hill and hearing the community of owls that live there..
- The history of the formation of the village is a vital part of its character and uniqueness, this should be protected.
- Encourage communal activities

Question 42

How should awareness of the history of the village be promoted?
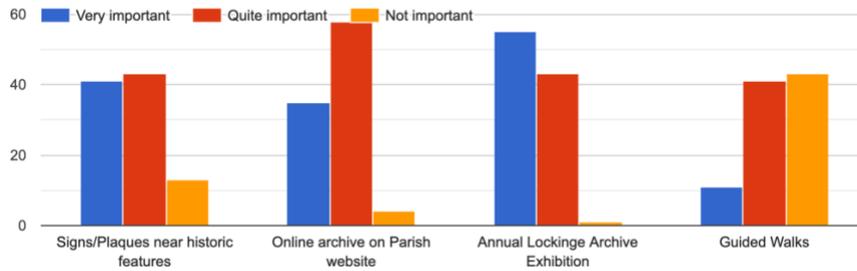
Question 43

Are there any other ways that the history of the village should be communicated and/or promoted?

- Printed guide updated annually (paid for by advertising?)
- Perhaps using the notice boards to highlight different aspects of the village history in succession through the year. e.g. farming over the decades, for say 2 months, then Ardington and Lockinge at war, the development of Home farm, that sort of thing.
- no
- We dont need a visitor centre! More awareness of existing exhibitions in LL rooms and wantage museum and wider publicity of archive events, pictures up in shop to display history
- re-instate the annual farm/estate tractor/trailer tour
- Museum
- Dedicated website. Map showing areas / buildings of historical interest that you can find around the village
- A central resource such as on website or in book/booklet form for purchase
- Annotated framed Pictures in village shop
- Annual Photgraphic exhibition in LLR might be publicised more widely.,
- Small "lending library" of books (Havinden, Lady Wantage's Biography of her husband, etc) from shop/archive?)
- Avoid attracting yet more visitors to the villages even though they might spend money in the pub and shop
- No - we don't want to make the village too attractive to outside visitors
- Do you want to promote it - it seems to me that we have enough visitors as it is!
- Posters
- Occasional talks? Farm walks that used to take place were a great way of engaging villagers with our surroundings (though not necessarily historical.) Display cabinets in Loyd Lindsay Rooms are an asset.
- Social media to bring visitors and increase revenue for the pub/ shop
- No. The character of the villages speaks for itself. Active promotion is not necessary and would be self-destructive.
- Archive Lectures
- Online information local newspaper Trumpeter
- Visitor information centre
- No
- A permanent museum in a suitable building (the old school?) would be lovely but it would probably need more staff, voluntary or paid.
- I was pleased to discover the collection in the Loyd Lindsay Rooms at the first food festival we attended. More information or advertisement of this might be nice.
- Gosh, wouldn't it be an achievement to see a Lockinge cart horse centre with maybe rides up to the Ridgeway. Wild dream but so was walking with alpacas.
- Small permanent leaflet display at entrance to Loyd Lindsay Rooms

Question 44

If you have views on matters related to the Neighbourhood Plan that have not been covered in this survey, then please share them in the space below.

