

# Shellingford Neighbourhood Plan



**Pre-Submission Draft to 2041-  
May 2025**

Prepared by Shellingford Parish Meeting  
In conjunction with  
Bluestone Planning LLP

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- A) Character Appraisal
- B) Design Code
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## Foreword

At a Village Meeting on 29/04/19 it was agreed that a Neighbourhood Plan should be developed, and a Working Group was formed. The Vale supported this initiative and met with us on 14/10/19. They have provided valuable guidance as to how we undertake this project. With advice from the Vale, The Working Group was disbanded, and the Neighbourhood Forum was formed, comprising 24 villagers. This Forum met on 03/02/20. From this Forum, a Steering Group was then established, and they have been meeting since then.

Meetings were held with the Steering Group, and a Chairman and Secretary were elected (Barry Moody as Chair and Mike Wright as Secretary). The initial Plan was put out for review to accept the Area Designation and Forum designation, where villagers and others could comment. The Formal Designation was received on 09/12/21.

Activities undertaken have followed the conventional route – namely an initial Village Survey at the end of 2020 to ascertain the village priorities, and then a Housing Needs Assessment which was undertaken by the very experienced Chameleon Consultants, who have assisted with a number of Local Plans in Oxfordshire.

With agreement at a Village Meeting, Bluestone Planning were engaged to help with our Plan, and funding for the work was obtained from Locality – as advised by the Vale.

The Steering Group is very grateful for the contribution from villager Mary Vogwell for her comprehensive History of Shellingford.

The Steering Group currently consists of the following people:

Barry Moody – Chairman  
Mike Wright – Secretary  
Janine Elton  
Julian Mellor  
Phil Chesterton  
Jenny Chesterton  
Roy Samways  
Jane Samways  
Paul Brown  
Alasdair Sharp

### ***A note on sources***

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# **1. Introduction and Background**

## **1.1. Neighbourhood Plan Status**

- 1.1.1. The Localism Act 2011, supplemented by the Neighbourhood Planning (General) Regulations 2012, introduced Neighbourhood Planning into the spatial planning hierarchy of England, giving communities the right to influence future development at a local level.
- 1.1.2. Once approved at a referendum, a neighbourhood plan becomes a statutory part of the development plan, which will be incorporated into the district planning framework and be used by Vale of White Horse District Council (VoWHDC) in the determination of planning applications. It supports the delivery of the strategic policies in the development plan and contains policies for the development and use of land. Wider community aspirations do not form part of the statutory development plan but are referred to separately in each relevant section.

## **1.2. Submitting Body**

- 1.2.1. The Parish Meeting is a Designated Forum and the qualifying body responsible for preparing the Neighbourhood Plan and submitting the Plan to the District Council for examination. The term 'qualifying body' is defined by the Localism Act 2011, meaning it is the body with responsibility for neighbourhood planning in the designated neighbourhood area.

## **1.3. Neighbourhood Plan Area**

- 1.3.1. Shellingford Parish Meeting established a Steering Group to produce the Neighbourhood Plan in 2018. In accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, Shellingford Parish Meeting submitted an application for the designation of a neighbourhood area, which was formally designated on 15 December 2020. The specified area follows the parish boundary as per Regulation 5A of the Neighbourhood Planning (General) Regulations 2012. The designated neighbourhood area can be seen in Figure 1 below.
- 1.3.2. The Shellingford Neighbourhood Plan has been developed to establish a vision for the parish of Shellingford to help deliver the local community's needs and aspirations for the Plan period to 2041. Every effort has been made to ensure that it reflects the views of residents. The Parish Meeting has consulted with and listened to the community and local organisations on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural communities.

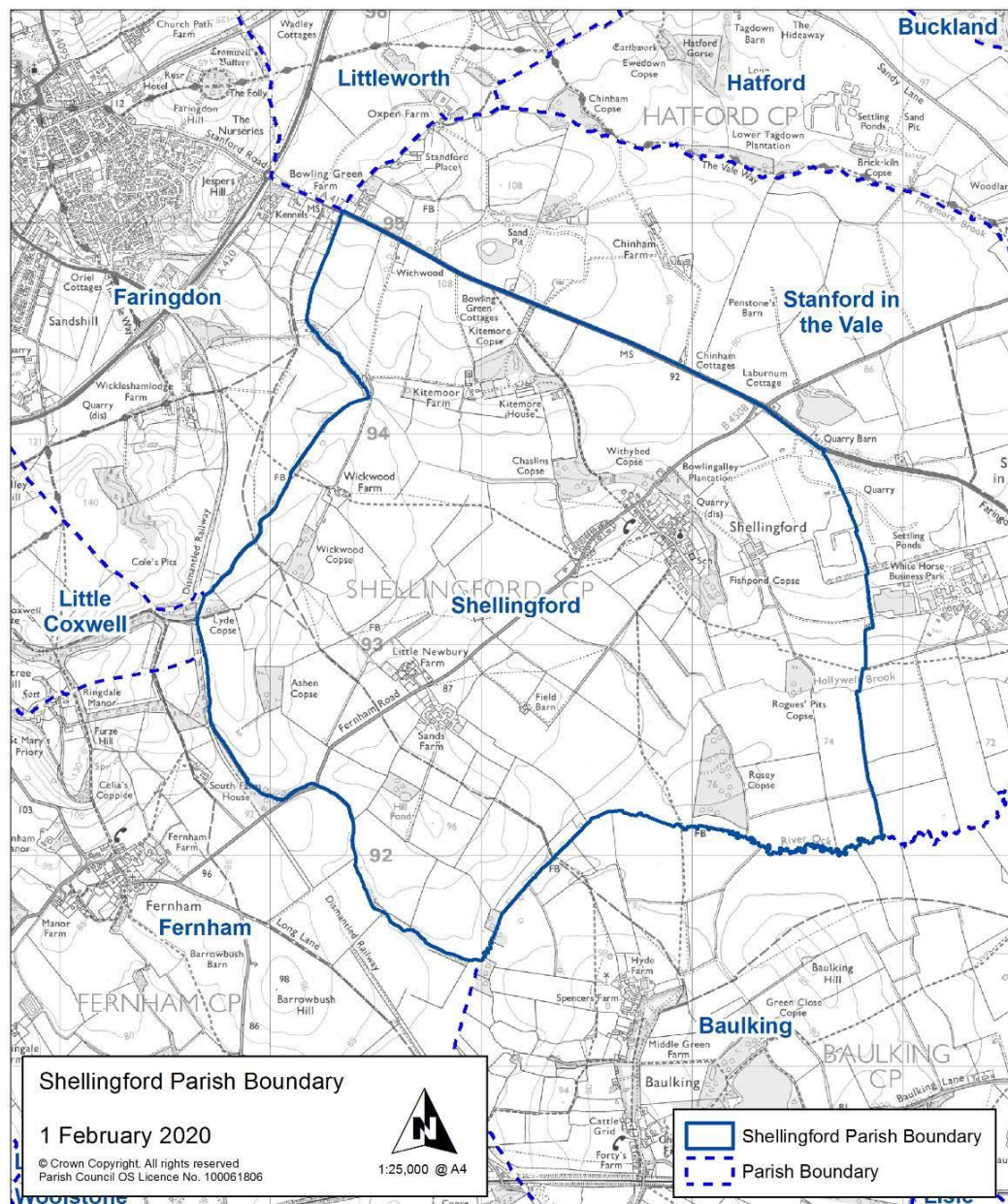


Figure 1. Neighbourhood Plan Area

## 1.4. Overview of Land Use Issues

- 1.4.1. Shellingford community were asked in a survey what they think makes Shellingford special. Figure 2 shows that respondents value the distinct openness and views (including to White Horse Hill) the most, followed by the conservation area and many listed stone buildings (including the Church) and the grouping and layout of buildings with gaps between allowing views in and out.

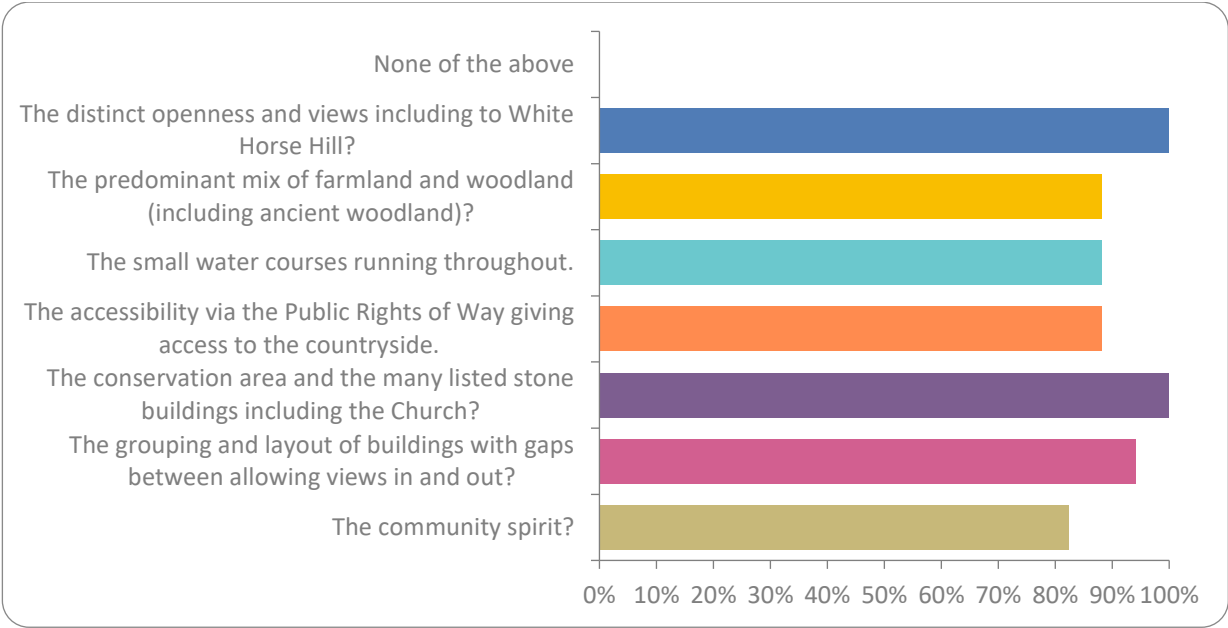


Figure 2. Survey Result - What Makes Shellingford Special?

- 1.4.2. The survey demonstrates that the community value the existing character of Shellingford Parish, including its landscape setting and built development, especially the historic environment. As such this Neighbourhood Plan seeks to aid developers and decision makers in assessing appropriate future development, ensuring that it enhances the existing rural and historic character of the area whilst protecting the landscape and important views and vistas.
- 1.4.3. Public consultations identified a broad range of issues affecting the local community, including:
- The design and location of any new development and its relation to the character of the local area.
  - The protection and enhancement of the valued landscape and nationally protected habitats.
  - The importance of protecting the heritage assets.
  - The preservation of the local character by keeping appropriate gaps between each settlement area.
  - The protection of dark night skies.

**1.5. Overview of Non-Land Use Issues**

- 1.5.1. Neighbourhood Plans must contain land use planning policies to be used in determining the outcome of applications for development. This often means that important issues of particular interest to the local community that do not relate directly to planning cannot be addressed by Neighbourhood Plans.
- 1.5.2. Nevertheless, the Steering Group is aware of the importance local residents attach to certain issues that fall outside of the scope of the Neighbourhood Plan and has sought to address these by including relevant ‘Community Aspirations’ with the aim of pursuing these by other means.



These non-land use issues include:

- Speeding along narrow rural lanes.
- Congestion around Shellingford CE(A) Primary School during pick up and drop off times.
- Protecting the tranquillity of the area through limiting development.

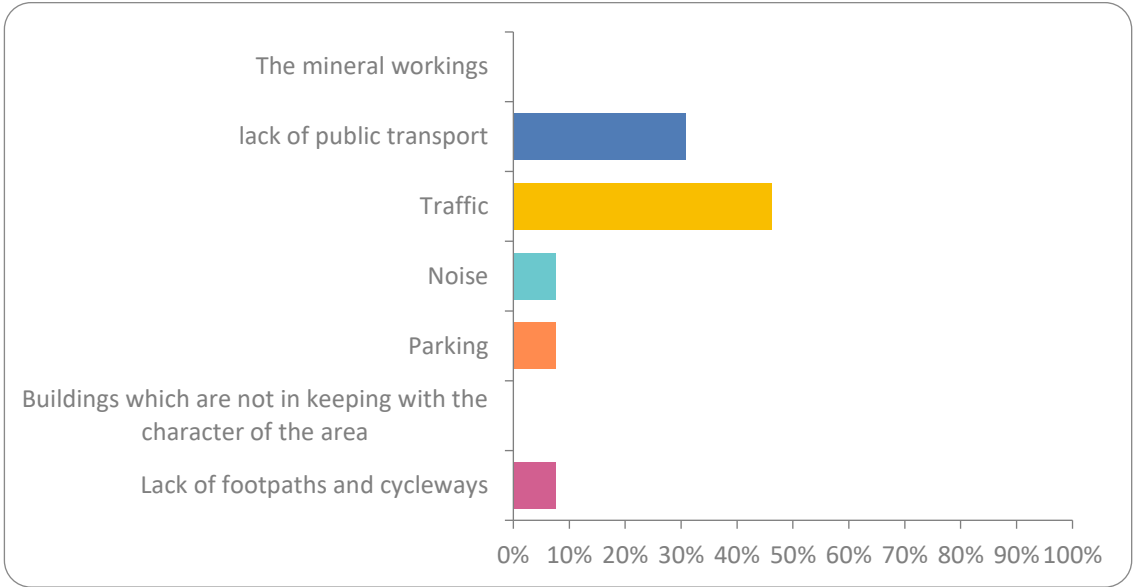


Figure 3. Survey Result- What do you Dislike about Living in Shellingford?