- Our villages have become an oasis amongst a growing mishmash of modern repetitive housing estates. Please don't ruin the character of the area by building yet more characterless dwellings.
- We think it is important to preserve the peace and tranquility of the village. Increasing the number of businesses and attractions will only attract more people which in turn attracts more vehicles that block the road and don't appreciate the residents privacy. Whilst the businesses such as the pub and the shop rely incoming trade, we think it is important to strike a balance. We wouldn't like the village to become a tourist attraction!
- This is a beautiful place to live - a bubble amidst bland development. It is our responsibility to protect our wildlife and countryside and village way of life and support other residents. Agricultural/ green initiatives should be both sought and encouraged. We should never build on AONB but should ensure young people and residents with changed situations have possibility to afford to live here and all residents are supported with access to transport ability to use amenities in the village.
- With unprecedented development happening around us, and the lack of infrastructure, NO to further development.
- I feel that if houses are to be build they need to be affordable, not 4 to 5 bedroom houses costing a fortune and in keeping with the architecture of the village
- Drains need clearing. Debris and leaves at side of village roads need clearing. Uneven pavements on School Road and round by the Pub difficult to negotiate. Flooding outside Barton House needs to be permanently resolved.
- Any expansion of the housing should be within the central areas and not on the fringes. The Estate seems to be focused on money making these days, with little interest in the well-being of those that live and work here, the proposed housing has done their reputation an enormous amount of damage, which they should be looking to repair. There is very little in the way community event's, a summer fete or similar would be a welcome addition. Why can't the sports club open regularly as a social gathering place each week. Why does the shop/cafe open at such restricting times.
- You have not asked about how to protect the wood from the increased amount of newcomers walking their dogs and leaving faeces. Also the increase in (new) children building temporary camps from sticks lent up against trees, when these sticks are no longer in supply they rip branches off new trees. The damage that is occurring in Ardington, wood and Christopher Wood is appalling the signs as you enter are no deterrent. I have often picked up a weeks worth of rubbish in a black bag. Perhaps we need more rubbish bins but that would require emptying them. I have also picked up and noticed the increase in small throw away barbecues for night picnics? These are both a hazard especially in the dry summer. I have reported these to the office.
- More community events. Improve facilities for children of all ages - nature trail / table tennis table / outdoor activity gym. Better lighting. Ability to turn out onto the a417 without waiting for ages. Stop people parking wherever they like. Community space - accessible and affordable for all - and appealing / modern / WiFi etc.
- When building new housing, it would be preferable NOT to use good farmland - Brown Field sites only.
- Our main concern of building new houses is ruining the character of the area. Because of the small size of the villages, it would take only a small increase in homes and population to do so. The Wantage population has seen an incredible increase, and practically encroaches on the parish. It is the second fastest growing village in the county, and services and infrastructure are struggling. It has already affected our parish somewhat, in the form of more people using our roads and paths, not to mention increasing traffic and noise pollution from the A417. It would be tragic to add to the situation whilst spoiling our very special Ardington and Lockinge. We must do all we can to preserve its character and everything we love about it. If the number of homes is to be increased, it must be done thoughtfully and modestly.
- No more development on greenfield sites
- I am not against new housing developments if they remain in the estate portfolio and in line with the village character and social environment.

- Any new housing should ideally be built in the centre of the villages, not by extending the boundaries. Ardington in particular has several areas of potential 'infill' that could be used. This would help build the community, rather than adding an extension to it.
- Road surfaces, potholes that are not filled for months, and most importantly the failure of the council to alter/improve infrastructure to alleviate flooding over roads at all three entrances to Lockinge. It is unacceptable and dangerous that some of these floods can be in place for six months of the year.
- 20mph up to the sports field from Ardington
- As long as any new developments are tastefully and thought out properly, it can only help the village and its businesses and social services
- The Village's character is under threat because of the pressure to build more homes, if this can be done in a sympathetic way, using brown field sites if necessary and not prime agricultural land I would be happy.
- Unfortunately in the last few years our villages have been encircled by over development and all the problems that has brought, therefore it is even more important to maintain our individuality whilst welcoming visitors to boost our facilities I feel Ardington has reached saturation point.
- We need to maintain the balance between the character of the village and it's attractiveness to non-residents
- The Parish needs more parties
- Traffic noise from the A417 has become much more obtrusive in recent years. Probably not much that can be done about that. Traffic coming through the village to Ardington House can also be intrusive (current potholes may help to slow them down!) Instinctively it feels that there is more that we could and should do collectively on climate change mitigation (community energy, village 'library of things' etc.) I hope this might be the subject of a specific neighbourhood plan policy.
- Access to the A417 on foot to reach the bus stop is dangerous and crossing the A417 is perilous, particularly for the aged and/or infirm. This is their only way out of the parish if they can't, or are unable to drive. Accessing the A417 by car is very difficult, especially at peak times. Some sort of traffic control is necessary, best, traffic lights. Roundabout would be no good as there are too few cars turning into Ardington and Lockinge to break the endless line of vehicles from the west.
- I would like to see better village upkeep such as clearing fallen branches so that the village can once again be considered to be 'best kept village'.
- Maintain existing shop and public house, ditches need to be cleared to avoid flooding, entire village road in poor condition
- With the cycle path now running through the village and increasing the traffic, and many walkers overusing our footpaths, there is absolutely no need to encourage more visitors by providing a 'visitor centre'.
- Those who live in Addington do not want others arriving at the village, walking their dogs and leaving dog poo bags hanging on fences or discarded on the floor. The two woodland are full of dog mess where other do not clear up after their dog
- I am concerned with the blatant, deliberate littering in Ardington in particular around the entrance to Bakers Yard, along the high street and in the impromptu lay bys from Ardington Turn bus stop
- Ensure roads are kept in good order.
- Preparation for the regular flooding, ditches more regularly cleared and maintained, drains unblocked, etc. Our neighbourhood now juts up against the Kingsgrove Estate. There has been a massive increase in walkers, cyclists and runners along Browns Lane in West Lockinge, and a massive increase in traffic at the new roundabout. Is it possible to have signs put up giving these people information that they are entering our Parish and that the village roads have passing places so cars can give way to other cars, they are not to park in. Tell them to walk facing oncoming cars, warn that there are no street lights so please make themselves visible and dogs should be kept in leads. Also, cyclists coming down the bridle path from Wantage have usually achieved a really good speed by the time they get to the junction with Browns Lane, so the don't bother stopping, on a blind bend, so a stop sign would be good there. And, could the new roundabout on the A417 have Keep Clear painted on the road at the exit/entrance to Browns Lane to remind road users that when they're queuing on the roundabout, others might be wanting to enter or exit the roundabout to somewhere else.
- We need signage for walkers cyclists etc mainly cyclists to respect the fact that people live here. And not race around corners in the villages and walkers wander all over the roads. Because with amount of people cycling and walking from Wantage it's an accident waiting to happen.

- The community garden in West Lockinge is an absolute delight. We have volunteered there and attended events on a number of occasions. It's a beautiful place to be.
- Housing developments to be largely infill sites and to include Lockinge.