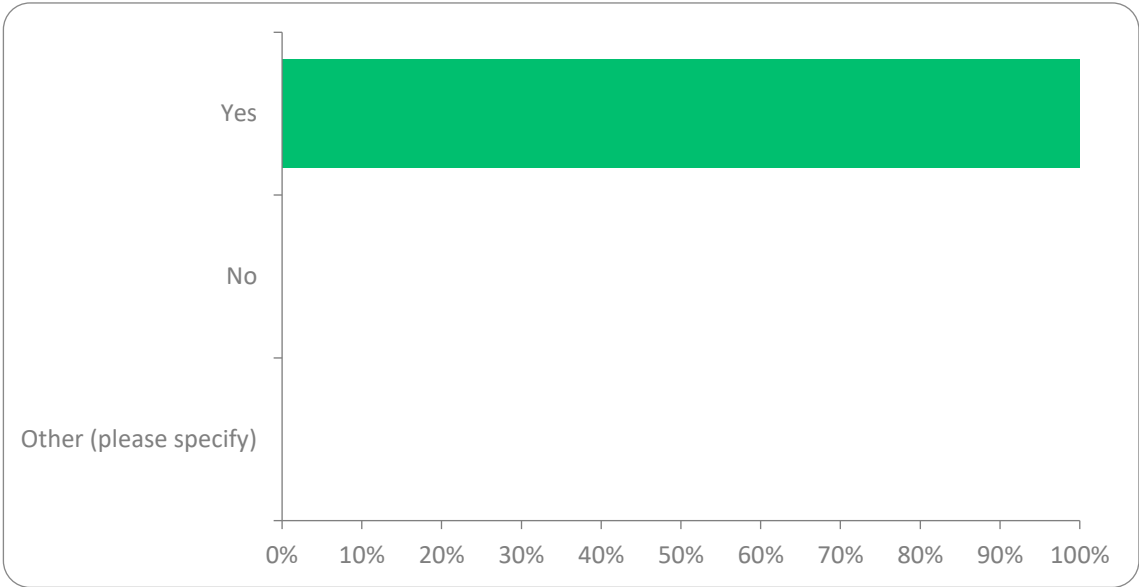


Figure 4. Survey Result - Are there any Road Safety Issues in Shellingford?

1.5.3. Figures 3 and 4 above are the survey results in which residents where asked what they disliked about living in the parish and if they believe there are any road safety issues in Shellingford. In Figure 4, 100% of respondents to a question about road safety in Shellingford indicated that there are road safety issues in the area. Similarly, in response to a question about dislikes of

living in the parish, the most selected option was traffic. Responses to both of these survey questions, as well as other community consultation exercises, demonstrates that traffic is the biggest concern for residents, particularly along Fernham Road.

- 1.5.4. However, it is worth noting that in 2023 the speed limit of the area of Fernham Road surrounded by housing was reduced to 20 mph, after community surveys were undertaken.
- 1.5.5. Despite this reduction in speed limit, Fernham Road remains a concern because it frequently serves as an alternative route to the A417 during incidents, which has become a common occurrence. More information on road safety concerns are outlined in Section 7.6 - Accessibility, Road Safety and Sustainable Transport.

## 1.6. Basic Conditions

- 1.6.1. Neighbourhood Plans must comply with what are known as 'Basic Conditions'. These Basic Conditions are defined in the Town and Country Planning Act 1990 (as amended) and comprise:
  - Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan).
  - The making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
  - The making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the Development plan for the area of the authority (or any part of that area).
  - The making of the order (or Neighbourhood Plan) does not breach and is otherwise compatible with EU obligations as incorporated into UK law.
  - The making of the order (or Neighbourhood Plan) does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017, which set out the habitat regulation assessment process for land use plans, including consideration of the effect on habitats sites.
- 1.6.2. Schedule 4B (8(6)) also indicates that it is necessary to consider whether the Neighbourhood Plan is "*compatible with the Convention rights*". The interpretation section (s.17) in Schedule 4B confirms that "*the Convention rights*" has the same meaning as in the Human Rights Act 1998.

## 1.7. Plan Period, Monitoring and Review

- 1.7.1. The Neighbourhood Plan has been produced to cover the period up to 2041, which in the future will correspond with the Plan period for the Joint Local Plan for the Vale of White Horse District and the South Oxfordshire District. At the time of writing, the Joint Local Plan has been submitted to the Secretary of State for Housing, Communities and Local Government for examination by an independent Planning Inspector.
- 1.7.2. The Neighbourhood Plan is intended to be a dynamic plan that will change over time through the review process. In this respect, the Parish Meeting, in co-operation with the community, will be responsible for maintaining and periodically revising the Neighbourhood Plan.

- 1.7.3. The Parish Meeting is also committed to monitor the effectiveness of evidence base documents. It is recommended that an annual review takes place to ensure that the documents supporting the Neighbourhood Plan, including its policies, are up to date and to determine what actions can be taken to improve them in the future.

## 2. Planning Policy Context

### 2.1. National Planning Policy

- 2.1.1. The National Planning Policy Framework (NPPF), published by the government in 2018 and revised in February 2025<sup>1</sup> is an important guide in the preparation of local plans and Neighbourhood Plans. It sets out the Government's policy in relation to land use planning matters.
- 2.1.2. The Neighbourhood Plan must demonstrate that it has had regard to and is consistent with the provisions of the NPPF as a whole.
- 2.1.3. The planning system has three overarching national objectives as described in the NPPF (Paragraph 8), which are set out below, with an explanation on how each applies:
- a) an economic objective – this Neighbourhood Plan seeks to provide policies which assist in building a strong, rural economy. Through business surveys and talking to business owners this Neighbourhood Plan seeks to assist with the future needs of the parish.
  - b) a social objective – Shellingford is a parish with several disconnected settlements but retains a strong community spirit, supported by a range of services and facilities. The aim of the Plan is to ensure the parish is better and more safely connected through appropriate infrastructure, to maintain and enhance service provision for all residents and to provide a sufficient number and variety of homes to address any existing imbalances.
  - c) an environmental objective – it is imperative that our natural environment is at the heart of our plan and improving biodiversity is an important focus.

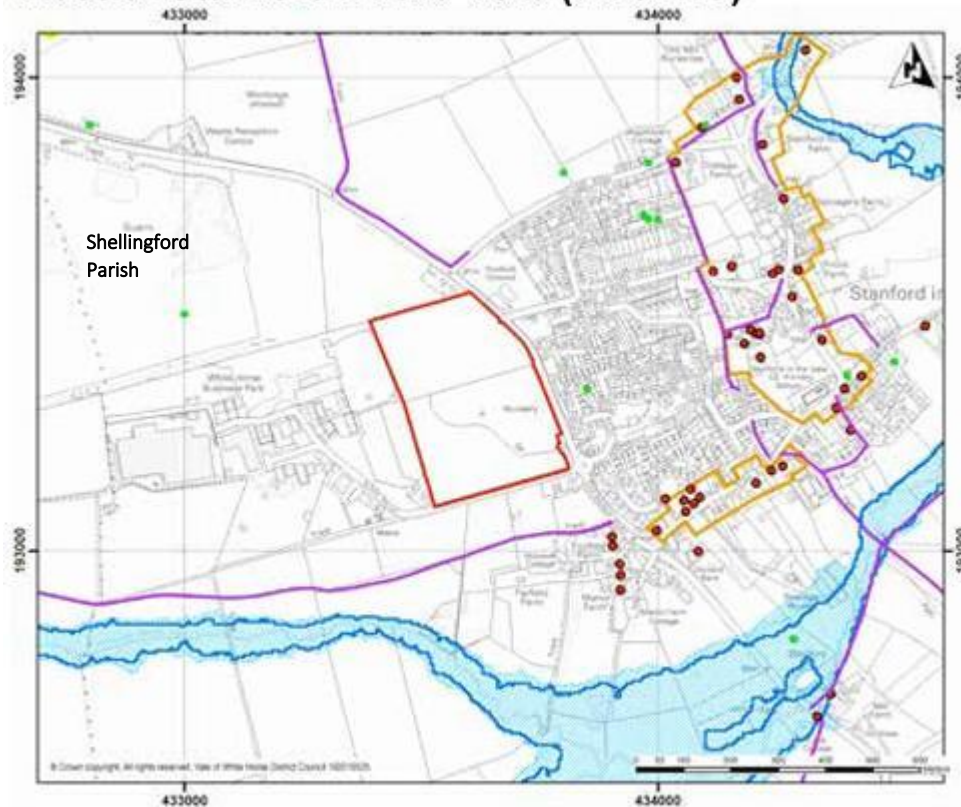
### 2.2. The Vale of White Horse District Local Plan

- 2.2.1. The development plan for the parish currently comprises The Vale of White Horse Local Plan 2031 Part 1 (December 2016) and The Vale of White Horse Local Plan 2031 Part 2 (October 2019). The Local Plan identifies a number of key challenges and opportunities that are faced by the district which are focused around four thematic areas:
- building healthy and sustainable communities,
  - supporting economic prosperity,
  - supporting sustainable transport and accessibility, and

<sup>1</sup> GOV.UK. (2025) *Policy paper National Planning Policy Framework*. Accessed at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- protecting the environment and responding to climate change.
- 2.2.2. **Core Policy 3: Settlement Hierarchy** classifies Shellingford as a smaller village with limited services and facilities. This is in contrast to the Joint Local Plan 2041, where Shellingford is classified as 'The Countryside'.
- 2.2.3. **Core Policy 4: Meeting Our Housing Needs** identifies the housing target for the Vale of White Horse and prescribes how that target will be achieved. As Shellingford is a 'smaller village' with limited facilities and services there is a presumption in favour of sustainable development in the areas with greater access to services and facilities. As such, Core Policy 4 states that in smaller villages limited infill may be appropriate and will be supported where it meets the following criteria:
- is in keeping with the local character,
  - is proportionate in scale, and
  - meets local needs including housing, employment, services and facilities.
- 2.2.4. In the Joint Local Plan 2041 Shellingford is classified as 'The Countryside', therefore, *"Development in the countryside will not be appropriate unless specifically supported by other relevant policies as set out in the development plan or national policy, or comprising a replacement dwelling consistent with its location in the countryside"*.
- 2.2.5. **Core Policy 6: Meeting Business and Employment Needs** identifies land for future employment development. None of the strategic sites are within the Neighbourhood Plan boundary and none are proposed outside. There is an existing business park on the parish boundary known as White Horse Business Park, however this is not a designated strategic employment site. This remains the same in the Joint Local Plan 2041, Policy JT1.
- 2.2.6. The Local Plan includes three Sub-Area Strategies and Shellingford falls within the Western Vale Sub-Area. Core Policies 20 and 21 regard the allocated housing and employment sites and Core Policy 20 reinforces the settlement hierarchy as identified above. Although no housing is allocated in the parish boundary there is a strategic housing allocation West of Stanford in the Vale, which is adjacent to White Horse Business Park, as shown in Figure 5 below. This has been carried over into the Joint Local Plan 2041, now identified as HOU2I.