Annex 2 – Suggestions on Potential Sites for New Housing - Community Workshop in November 2024
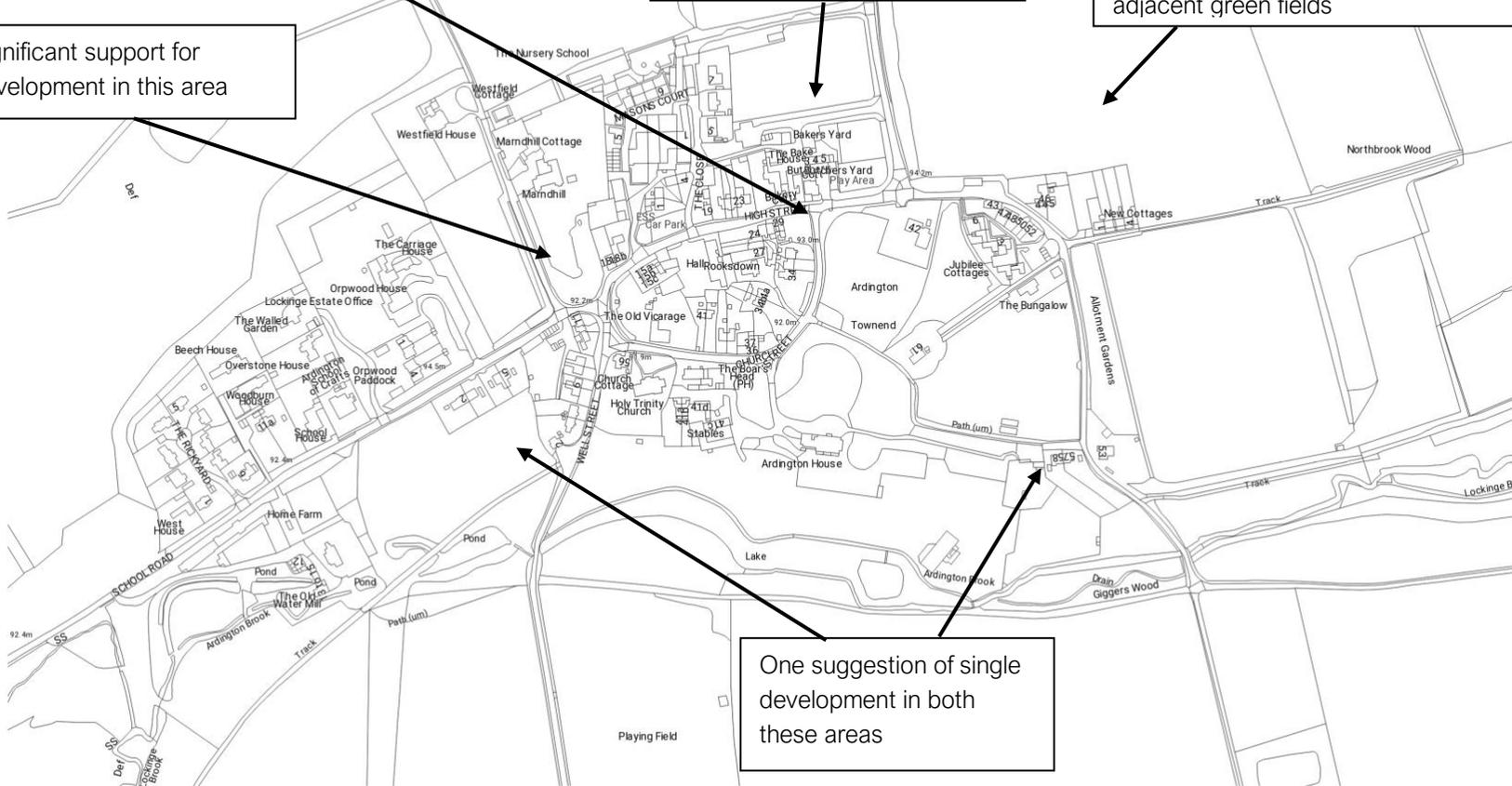
Housing Potential Ardington

Significant number of suggestions about infill development in the centre of the existing built-up area

Majority of expressed views in favour of limited development in this area

No proposals for development outside the existing built-up area – with clear opposition to encroachment on adjacent green fields

Significant support for development in this area

One suggestion of single development in both these areas

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For Illustrative Purposes Only

100 m

Scale 1:3000 (at A3)

N

Annex 3   Oxfordshire Local Nature Recovery Strategy Measures

- Chalk Stream measures

  Improve, restore, or manage chalk streams to achieve good quality physical habitat and water quality.
  - Assess each chalk river section and identify appropriate techniques for that river. Aim to support wildlife to live, forage, and move in and around the habitat. Create varied and connected habitats along the edge of the river to help improve water quality and to support wildlife. Create buffers of vegetation or land which is not intensively managed alongside chalk rivers (a suggested minimum buffer distance either side of the watercourse bank is 10 metres which may be more difficult to achieve in urban environments). For further chalk stream information:

    https://catchmentbasedapproach.org/learn/chalk-stream-strategy/

- Chalk Grassland measures

  Create areas of calcareous species rich grasslands in suitable locations, particularly slopes.
  - Follow management guidance (https://defrafarming.blog.gov.uk/create-and-restore-species-rich-grassland/) and handbooks to create new areas of calcareous grassland habitat on suitable soils.

  Improve (or maintain a high quality of) existing calcareous grassland.
  - Use land management techniques to improve or support grassland biodiversity, especially in ancient and unimproved grassland. Plan to undertake cutting, collecting, and/or grazing of vegetation according to the broad habitat requirements whilst working to meet the specialist needs of species in the area. Where appropriate, continue hay-making practices and manage grazing of sites flexibly in response to seasonal variations in vegetation growth.

  For further guidance on management of chalk grasslands:
  https://www.buglife.org.uk/resources/habitat-management/lowland-calcareous-grassland/

- Woodland measures

  Improve and enhance existing woodlands to support and benefit biodiversity by taking actions which are suitable for the woodland type, age, and species.
  - Aim to achieve healthy woodlands which have a diversity in tree age, woodland structure, woodland edges, and ground flora.
  - Create and manage rides and glades within woodlands to increase light penetration to the ground in suitable locations and achieve wide, open areas with zones that achieve a variety of shade and ground cover. Avoid overshading the ground flora and allow periodic disturbance along rides to support ground flora to set seeds (can be achieved through time-limited, controlled grazing by cattle/horses). Position rides and glades to encourage greater continuity and connectivity of grassland and grassland edge habitats. Avoid compacting or waterlogging the soil to retain important fungal networks. Along woodland edges, create buffer areas of grassland margins with scrub transition areas where suitable for the area.
  - Consider using areas affected by significant diseases to create glades and open spaces within woodlands. Create, retain, and mange ponds and areas of water within woodlands. Position pond creation and small waters near to any existing water to encourage greater continuity and connectivity of water corridors across habitats. Consider rewetting woodlands by blocking drainage to increase their invertebrate populations and provide more food for insectivorous birds. See management toolkits, advice, and UK Forestry Standard.

Create management plans for existing woodland for biodiversity, health, and longevity
- Management plans would include strategies for managing older trees and planning for successions of younger trees to increasing diversity. Through management, aim to maintain and improve genetic diversity within woodland trees and shrubs to combat pests and diseases that threaten tree survival. Include any actions or techniques which can support local species and consider the management of unsustainable species populations where necessary to benefit biodiversity and woodland health and longevity.

Manage populations of species which reach unsustainable levels so that existing woodlands are in good ecological health to support a diverse range of species.
- This includes managing grey squirrels, deer populations, rhododendron and other invasive and non-native species to minimise negative impacts on the health and diversity of woodlands. Collaborate across land ownership boundaries to control species at a scale that will help to support the natural regrowth of woodlands and regeneration of new young trees. Consider the use of fencing, tree protection, sustainable population control, and emerging new techniques using certified people or organisations.

Increase diversity within existing ancient woodland to improve woodland condition and benefit local species.
- Aim to improve structural diversity where needed within the woodland with rides, glades, and edges where appropriate and create a varied age structure in selective locations where appropriate. Periodically thin 'high forest' type woodlands - woodlands with mostly tall trees and little to no little understory layer (a lower growing set of trees, shrubs and plants). Include woodland management techniques which can benefit local species.

Create and/or improve areas of active, worked coppice in Oxfordshire.
- Various tree species can be coppiced on a rotation based on the location, presence of local species, and possible future climates. Coppices are important for nesting and foraging within woodlands and support unique and rare species.
- Manage existing coppices to retain flowering trees and shrubs within worked coppice compartments to benefit woodland species. Reintroduce coppicing to suitable areas of previous historic derelict sites where coppicing was previously practiced.
- Create new areas of coppice by planting (or facilitating the growth of) a variety of new trees with a plan to manage these on a specified rotation e.g. long, short, or a certain number of years.
- Management of existing or new coppice should take into account local species. Some species particularly depend on young, dense, coppices of willow, aspen, and poplar with areas that are allowed to build up deadwood and become less 'tidy' to support those species. Plant or retain flowering trees and dense shrub layers within worked coppice compartments for invertebrates.