### West of Stanford-in-the-Vale (11.62 ha)



**Use:** Around 200 homes, subject to masterplanning.

Figure 5. Housing Allocation 'West of Stanford in the Vale'

2.2.7. The Local Plan includes a number of district wide policies which are also relevant to the sustainable development of Shellingford. These comprise:

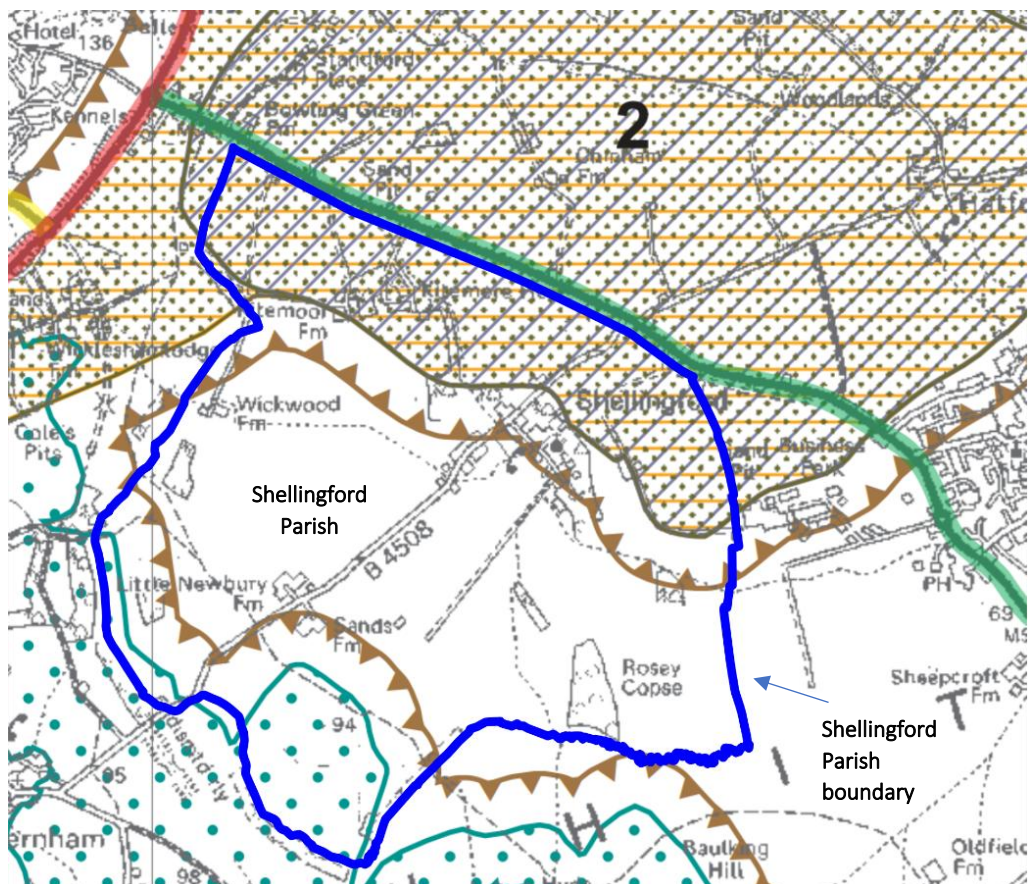
- Core Policy 1: Presumption in Favour of Sustainable Development.
- Core Policy 3: Settlement Hierarchy.
- Core Policy 7: Providing Supporting Infrastructure and Services.
- Core Policy 20: Spatial Strategy for Western Vale Sub-Area.
- Core Policy 22: Housing Mix.
- Core Policy 23: Housing Density.
- Core Policy 24: Affordable Housing.
- Core Policy 25: Rural Exception Sites.
- Core Policy 26: Accommodating Current and Future Needs of An Ageing Population.
- Core Policy 27: Meeting the Housing Needs of Gypsies, Travellers and Travelling Showpeople.
- Core Policy 28: New Employment Development on Unallocated Sites.
- Core Policy 29: Change of Use of Existing Employment Land and Premises.
- Core Policy 30: Further and Higher Education.
- Core Policy 31: Development to Support the Visitor Economy.
- Core Policy 32: Retail Development and other Main Town Centre Uses.
- Core Policy 35: Promoting Public Transport, Cycling and Walking.

- Core Policy 36: Electronic Communications.
- Core Policy 37: Design and Local Distinctiveness.
- Core Policy 39: The Historic Environment.
- Core Policy 40: Sustainable Design and Construction.
- Core Policy 41: Renewable Energy.
- Core Policy 42: Flood Risk.
- Core Policy 43: Natural Resources.
- Core Policy 44: Landscape.
- Core Policy 45: Green Infrastructure.
- Core Policy 46: Conservation and Improvement of Biodiversity.

## 2.3. The Minerals and Waste Local Plan

2.3.1. The Oxfordshire Minerals and Waste Local Plan 2006 was adopted by Oxfordshire County Council in July 1996. It contained detailed policies for the supply of minerals, the provision of waste management facilities and for the control of minerals and waste developments.

2.3.2. Figure 6 below shows the Minerals and Waste Plan policy map for Shellingford Parish. There are underlying minerals, particularly in the northeast and southwest of the parish, which are protected under Policy M8 and Policy M3. Additionally, these areas fall within the 'Minerals Consultation Area,' meaning that the District Council will consult Oxfordshire County Council on planning applications for non-mineral development within these zones.



## Mineral Safeguarding Areas (Policy M8)



- Soft Sand



- Crushed Rock



- Sharp Sand and Gravel



- Fuller's Earth



- Links to larger towns



- Links to smaller towns



- Mineral Consultation Areas



- Mineral Strategic Resource Area (Policy M3)

1. Burford – South of A40 (*Crushed Rock*)
2. East/South East of Faringdon (*Crushed Rock*)
3. North West of Bicester (*Crushed Rock*)
4. Thames Valley – Caversham to Shiplake (*Sharp Sand and Gravel*)
5. Thames & Lower Thame Valleys –  
Standlake to Yarnton (*Sharp Sand and Gravel*)
6. Thames, Lower Windrush & Evenlode Valleys –  
Standlake to Yarnton (*Sharp Sand and Gravel*)
7. Corallian Ridge – Oxford to Faringdon (*Soft Sand*)
8. Duns Tew Area (*Soft Sand*)

Figure 6. Mineral and Waste Local Plan Policy Map for Shellingford

- 2.3.3. Policy M2 sets out the requirement for aggregate mineral working in Oxfordshire County for: *“1.015 mtpa of sharp sand and gravel - giving a total provision requirement of 18.270 million tonnes.....”*.
- 2.3.4. Policy M2 also prescribes that *“permission will be granted for aggregate mineral working under policy M5 to enable separate landbanks of reserves with planning permission to be maintained for the extraction of minerals of: at least 7 years for sharp sand and gravel....”*
- 2.3.5. Policy M3: principal locations for working aggregate minerals relates to the locations for aggregate minerals extraction. Shown on Figure 6, denoted 2, is east/southeast of Faringdon where crushed rock is prevalent, including the existing Shellingford Quarry. The Corallian Ridge - Oxford to Faringdon is also present in the northeast of the parish which is a mineral resource area for soft sand.
- 2.3.6. Not only this, but the policy states that specific sites will be allocated in the Minerals and Waste Local Plan: Part 2, however this was never made and on 20th December 2022 the County Council Cabinet approved a new Minerals and Waste Development Scheme, setting out the decision and timetable to create a new plan to replace Part 1 and what would have been Part 2.
- 2.3.7. Policy M8: Safeguarding mineral resources states that *development will not be permitted which would hinder the future use of the safeguarded material unless:*
- *the site is allocated in an adopted Local Plan or Neighbourhood Plan,*
  - *the need outweighs the considerations relating to the mineral resource, or*
  - *the mineral will be extracted prior to development.*
- 2.3.8. Similarly, Policy M9 safeguards existing and permitted infrastructure that supports the supply of minerals in Oxfordshire against development that *“would unnecessarily prevent the operation of the infrastructure or would prejudice or jeopardise its continued use by creating incompatible land uses nearby”*.

- 2.3.9. Policy M10 relates to the restoration of minerals workings and sets out a number of factors which must be considered, with the overriding expectation that sites *“be restored to a high standard and in a timely and phased manner to an after-use that is appropriate to the location”*.
- 2.3.10. A number of additional Core Policies are of relevance to minerals and waste developments in the Neighbourhood Plan area, these include:
- Policy C1: Sustainable development.
  - Policy C2: Climate change.
  - Policy C3: Flooding.
  - Policy C4: Water environment.
  - Policy C5: Local environment, amenity and economy.
  - Policy C6: Agricultural land and soils.
  - Policy C7: Biodiversity and geodiversity.
  - Policy C8: Landscape.
  - Policy C9: Historic environment and archaeology.
  - Policy C10: Transport.
  - Policy C11: Rights of way.

## 2.4. Joint Local Plan

- 2.4.1. The Vale of White Horse together with South Oxfordshire council are working on a joint Local Plan 2041. The Joint Local Plan 2041 has been submitted to the Secretary of State for Housing, Communities and Local Government for examination by an independent Planning Inspector. As of 4 March 2025, the Council has responded to the Inspector’s Initial Questions.
- 2.4.2. The objectives of the Joint Local Plan 2041 are:
- *Create a unified set of policies for South Oxfordshire and Vale of White Horse, retaining the best from each previous local plan and building in the latest thinking to create an ambitious and fresh joint plan, which sets a framework for successful Neighbourhood Plans.*
  - *Help transition to net zero carbon districts by 2030 for South Oxfordshire and 2045 for Vale of White Horse, mindful of the districts’ carbon budgets, by locating new housing and employment development in places which minimise the need to travel by private car, requiring buildings to be designed to the highest achievable standards for reducing energy and water use, encouraging suitable renewable energy generation, and supporting nature-based carbon and stormwater storage.*
  - *Strengthen resilience to climate change by designing new buildings and infrastructure in our districts and retrofitting existing ones to withstand extreme weather events, such as flash floods, longer slow flood events and heat waves, and implementing nature-based solutions like planting street trees.*

- *Help nature recover by protecting wildlife and expanding natural habitats, requiring developments to achieve the highest viable net gain in biodiversity so that it leaves the natural environment better than it was before the development.*
- *Focus new allocations of land for development at well-located brownfield sites, recycling land that is already developed, using land efficiently and re-using buildings and materials rather than expending new resources.*
- *Help communities lead healthy and more active lifestyles, by providing high-quality greenspace, promoting safe and active travel, and controlling air, water, light and noise pollution from new developments, so that people and nature can be safe, healthy, and thriving.*
- *Cherish and protect natural and built heritage, with policies that make sure the location and design of development respects landscape character and the local distinctiveness of towns and villages.*
- *Plan for enough new homes to meet our needs, including significant numbers of homes that are genuinely affordable to rent or buy, and different kinds of homes to meet the needs of our communities, including older people, those with care needs and younger people getting their first home.*
- *Plan for enough new jobs, a flourishing local economy, and a wide range of jobs, not only in the science and innovation sector for which the districts are well known, but in the foundational economy which underpins this and provides people's day to day needs.*
- *Ensure that new developments create great places and great communities that make our districts better, leaving a positive legacy for the future.*
- *Plan for infrastructure in the right places and built at the right times to serve our growing communities, like transport, water, sewerage, energy, and digital networks, along with health, education, and cultural facilities.*
- *Help create and sustain communities by protecting community facilities and supporting new local facilities that help residents live healthier, more active, sustainable lifestyles without the need to rely on cars.*

2.4.3. The preferred options consultation took place between 10<sup>th</sup> January and 26<sup>th</sup> February 2024. This will set out preferred policy options and draft policies for the area. An extract from this is set out below in Figure 7 and highlights little change from current adopted policies.

## Extract from Joint Local Plan Emerging Policies Map (VoWH) January 2024

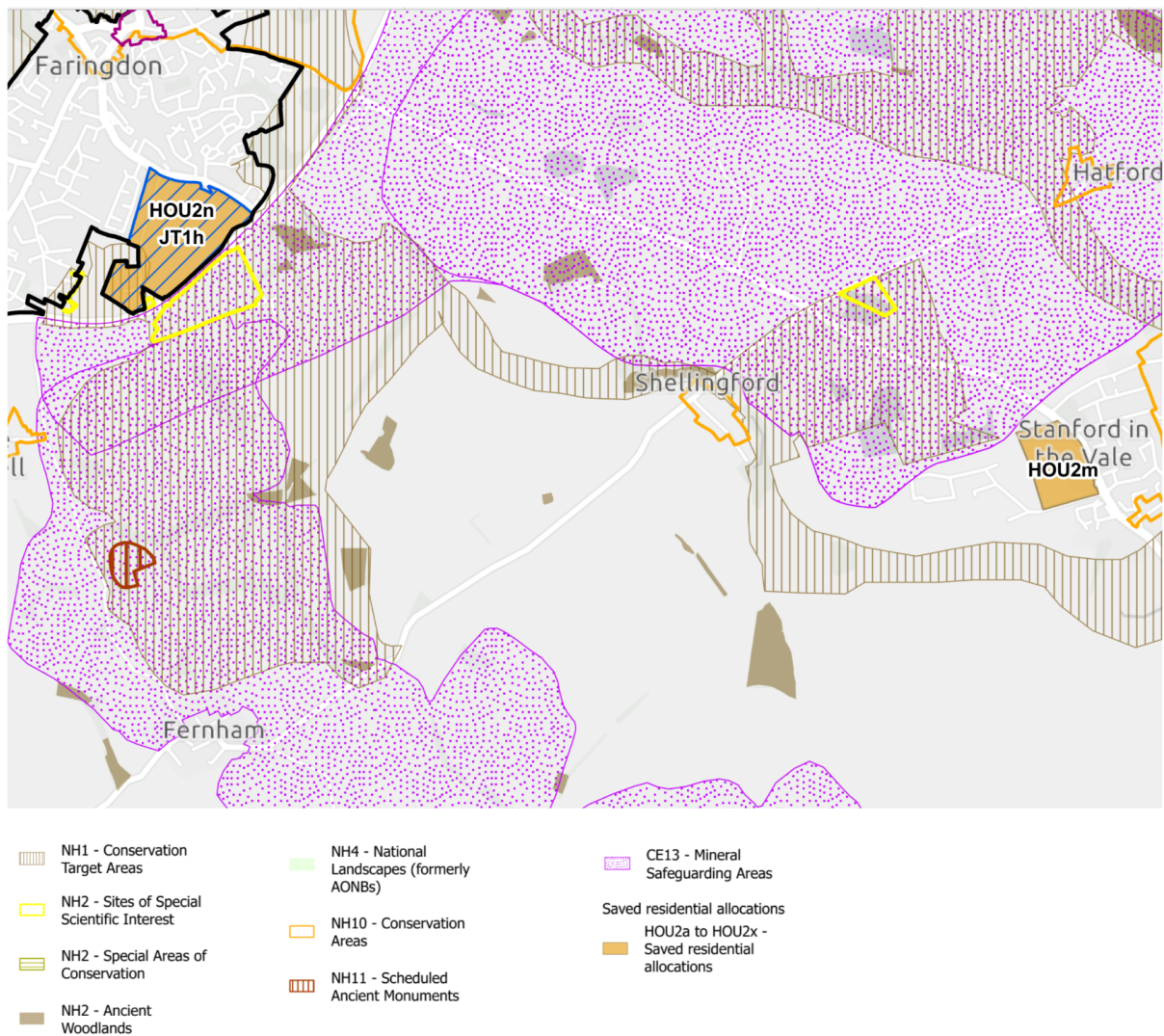


Figure 7. Emerging, Draft Local Plan Map for the Neighbourhood Plan Area and its Surrounding Settlements

### 3. The Neighbourhood Plan Area

#### 3.1. Overview of the Parish (Location, Geography, Unique Characteristics etc.)



Figure 8. Shellingford and Surrounding Parishes

- 3.1.1. Shellingford is a rural parish situated in the Vale of White Horse District and is classed as a smaller village in the Local Plan 2031 and the countryside in the Joint Local Plan 2041. Positioned north of the Ridgeway and the Uffington White Horse Landmark, the low lying village offers scenic, rolling landscape views towards the North Wessex Downs National Landscape.
- 3.1.2. Fernham Road is the only vehicular access route through the parish. It begins in the northeast, connecting with the Faringdon Road (A417), runs through the parish and leads towards Fernham Village to the southwest. Church Street runs parallel to Fernham Road but is a no-through road.
- 3.1.3. The parish primarily consists of scattered farm buildings surrounded by arable fields. The property formerly known as 'Kitemore House' is located to the north, while Shellingford Quarry partially lies within the parish on the eastern side, with the remaining portion situated within the Stanford in the Vale Parish.
- 3.1.4. Shellingford settlement consists of two areas of built development along Fernham Road and Church Street with a small gap separating the areas. One area consists of linear development

north and south of Fernham Road, with a gap to the east, and then the other area which has linear development east and west of Church Street and a small area north of Fernham Road.



Figure 9. Shellingford Conservation Area

- 3.1.5. Shellingford Conservation Area contains much of the second area except the last dwelling before home farm on the western side of Church Street and south of the Glebe house on the eastern side. Nine of the listings are within the Shellingford Conservation Area, with three listings outside.
- 3.1.6. There are limited services within Shellingford. At the time of writing services include St Faith's Church and Shellingford CE(A) Primary School. The parish experiences parking issues, mainly along Church Street and at Shellingford CE(A) Primary School during school pick-up and drop-off times. This is in addition to speeding along Fernham Road.
- 3.1.7. The Fernham Road is used as an official alternative route for the A417 when it is closed. The A417 is a road beset by incidents as highlighted in Section 7.6 - Accessibility, Road Safety and Sustainable Transport. With numerous closures it means that many HGVs are redirected through the parish, particularly waste and aggregate lorries, as well as and buses and other HGVs. This causes conflicts with pedestrians and cyclists, as well as horses on the narrow rural roads, particularly where pavements are limited or non-existent.
- 3.1.8. Despite this, the residents of the parish cherish the otherwise tranquil and rural nature of Shellingford, in particular its striking heritage and the access to nature and the wider landscape

setting which wraps around the settlement.

### 3.2. Historical Development

#### *Landscape, Geology and Archaeology*

- 3.2.1. The parish sits on the edge of the Corallian Ridge, which is an area of limestone found close to the surface that represents the fossilised remains of a coral reef laid approximately 160 million years ago. Whilst much of the parish lies within an area underlain by clay, nearby limestone provided many of the local building materials and is still quarried today.

### Geology and Landscape Character



Figure 10. Geology and Landscape Character Areas<sup>2</sup>

- 3.2.2. There have been several archaeological finds in and around Shellingford Parish which include flint implements dating between 500,000 BCE to 43 CE, a late prehistoric to Iron age circular enclose or ring ditch dating between 4,000 BCE – 43 CE and a Neolithic to Bronze Age lithic scatter found at Shellingford Quarry which includes, including 239 sherds of pottery, 15, flints, and 8 more through trenching. Some of these finds are visible in Figure 11.

<sup>2</sup> Vale of White Horse District Council. (2009) *Vale of White Horse Residential Design Guide* (Cobalt Design)

Outside Parish, but of significance are the number of Roman finds including:

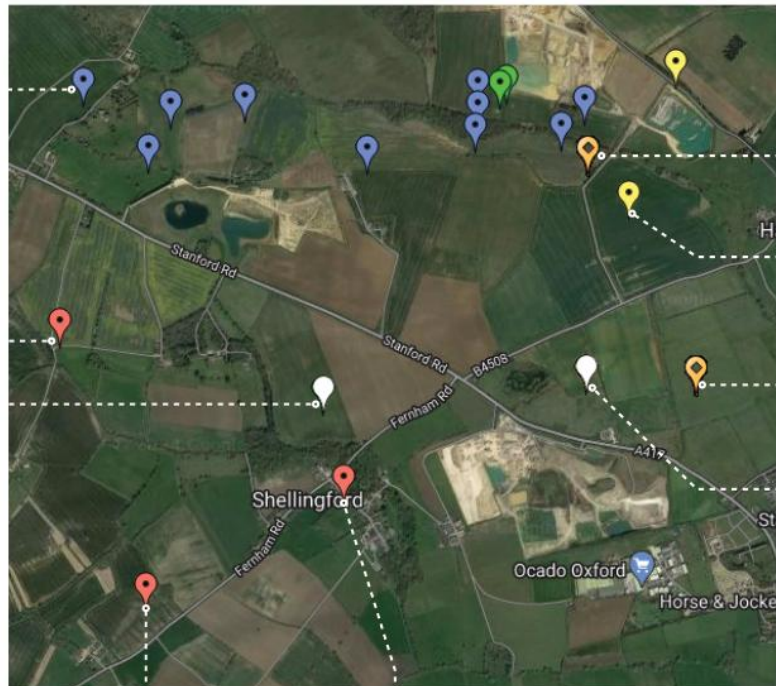
Site of Roman settlement / Roman villas / Roman well / Roman bronze coins / Roman Road

Site 478. Post-Medieval: Site of Watermill

Site 602: Ancient: Site of Ancient cropmark (Specific period(s) of site still to be confirmed)

&

Site 226: Bronze Age: Site of Ring Ditch (Specific period(s) of site still to be confirmed)



Site 516. Mesolithic: Flint Scraper, Flint Microlith Core found

Site 117. Iron Age: Site of Iron Age enclosure

Site 515. Mesolithic: Flint Blade found

Site 113: Iron Age: Decorated pottery found

Site 363. Medieval: Place called Shellingford and known as Serengeford mentioned in the Domesday Book,

Site 364. Medieval: Fair sited at this town/village,

Figure 11. Archaeological Finds in the Area<sup>3</sup>

- 3.2.3. Mary P. Thompson Vogwell provides a thorough account of the early history of the parish<sup>4</sup> and its surrounding areas from prehistoric times to 1485, the early hunter gathers to the clans, tribes to the Romans and the rise of Christianity. The following text is based on the work of Mary P. Thompson Vogwell.

*“Stone Age (2,600,000 – 3,300 BCE) peoples are known to have been present in the general area, as evidenced by the square-banked enclosure situated to the east of nearby Baulking. This included a standing stone originally in the centre, which may have functioned as a local ritual centre. Various stone tools such as flint axes, scrapers and arrowheads have also been found in the local area. A small number of worked flints, pottery sherds and scatter have been found within Shellingford parish boundaries. Because hunter-gatherers were often mobile, their homes would have been temporary structures with little evidence remaining today.*

*More permanent settlements began to appear here as pastoral and arable farming developed during the Bronze Age (3,300 – 1,200 BCE) and onwards. During this time, settlements were established at Hatford, Baulking, Stanford in the Vale, Faringdon, Fernham and elsewhere. Presently, there is no evidence of Bronze Age housing in Shellingford. Although, lithic scatter has been found at Shellingford Quarry, including 239 sherds of pottery and 15 flints. The soil in the*

<sup>3</sup> Archi Maps: UK. (2025) Available at: [www.ArchiUK.com](http://www.ArchiUK.com)

<sup>4</sup> Thompson Vogwell, M. P (2023) *Shellingford. Part 1, prehistory to Domesday*. Oxford: Oxfordshire History Centre

*area of Shellingford today is mainly stone brash/clay, making it particularly useful for mixed arable and grazing. The relative flatness of the area around the River Ock has often resulted in localized flooding, with marshy ground prevailing in wet periods and added fertility to the soil. The word Ock is Iron Age in origin and is believed to have come from the word for 'salmon', suggesting the river once teemed with life. Evidence of several fish ponds has been found in and around the village.*

*During the Iron Age (800 BCE – 410 CE), Shellingford was located on the borders of three Celtic tribes, the Dobunni, the Atrebates and the Belgae. Hill forts are a well-known feature in this area but any information for Iron Age activity within the parish boundaries is sparse. Remnants of a number of small fields bounded by ditches or ridges together with some circular features that were possibly round houses are indicative of past settlement.*

*Roman Era (43 – 410 CE). A number of Roman coins and fragments of what appear to be roof tiles and brick from a hypocaust system, have been found within parish boundaries to the north of Holywell Brook, suggestive of the presence of a farmstead or villa of unknown importance and size. A Roman coin was found in the land surrounding Shellingford House (the original site of the rectory in the later Middle Ages). Agricultural activity implies the presence of a small settlement comprised of farm estate workers. Shellingford, on current evidence, appears to remain a small, outlying settlement in this period when compared to the neighbouring areas of Hatford, Faringdon, and Stanford in the Vale, where many more artefacts and buildings have been confirmed by archaeology”.<sup>5</sup>*

### Settlement History

- 3.2.4. The settlement of Shellingford dates back to the Saxon era, when it was known as Scaringford, after the Saxon subtribe that settled there. At that time, Shellingford was referred to as the 'ford of the Scaringas'.
- 3.2.5. Shellingford appears in a Saxon Charter of AD 931 in which Abingdon Abbey was given twelve hides of land by the King. Both manors, Shellingford Newbury and Shellingford Blewbury, were under ownership of the Abbey where they maintained granges under local reeves and supplied fish, chickens, eggs and dairy produce to the kitchener and the refectory. A son of the Blewbury family, who owned Blewbury Manor, is buried beneath a marble monument at St Faith's Church.
- 3.2.6. Shellingford is also referenced in the Domesday Book, the earliest public record commissioned by William the Conqueror in 1085. The extract from the Domesday Book notes the Households in Shellingford as 13 villagers, 1 cottager and 7 slaves.
- 3.2.7. Shellingford hosted a salt market dating from the Saxon times until the 13th Century. The Abbot of Abingdon also held an annual fair on the 6th of October (St Faiths day), the same day as the fair hosted by the Lord of the Manor of Wantage. This gave rise to a dispute and the Shellingford fair was abandoned, until nine year later when The Abbot of Abingdon gained

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<sup>5</sup> Faringdon & District Archaeological & Historical Society (FDAHS). (2023) *Shellingford*. Available at: <https://www.fdahs.org.uk/villages/shellingford/>

permission to hold the fair a day earlier. The fair was held annually on the 5th of October for another 50 years.

- 3.2.8. Many of the buildings within the conservation area at present day are seen on the 1870 Ordnance Survey map, with many of the buildings dating between the 16th and 18th Century. St Faith's Church was built in the 12th century with later additions and alterations including the spire and porch built in 1625. Figures 12 and 13 below show little change during this period.