Annex 4   North Wessex Downs National Landscape's Special Qualities

The various special qualities of the National Landscape that are relevant to the Parish are listed below.

- *The Landscape*
  - Open Downland dissected by dry valleys and long steep scarps, with limited tree cover and a sense of remoteness and tranquillity.
  - The distinctive northern Downs Plain and Scarp plunges down from the chalk plain to the Vale of White Horse, creating a dramatic recognisable horizon.
- *Rural Land Management*
  - A landscape under the influence of agricultural management with typically large farmed estates, a high proportion of which are engaged in agri-environment agreements.
  - Varied field patterns.
  - Stock fencing and extant hedgerows in the vales containing some mature trees.
  - A growing forestry sector and different types of woodland.
  - Equestrian activity.
  - Significant land management for field sports, including game fishing for native brown trout.
- *Biodiversity*
  - Designated wildlife sites that are home to rare habitats and species, including:
    - A nationally significant area of chalk grassland.
    - Areas of broadleaved woodland and wood pasture, including a significant concentration of ancient woodlands.
    - Rare chalk streams and rivers
    - Arable habitats
    - A rich mosaic of associated wetland habitats creating distinctive valley landscapes.
- *Historic Environment*
  - Iron Age: Grim's Ditch.
  - Medieval and post-medieval settlements and buildings, parish churches, and the layouts and historic buildings of the smaller villages.
  - Country houses / landscaped parks and gardens: Ardington House, Betterton House.
  - Post-medieval buildings and infrastructure: including the Wiltshire and Berkshire Canal; Lockinge Mill; Lockinge and Ginge Brook water meadows and ponds/lakes; various 18th/19th-century planned farmsteads.
- *Natural Resources*
  - Cretaceous, Tertiary and Quaternary geological history.
  - This geology in turn influences the main soil types of the North Wessex Downs:
    - Thin chalk soils of the open downland, now primarily under arable production.
    - Quaternary Coombe deposits with till deposits in the dry valleys of the downs providing richer pockets of soil, often under arable production.
    - Gault clay deposits in the Thames flood basin
  - Carbon storage in the characteristic habitats of the North Wessex Downs such as chalk grassland and broadleaved woodland.
  - Clear natural water fed from the chalk aquifer by springs which issue in the valleys of the chalk dip slope at the point where the water table comes to the surface.
- *Development*
  - The sense of remoteness and tranquillity that comes from an undeveloped and rural quality with only limited human intervention, containing typically modest villages with distinctive and ancient settlement patterns:
    - In the Downs Plain and Scarp character area, attractive spring-line villages cluster along the base of the northern ridge or along the valley of Avebury Plain.

- Distinctive architectural styles that vary throughout the National Landscape but within specific areas create a sense of place and vernacular local character due to the availability of local building materials and traditional building styles.
- *Communities*
  - Containing a dispersed and small population spread over a large area.
  - Good access to the wider area and road network means that much of the National Landscape is highly accessible to commuters working in the adjacent towns.
  - There is a well-structured and resourced farming industry, with substantial assets of land, machinery, knowledge and entrepreneurial ability.
  - Villages and small towns enjoy a strong sense of identity and wellbeing linked to the historic landscape, with active and resourceful community groups.
  - There is a strong local resonance and affinity with the landscape of the North Wessex Downs, particularly the individual downs and river valleys, and other outstanding features.
- *Tourism, Leisure and Access*
  - Some of the finest cultural landscape in England including chalk downland, river valleys, ancient woodland, historic sites.
  - Rich archaeological history.
  - Great country houses and the medieval, Norman and Saxon churches.
  - An extensive rights of way network offering many opportunities for quiet enjoyment of the countryside away from crowds, by ramblers, cyclists and horse-riders, including the Ridgeway National Trail.