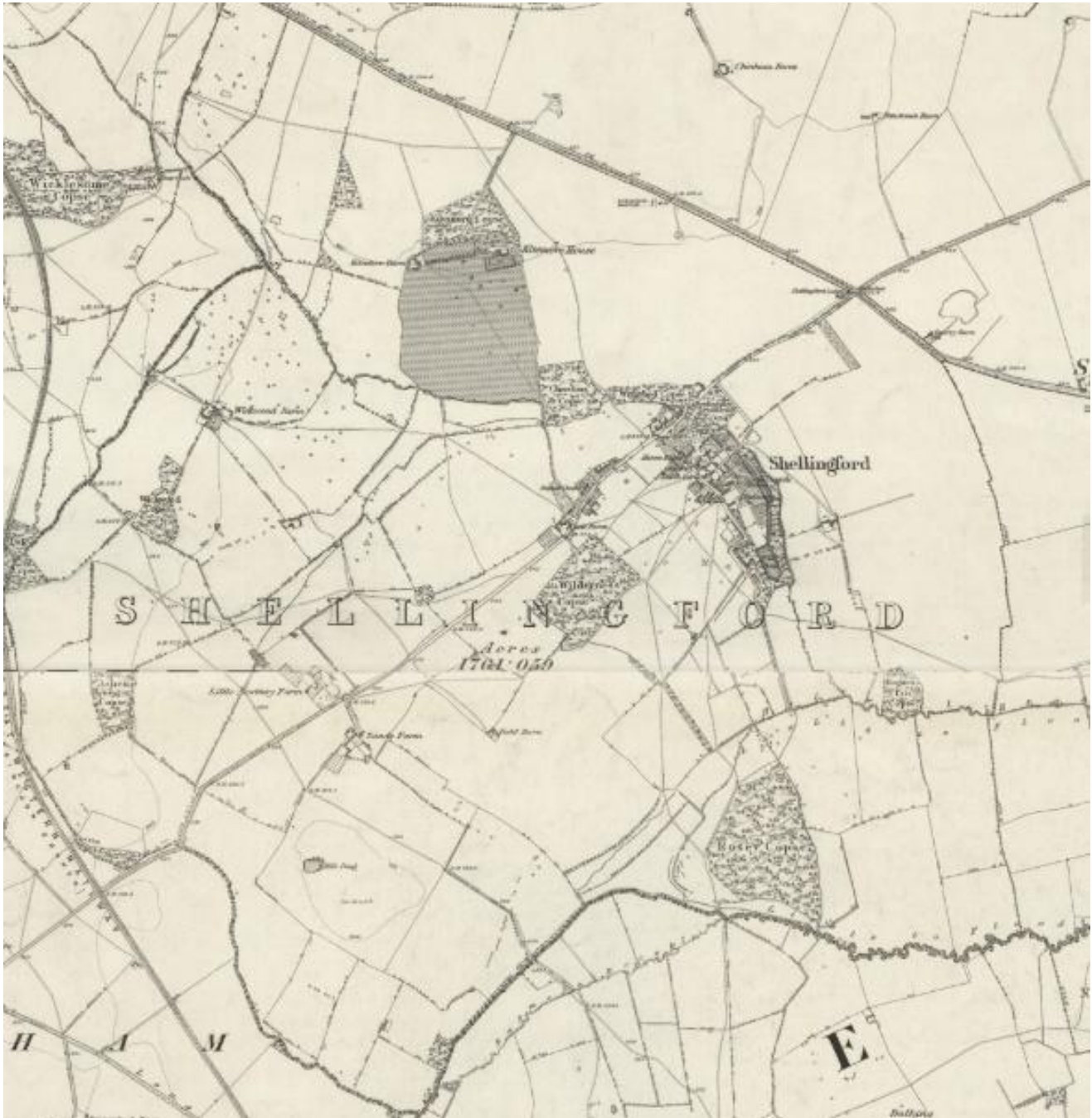


Figure 12. Ordnance Survey. 6 inches to 1 mile Old Map (1870s)<sup>6</sup>

<sup>6</sup> Archi Maps: UK. (2025) Available at: [www.ArchiUK.com](http://www.ArchiUK.com)

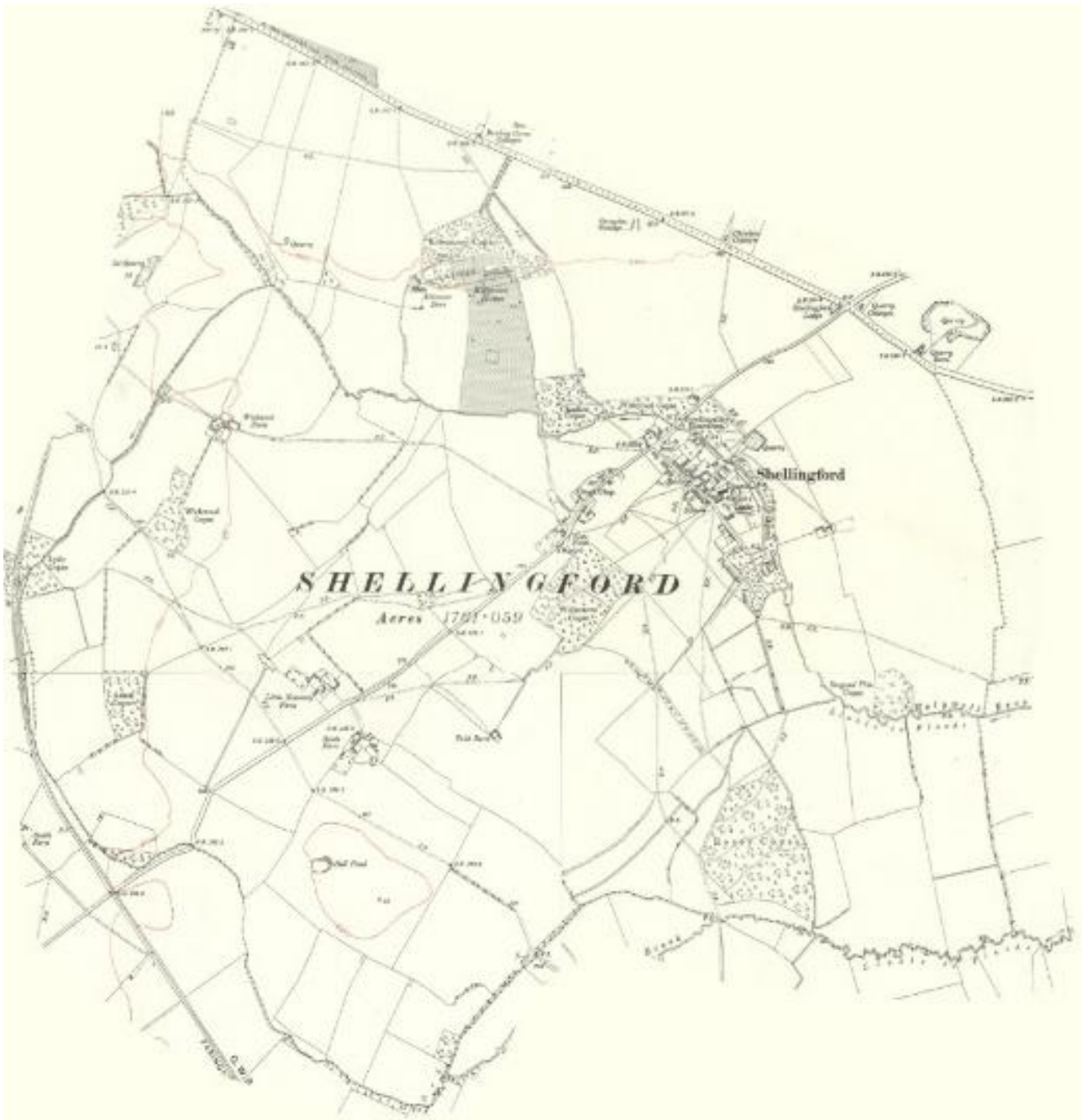


Figure 13. Ordnance Survey. 6 inches to 1 mile Old Map (1888-1913)<sup>7</sup>

3.2.9. Kitemore House is located to the north of the main settlement and was built in 1867 for Thomas Mills Goodlake. The building replaced Shellingford Manor, which was an Elizabethan manor house located adjacent to St Faith's Church. It is understood that Mr Goodlake did not reside long in Kitemore House and that he shortly left the property due to the sound of the wind in the chimneys.

3.2.10. During World War I, Kitemore House became a Red Cross Hospital, where the then owner Lady

<sup>7</sup> Archi Maps: UK. (2025) Available at: <https://maps.nls.uk/geo/explore/#zoom=15.8&lat=51.64002&lon=-1.54455&layers=168&b=1&o=100>

Henderson and four additional nurses cared for over 200 sick and/or injured personnel.

- 3.2.11. In the early to mid-1900's Kitemore House was extended with the addition of the west wing and a linear planted, green connection was made between Kitemore Copse and Chaslins Copse.



Figure 14. 1950s Ordnance Survey 1 inch to 1-mile Old Map Showing the Disused Airfield

- 3.2.12. During the 1870's to the 1930's Shellingford saw limited but important housing development. In the Edwardian period country estate housing was built along Church Street (see Figure 15 below), now forming a significant element of the conservation area. This development was financed by the Henderson family who at the time owned both Buscot and Shellingford estates. It is highly likely that the architects behind the Roadside Cottages at Eaton Hastings were the renowned Ernest George and Harold Ainsworth Peto. While these architects were primarily celebrated for designing large country houses, they also created estate cottages for prominent landowners.



Figure 15. Direct Comparison of Roadside Cottages (Left)<sup>8</sup> and Cottages on Church Street Shellingford (Right)

- 3.2.13. It appears that in the same period there was the demolition of a few houses to the north of Fernham Road and the buildings associated with Gate Farm.
- 3.2.14. RAF Shellingford was opened for use as a practice landing field for Elementary Flying Training in February 1932, with the airstrip being comprised of grass. It subsequently operated for night

<sup>8</sup> RIBA. (2025) *Cottages, Eaton Hastings, Oxfordshire*. Available at: [https://www.ribapix.com/cottages-eaton-hastings-oxfordshire\\_riba102611](https://www.ribapix.com/cottages-eaton-hastings-oxfordshire_riba102611)

flying during the Second World War in September 1941. The airfield was used by the RAF up to 1948 and fully ceased use around the 1950's. Some of the original technical buildings and two Blister hangars still exist, which can be seen from the road. However, the remainder is in part a farm, a sand and gravel quarry and business park.



Figure 16. Aerial Photo Taken by the RAF in 1946, Showing the Airfield and Hangars to the Northeast of the Village (Circled in Red - one Remains to Date with the Other to the Southeast of the Village Adjacent to White Horse Business Park)<sup>9</sup>

- 3.2.15. Since the 1950s, Shellingford has seen significant growth to the north of Fernham Road and partially to the south of the village. Church Street in particular has seen some development, most notably the farm buildings and south of Shellingford CE(A) Primary School.
- 3.2.16. At Fishpond Copse, black poplars were planted around the pond. As a water-dependent species, they have significantly reduced the water level in the pond, which has now completely silted up. Additionally, the trees at Wilderness Copse have been entirely felled.
- 3.2.17. Recent developments affecting the parish are ongoing just outside its borders to the east. These include the housing estate along the western side of Faringdon Road (known as River Meadow) and the expansion of the White Horse Business Park.

### 3.3. Parish Profile

- 3.3.1. Shellingford is one of 68 parishes in the Vale of White Horse District and is located in the west of the district. The data below is taken from a mix of the latest 2021 Census and where data is not available, the previous 2011 Census, but with mid-year estimates as set out below.

<sup>9</sup> Historic England. (2025) *Aerial Photo - raf\_106g\_uk\_1408\_rs\_4164*. Available at: [https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf\\_106g\\_uk\\_1408\\_rs\\_4164#](https://historicengland.org.uk/images-books/archive/collections/aerial-photos/record/raf_106g_uk_1408_rs_4164#)



Residents

3.3.2. According to mid-year estimates from the Office for National Statistics (ONS) in 2019, the population of Shellingford Parish was 149, reflecting an approximate 8% decrease since 2001 (see Figure 17). However, the latest 2021 Census data shows an increase of 160 people, with the predominant age group being over 50 (see Figure 18).

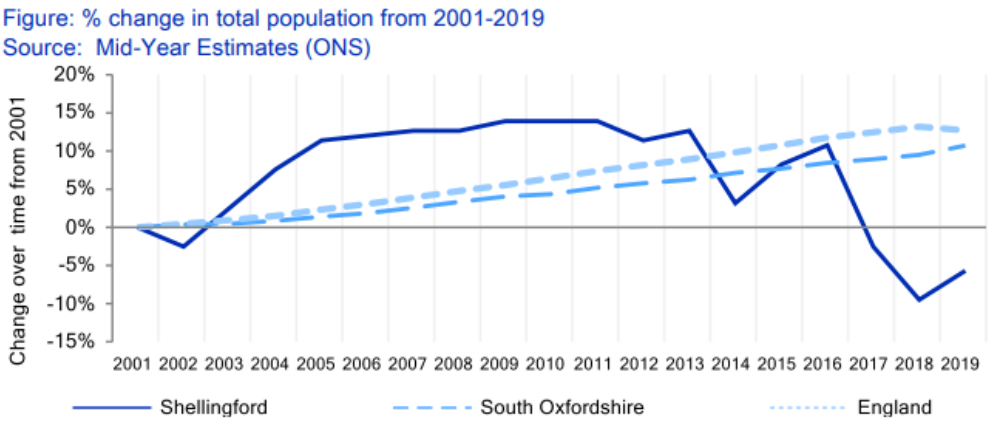


Figure 17. Percentage Change in Total Population From 2001-2019<sup>10</sup>

Shellingford



Figure 18. Population, Age Profile and Area Map of Shellingford Parish<sup>11</sup>

Ethnicity

3.3.3. The largest group in Shellingford is “White British” at 91.3% of the parish’s population, as of 2011 census data. That compares with a figure of 89.8% for the Vale of White Horse District and 79.8% for England. By the 2021 Census, this percentage increased to 96.9% of the parish population.

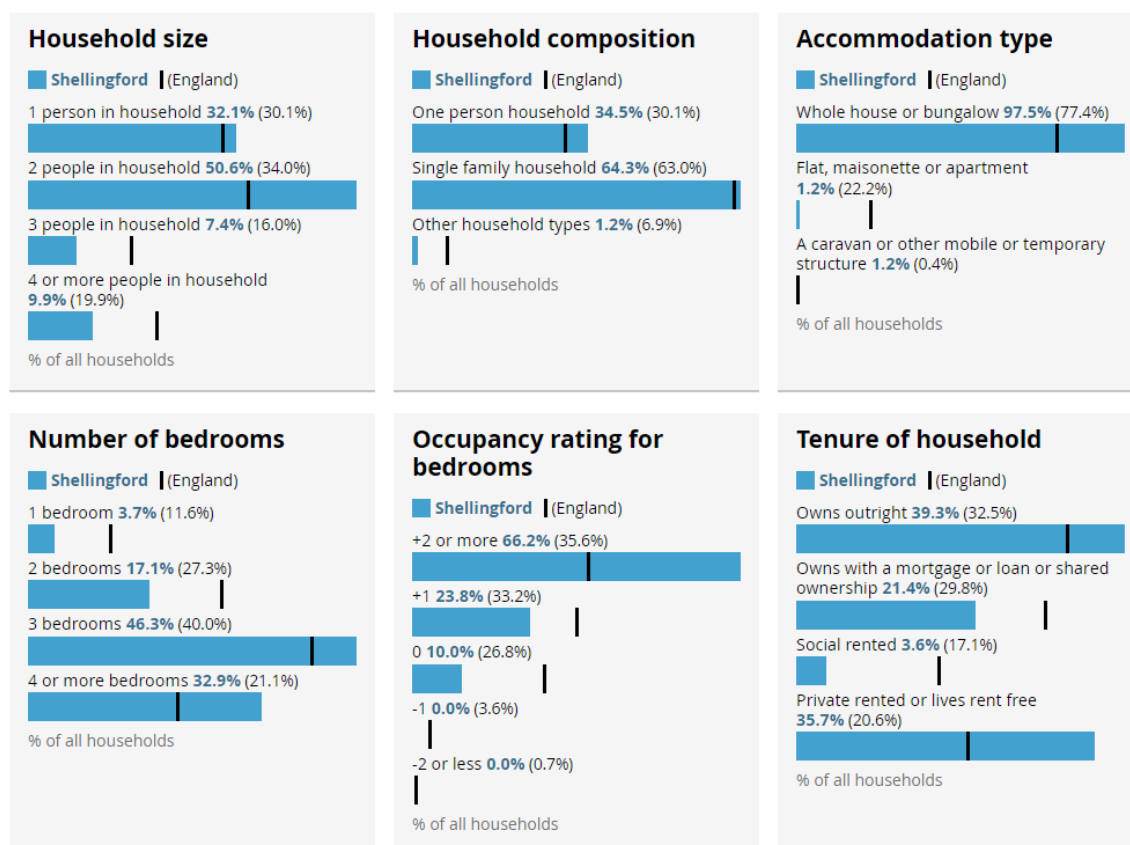
<sup>10</sup> Office for National Statistics. (2021) *Insight Profile for Shellingford Area: Oxfordshire Parish Profile Report*

<sup>11</sup> Office for National Statistics. (2025) *Profile Preview: Shellingford*

## Household

Owner occupied	Owner-occupied: owned outright	Owner-occupied owned: with mortgage or loan
43	21	22
56.6% (England average = 64.1%)	27.6% (England average = 30.6%)	28.9% (England average = 32.8%)
Owner-occupied: shared ownership	Social rented households	Rented from Council
00	05	02
0.0% (England average = 0.8%)	6.6% (England average = 17.7%)	2.6% (England average = 9.4%)
Rented from Housing Association or Social Landlord	Rented from private landlord or letting agency	Other rented dwellings
03	19	09
3.9% (England average = 8.3%)	25.0% (England average = 15.4%)	11.8% (England average = 2.8%)
Source: Census 2011		

Figure 19. Housing Tenure in Shellingford Parish<sup>12</sup>



Source: Office for National Statistics - Census 2021

Figure 20. Household Size, Composition, Accommodation Type, Number of Bedrooms, Occupancy Rating for Bedrooms and Tenure of Household in Shellingford Parish

<sup>12</sup> Office for National Statistics. (2021) *Insight Profile for Shellingford Area: Oxfordshire Parish Profile Report*

- 3.3.4. As of the last parish profile figures provided by Vale of White Horse using 2011 census data, 27.6% of homes in Shellingford were owned outright and 28.9% of homes were owned with a mortgage. Slightly more than half of properties (56.6%) were owned by individuals who reside in them. This is lower than the Vale of White Horse average of 71.4%.
- 3.3.5. Not only this, but 25% of Shellingford households are privately rented or live rent free and 6.6% are socially rented. The former figure is higher than the Vale of White Horse average of 11% and the latter is lower than the district average of 13.3%.
- 3.3.6. When compared to the 2021 Census data and national averages, there are some significant differences. Most notably, the number of residents owning their homes outright has increased to 39.3%, with the number of homes owned with a mortgage decreasing to 21.4%. This equates to 60.7% of parish residents either owning their property in full or part. One reasoning for this may be that since 2011 a number of residents have paid off their mortgages or purchased their home through 'right to buy' opportunities.
- 3.3.7. With regard to renting, 35.7% of homes in the parish are now privately rented or live rent free, signifying a 12.7% increase since 2011. This figure exceeds both the national and district average. Not only this, but in the 2021 Census there were a lower number of socially rented properties at 3.6%.
- 3.3.8. Whilst the above data is subject to change and merely a snapshot of the date on which it was taken, that is 2011 and 2021, the overall picture remains very similar. At the time of writing in 2025 Shellingford remains a parish with few young people, with numbers lower than that of the district average.

#### *Housing Prices and Council Tax Band*

- 3.3.9. According to Rightmove, the overall average house price in Shellingford in 2025 was £300,000. Overall, the historical sold prices in Shellingford are 58% down on the previous year and 73% down on the 2019 peak of £1,119,000. However, it should be noted that the current average house price is based on the sale of a single house and is influenced by the fact that we are only in the third month of the year.
- 3.3.10. According to the Valuation Office Agency statistics from 2020, 1.3% of households in Shellingford are in Council Tax A, 3.8% in Band B, 45% in Band C and 25% in Bands F-H. This is in contrast to the Vale of White Horse, of which 3% are in Council Tax Band A, 10.5% in Band B, 29.9% in Band C and 18% in Bands F-H.

#### *Education*

- 3.3.11. According to the 2011 Census, 46.2% of Shellingford's residents have achieved Level 4 qualifications (degree or equivalent) and above compared to 37.2% in Vale of White Horse. Similarly, 15.2% of Shellingford's residents have no qualifications which is 1.5% lower than the Vale of White Horse average.
- 3.3.12. This is in contrast to the 2021 Census, in which 54.6% of Shellingford's residents have achieved

Level 4 qualifications and above, signifying an increase. Similarly, the percentage of residents with no qualifications has also decreased, with a figure of 12.1%. Both these trends are reflected in the district averages.

### *Employment*

- 3.3.13. 68.3% of Shellingford residents aged 16-74 are economically active: in employment, compared to 63% of Vale of White Horse residents. This includes people in full time, part time and self-employment, those who are actively seeking a job and full-time students. The remaining 30.3% of residents aged 16-74 are economically inactive, compared to the Vale of White Horse average of 34.8%. This includes people who are retired, long-term sick or disabled or individuals who look after the home and family.

### *Health*

- 3.3.14. According to the Active Lives Survey 2020 by Sport England, 69% of Shellingford residents said that they undertook at least 15 hours of exercise per week, 85% said that they are physically active at least twice a month and 19% said that they are physically inactive. This compares to the district averages of 70%, 85% and 18% respectively.

## 4. Vision and Objectives

4.1.1. The following vision was agreed by 70% of participants during public consultation events.

### VISION



Our vision for the Plan Area is:

1. To respond to the needs of our community by ensuring that new development is sensitively designed to be in keeping with our historic buildings and conservation area.
2. To maintain our quiet rural character with its dark night skies, green spaces and important views and vistas in and around the parish.

### 4.2. Objectives

4.2.1. Following public consultations, the objectives have been grouped into two categories: objectives for the natural environment and objectives for the built environment, as outlined below.

### Objectives for the Natural Environment

Our objectives are:

1. Protection of the tranquil rural environment and dark night skies.
2. Maintain the important views to the North Wessex Downs National Landscape and into/out of the conservation area.
3. To designate a number of Local Green Spaces.
4. To enhance important areas of woodland, including protection of ancient woodland.
5. To promote new habitat creation and biodiversity opportunities.

## Objectives for the Built Environment

Our objectives are:

1. To ensure that new development supports the needs of the community.
2. To ensure that new development is of a sustainable, high quality design, using appropriate and energy efficient materials and of a character which is parish specific. To be covered by a parish specific character appraisal and design code (Appendix A) which includes housing, agricultural buildings/conversions and businesses. A key focus is upon maintaining the rural estate character.
3. To investigate traffic and parking issues (community aspiration) and recommend any appropriate mitigation measures relating to new development.
4. To ensure that new development does not cause flooding problems and that the watercourses in the parish are adequately addressed in development proposals.
5. To protect and enhance community assets and facilities and to enable appropriate commercial rural development.
6. To ensure that the significance of the conservation area and listed buildings within the parish are maintained and enhanced where possible.

## 5. Land Use Policies

### 5.1. Background

#### *National Character Area Profile*

5.1.1. Shellingford Parish is split into two national character areas:

- Character Area 108 – Upper Thames Clay Vales, and
- Character Area 109 - Midvale Ridge.

5.1.2. Fernham Road divides the two character areas with the Midvale Ridge to the north and the Upper Thames Clay Vales to the south, as seen in Figure 21 below.

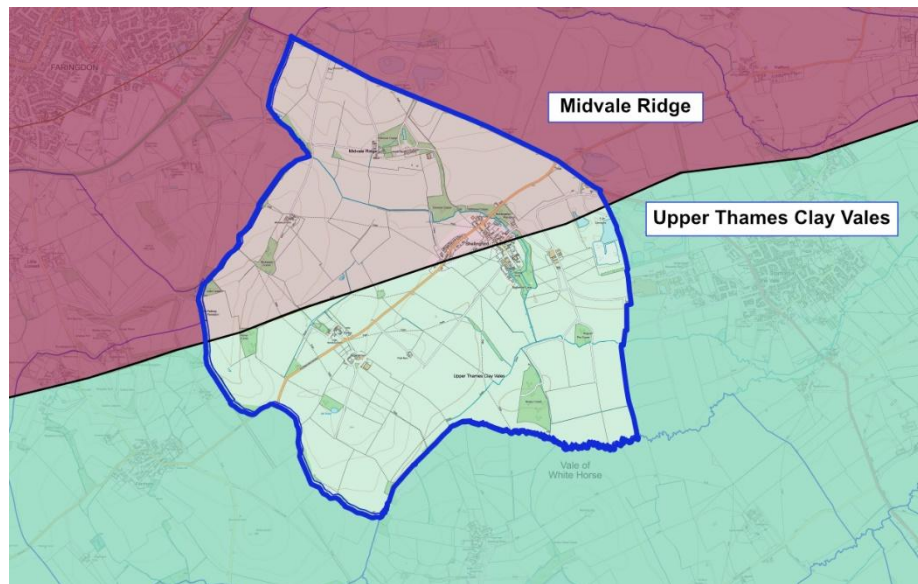


Figure 21. NCA Midvale Ridge and Upper Thames Clay Vales

### *NCA108 - Upper Thames Clay Vales<sup>13</sup>*

- 5.1.3. NCA 108 - Upper Thames Clay Vales encircles the NCA 109 Midvale Ridge and extends from Wiltshire to Gloucestershire, including parts of the North Wessex Down National Landscape, the Chilterns National Landscape and the Cotswolds National Landscape. It consists predominantly of Jurassic and Cretaceous clay below undulating lowland farmland. The undulating topography is created by the superficial deposits, including alluvium and gravel terraces which cover over 40% of the NCA.

### *NCA 109 - Midvale Ridges<sup>14</sup>*

- 5.1.4. NCA 109 - the Midvale Ridges stretches east-west from the Vale of Aylesbury to Swindon and consists of low-lying limestone hills with a mix of soil types. The surrounding contrasting flat lands of NCA 108 afford views across the countryside.
- 5.1.5. As national character areas, much of the descriptive text is too broad and non-specific for a Neighbourhood Plan. Instead, a locally specific, more detailed description is provided below.

### *Vale of White Horse Landscape Character Assessment*

- 5.1.6. The Shellingford Character Appraisal (Appendix A) and Design Code (Appendix B) sets out full details of the landscape character in and around the parish, as outlined in the Vale of White Horse NHL04 Landscape Character Assessment which was finalised and published in September 2024, having been undertaken by LUC. The assessment identifies 14 Local Character Types (LCTs), grouped for their similar geology, topography, vegetation and human influences. The landscape types are broken down into discrete geographical areas which, known as Landscape

<sup>13</sup> Natural England. (2025) *NCA Profile: 108 Upper Thames Clay Vales (NE570)*. Accessed at: <https://publications.naturalengland.org.uk/publication/5865554770395136?category=587130>

<sup>14</sup> Natural England. (2025) *NCA Profile: 109 Midvale Ridge (NE417)*. Accessed at: <https://publications.naturalengland.org.uk/publication/5431100?category=587130>

Character Areas (LCTs), of which there are 4 character areas in Shellingford Parish.



Figure 22. Vale of White Horse Landscape Character Assessment of Shellingford

5.1.7. Figure 22 above highlights the 4 different LCAs in Shellingford which include:

- LCA 7A: Faringdon Ridge Hilltops,
- LCA 8A: Faringdon to Frilford Ridge Slope,
- LCA 11B: Western Upper Vale, and
- LCA 12B: Western Middle Vale.

5.1.8. The key valued characteristics, detractors and issues of the character areas and wider landscape inform the Neighbourhood Plan.

5.1.9. The River Ock rises near the village of Little Coxwell, flows through Longcot to Garford and the

center of the Vale, skims the southern border of Shellingford Parish and continues on to join the Thames at Abingdon.

- 5.1.10. The Fernham Meadows Site of Special Scientific Interest (SSSI) sits under 2km west along the River Ock which is eastward flowing. The River Ock at Shellingford is upstream flowing away from the SSSI inwards to the Vale.
- 5.1.11. The Holywell Brook appears to originate from the pond at The Old Pump House (see overleaf), which is fed by springs and streams outside the parish. It flows towards and around the edge of Chaslins Copse, follows the northern edge of the village, and briefly runs south before turning eastward and then southward to meet the River Ock at the parish boundary. There are also several feeder streams flowing into the Brook, as well as ponds of interest for biodiversity.
- 5.1.12. The land rises from the River Ock, peaking in the southwest corner of Shellingford Parish, as well as in the west and north. However, the landscape is predominantly flat, consisting mainly of arable fields.

### *Landscape and Biodiversity Designations*

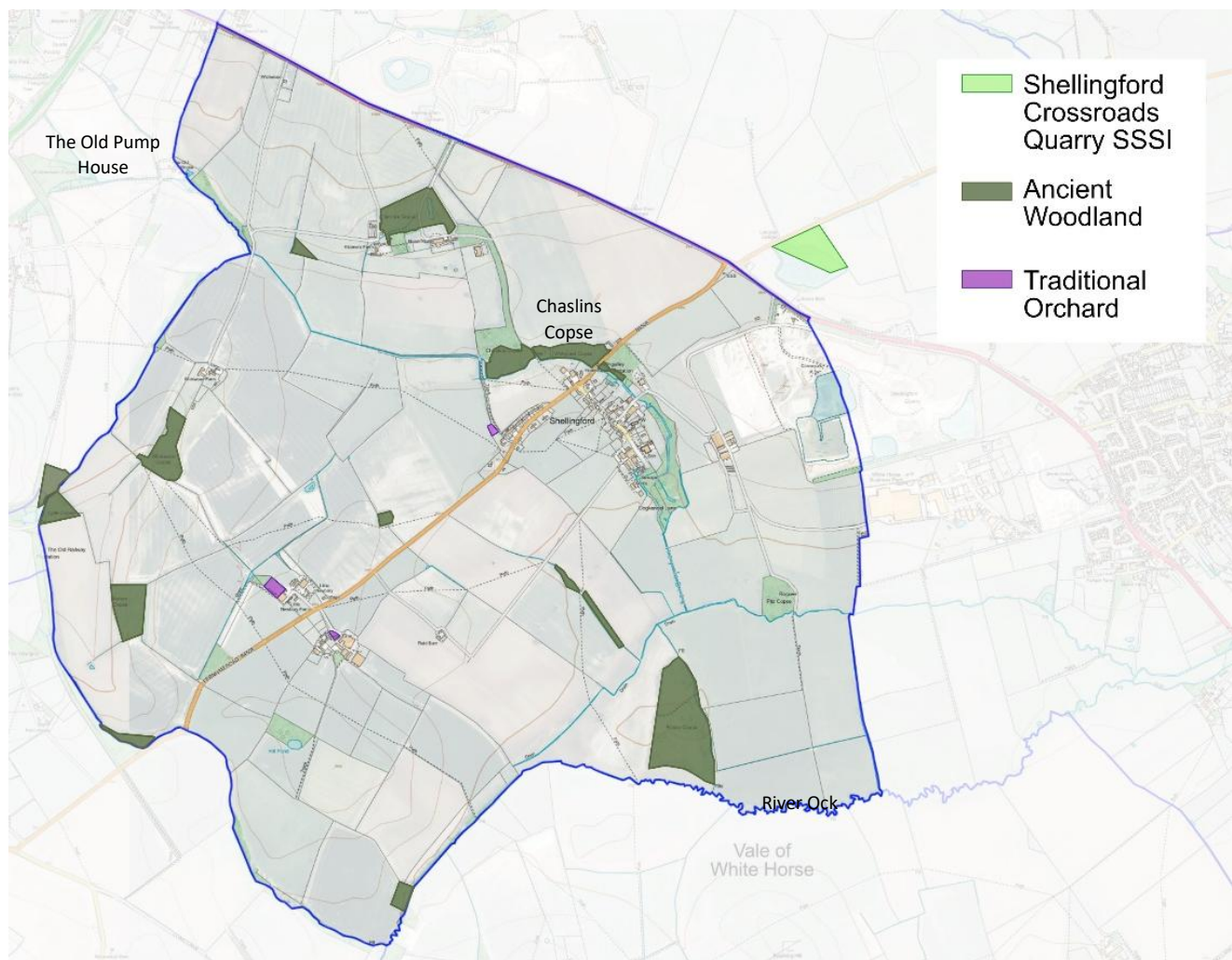


Figure 23. National Landscape Designations in Shellingford

- 5.1.13. Figure 23 above demonstrates that there are a number of ancient woodlands and traditional orchards in Shellingford. Additionally, just outside the parish is the Shellingford Crossroads Quarry, a 2.6 hectare geological SSSI.
- 5.1.14. The Shellingford Crossroads Quarry SSSI was designated for its geological interest of *“outstanding extensive section in Corallian rocks of Oxfordian age spanning the Highworth Grit, Third Trigonina Bed, Urchin Marls and Carol Rag”*.<sup>15</sup>
- 5.1.15. The majority of woodland in Shellingford is ancient woodland and has existed since at least 1600 AD. Ancient woodlands have rich ecological value as a result of having time to mature and develop a strong ecosystem. There are a few woodland parcels which are not ancient woodland, including the woodland east and south of Church Street and the woodland connection between Chaslins Copse and Kitemore Copse. Despite this, these areas are still important ecological spaces.
- 5.1.16. There are also three traditional orchards: one north of Fernham Road and adjacent to the track, one on Sand Farm and one on Little Newbury Farm.
- 5.1.17. The landscape and its form have remained largely unchanged over the last 20 years, except for the quarry, the depletion of the ancient woodland at Rosey Copse (which has since been replanted), the triangular-shaped woodland above the southern boundary of the parish and the small patch of woodland just northeast of Rosey Copse.

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<sup>15</sup> Ecoweek (2008) *Notification under Section 28 of the Wildlife and Countryside Act 1981*. Accessed at: [https://www.ecoweek.info/Find\\_Out\\_More-/SSSIs/Shellingford\\_Crossroads\\_Quarry\\_SSSI.pdf](https://www.ecoweek.info/Find_Out_More-/SSSIs/Shellingford_Crossroads_Quarry_SSSI.pdf)

- 5.1.18. The following policies have been devised in response to the Vision and Objectives and the public consultations that have taken place to date.

*Natural Environment and Built Environment Policies*

## The Natural Environment

**Policy SN1:** Landscape Character and Settlement Identity

**Policy SN2:** Green and Blue Infrastructure, Landscaping and Planting

**Policy SN3:** Local Green Spaces

**Policy SN4:** Important Views

**Policy SN5:** Biodiversity

**Policy SN6:** Dark Night Skies

## The Built Environment

**Policy SB1:** Historic Environment

**Policy SB2:** Design Principles

**Policy SB3:** Infill and Redevelopment

**Policy SB4:** Dwelling Extensions

**Policy SB5:** Community and Local Economy

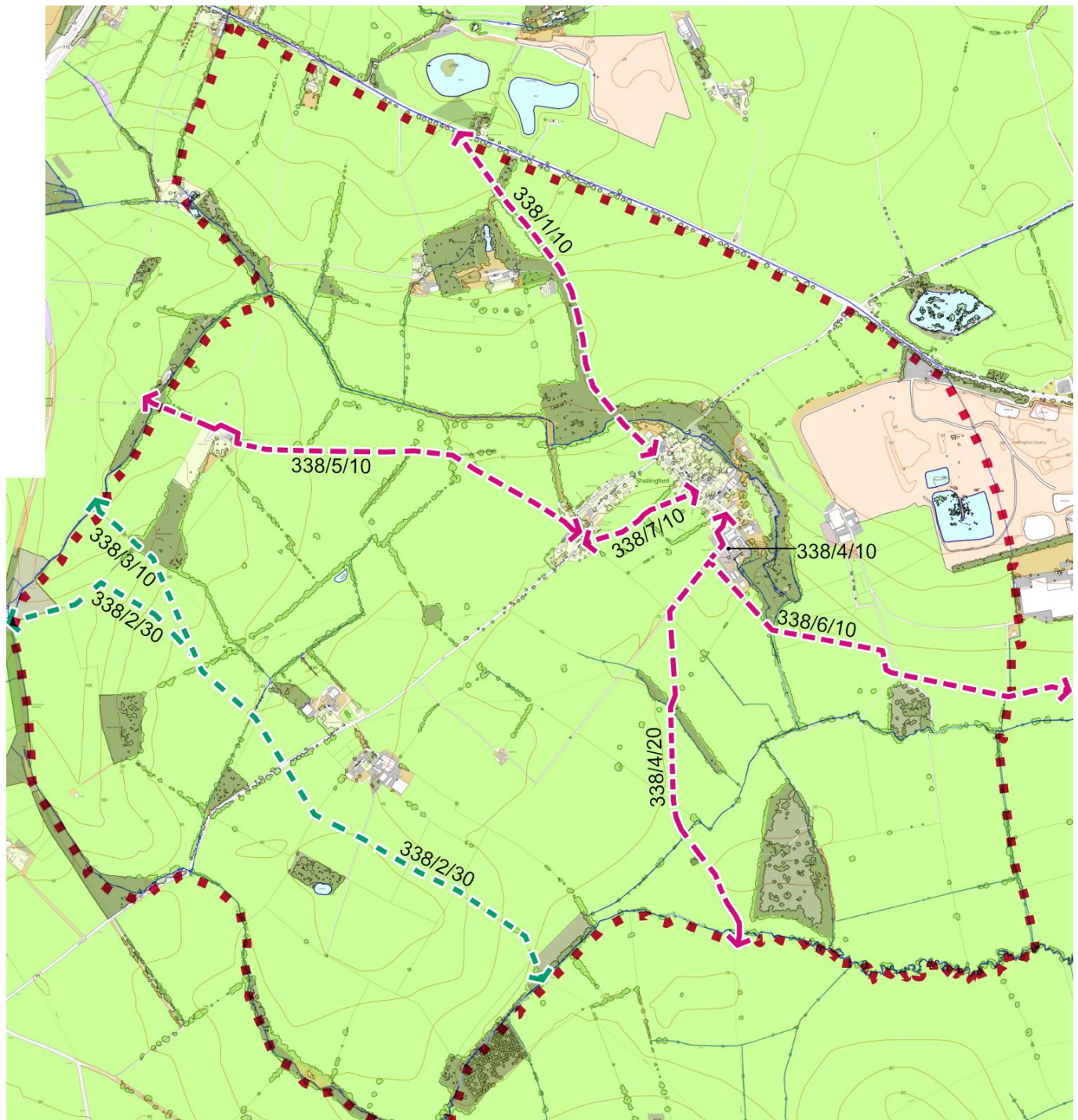
**Policy SB6:** Accessibility, Road Safety and Sustainable Transport











**Policy SB7:** Infrastructure, Community Facilities and Aspirations

## 6. The Natural Environment

### 6.1. Landscape Character

- 6.1.1. As set out above, the parish falls within the following four landscape character areas (LCAs) as identified in the Vale of White Horse Landscape Character Assessment: LCA 7A: Faringdon Ridge Hilltops, LCA 8A: Faringdon to Frilford Ridge Slope, LCA 11B: Western Upper Vale and LCA 12B: Western Middle Vale.
- 6.1.2. Further information is provided in the Shellingford Character Appraisal (Appendix A) and Design Code (Appendix B).
- 6.1.3. Shellingford Parish is largely bounded by natural features including the River Ock, woodlands, tree-lined and hedged fields. The boundaries are undeveloped and are largely characterised by open arable fields, except at Shellingford Quarry.
- 6.1.4. Shellingford has experienced little change in settlement and landscape over the past few decades, retaining its historic layout and rural character with open countryside. However, ongoing development outside the parish and along its boundaries threatens to spill into the parish, potentially compromising the open countryside character of Shellingford and the natural features that define its boundary.
- 6.1.5. As described above and highlighted overleaf, the landscape is fairly flat around the settled area at 80m above ordnance datum (AOD) and rises to the west and north to 105m AOD. This makes the hills of the North Wessex Downs National Landscape some 4km to the south highly visible, with White Horse Hill at 261m AOD the main focal point.
- 6.1.6. The residents expressed through a community consultation that they like living in the parish because of its rural nature, landscape setting, openness, views and the tranquillity. Consequently, it is important that these characteristics are protected through the Shellingford Neighbourhood Plan.
- 6.1.7. Whilst the residents of Shellingford are firmly a single community, the Conservation Area centred around Church Street and the residential development along Fernham Road are visually and physically separate by the open fields behind the properties, which form a setting for both the settled areas and the Conservation Area, as well as the numerous Listed Buildings on Church Street. In public consultations, residents have emphasised the importance of preserving this gap and the views into and out of the Conservation Area across the open landscape.
- 6.1.8. Access to the landscape via Public Rights of Way (PRoW) is particularly important to residents. All routes are well used by walkers and visitors, but the route connecting Fernham Road to Church Street (338/7/10) is seen as a critical link between the two separate parts of the village and is used extensively.



- |  |  |
|--|--|
|  Parish Boundary                    |  Made ground and hardstanding |
|  Arable or grazing land             |  Quarry                       |
|  Bare earth or grass                |  Marsh                        |
|  Woodland deciduous trees and scrub |  Slurry bed                   |
|  Gardens*                           |  Water                        |

\*Please note that this plan comes from Ordnance Survey information and does not differentiate whether land has planning permission for garden or for any other use. It is purely for the purposes of highlighting the rural landscape and features of the Parish

- |   |
|---|
|  Public Footpath |
|  Bridleway       |

Figure 24. Map of Landscape Coverage, Topography and Public Rights of Way (PROW)

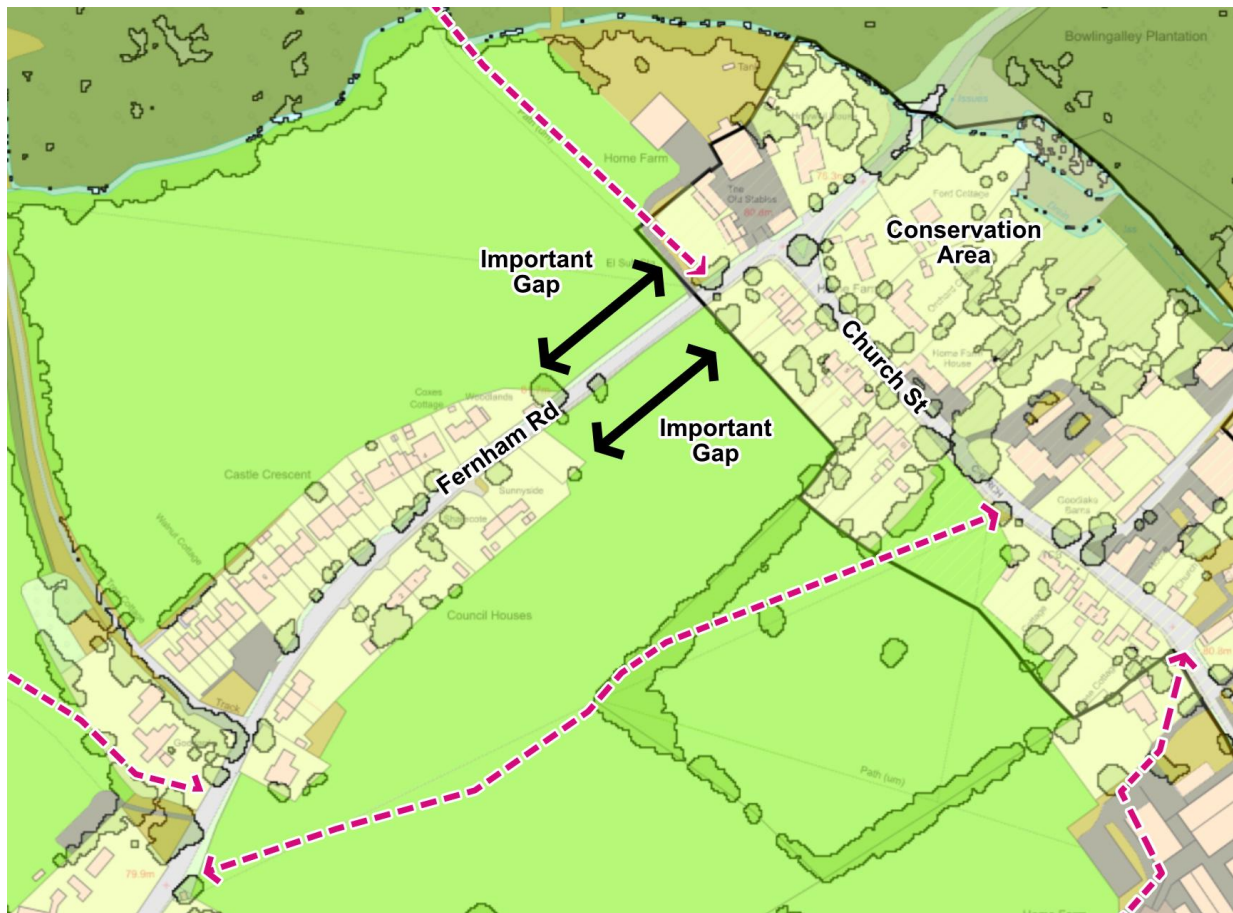


Figure 25. Inset Map Highlighting the Important Gap Between the Shellingford Conservation Area and the Settlement on Fernham Road

- 6.1.9. The following policy highlights those issues which are considered key to retaining the rural character of Shellingford Parish.

### **Policy SN1 - Landscape Character and Settlement Identity**

Development proposals should demonstrate how they preserve or enhance the rural landscape character of Shellingford, having regard to the Shellingford Character Appraisal (Appendix A) and Design Code (Appendix B).

Proposals should retain the distinct rural character of the settlements and wider landscape by:

- i. Preserving the views in and out of the settlement and in particular relating to the conservation area and views of the North Wessex Downs National Landscape/White Horse Hill;
- ii. Minimising the impact of any intensive/disruptive uses or major development on the landscape including any uses on parish boundaries (but within the Plan Area);

- iii. Retaining tranquillity and ensuring that development proposals do not increase noise levels to an extent which would adversely impact local residents;
- iv. Preserving the landscape assets and features as identified in the Character Appraisal and Landscape Assessment and highlighted in Figures 23 and 24, including the Holywell Brook and River Ock, the various ponds, Ancient Woodland (Rosey Copse, Ashen Copse, Lyde Copse, Wickwood Copse, Kitmore Copse, Chaslins Copse and Withybed Copse), Fishponds Copse, pockets of woodland and identified hedgerows;
- v. Ensuring that development does not have an adverse impact on the Public Rights of Way Network and access to the landscape currently enjoyed by residents;
- vi. Retaining the rural character and individual identity of the dispersed small hamlets and pockets of development which are distributed across the parish; and
- vii. Retaining the important gaps between settlement areas on Fernham Road and Church Street, as highlighted in Figure 25.

Where development adjoins or unavoidably encroaches on the open countryside it should be designed with appropriate screening and avoid the loss of natural features and native boundary planting.

## 6.2. Green and Blue Infrastructure, Landscaping and Planting

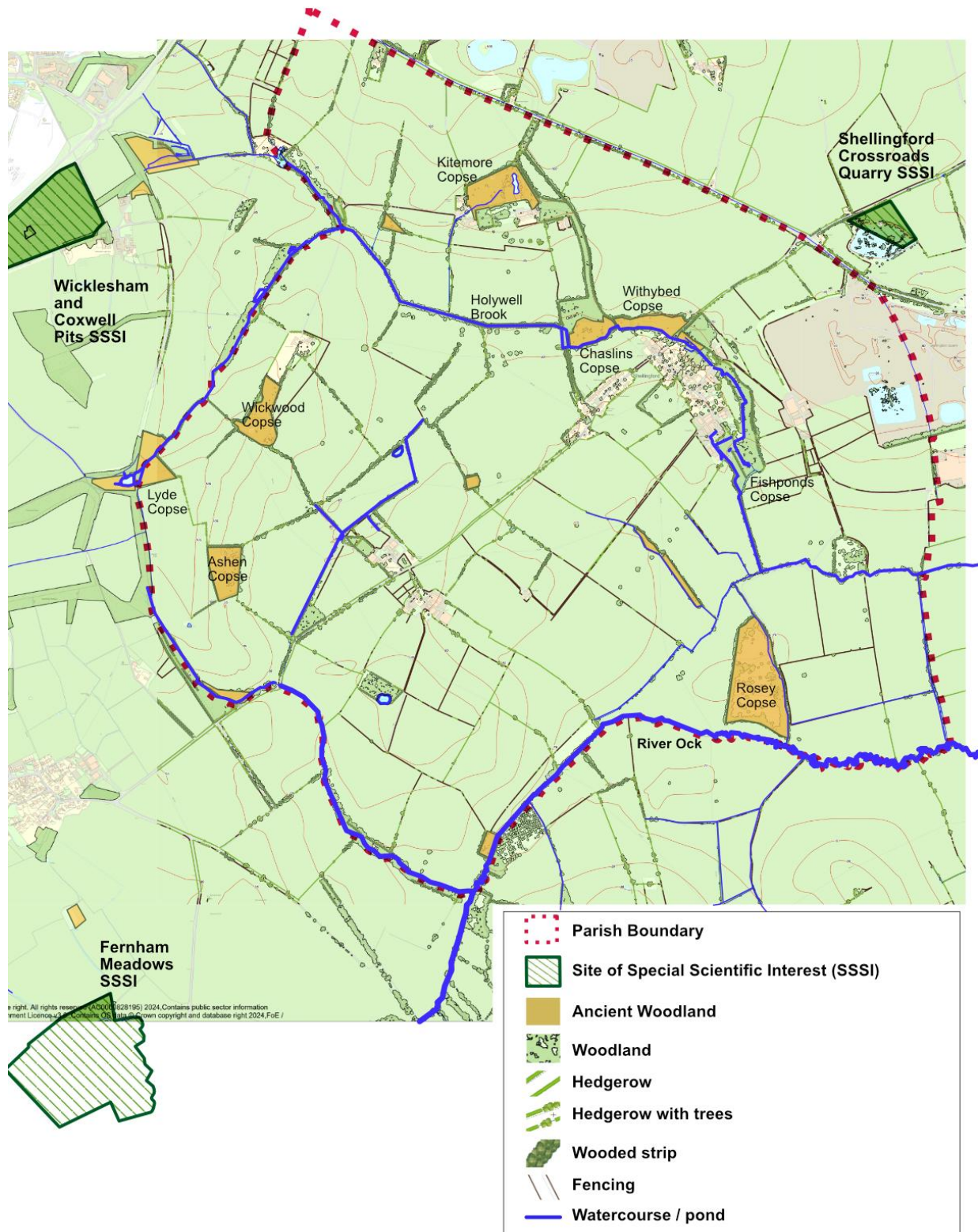


Figure 26. Map of Blue and Green Infrastructure

6.2.1. Green and blue infrastructure (GBI) is a network of natural features and spaces within and around settlements, enhancing biodiversity and enabling ecosystem services. The 'green' refers

to vegetative elements and spaces including parks, open space, woodland, street trees, green roofs, etc. The 'blue' refers to water-based elements and spaces including rivers and their tributaries, ponds and areas of wetlands such as water meadows/marsh.

- 6.2.2. The Parish contains important GBI which connect to nationally designated environmental areas such as the Shellingford Crossroad Quarry SSSI, the Wicklesham and Coxwell Pits SSSI and Fernham Meadows SSSI. The network within the parish itself provides residents and visitors with natural spaces for leisure provision and opportunities for physical and mental health improvements.
- 6.2.3. Trees play a vital role in GBI, as they often act as connectors providing shelter and sometimes food for wildlife, among many other benefits. As such any new development should be supported with the appropriate surveys and have regard to the existing trees and potential for enhancement. The residents of Shellingford expressed a desire in community consultations to see an increase in trees and native vegetation.
- 6.2.4. One notable aspect of green and blue infrastructure in Shellingford Parish is Fishpond Copse. To the south of Shellingford CE(A) Primary School there exists the remains of a large manmade fishpond, fed by Holywell Brook. When the village was defined as being in Berkshire, it was the largest manmade pond in the county. Fishpond Copse was originally created for the Old Manor House and covers approximately 12 hectares. Over the years, it has silted up and had trees have planted in it. Development proposals that detail the restoration of Fishpond Copse will therefore be supported (see Policy SB7).

### **Policy SN2 - Green and Blue Infrastructure, Landscaping and Planting**

- i. Development proposals will be supported where they enhance existing, or create new, green and blue infrastructure opportunities in the parish.
- ii. In particular, the enhancement of the Fishpond Copse would be supported as would a landscape buffer to the east of the Parish, adjacent to White Horse Business Park (as shown on Figure 25).
- iii. Applications will not be supported where they result in the loss of or damage to existing watercourses, water bodies, native hedgerows, trees and woodland of amenity value without appropriately justified mitigation measures.
- iv. Where there is an unavoidable loss of trees, trees should be replaced at a ratio of 3:1, where there is sufficient space on site. On major residential sites, new trees should be planted at 1,110 saplings per hectare and at 2 trees per 50 metre square for non-residential major development sites.



6.3. Local Green Spaces

6.3.1. Responses to community consultations made evident that many residents enjoy living in Shellingford for its rural landscape with PRow affording access to the countryside. In particular, throughout a survey residents expressed that they value the rural aspects of the parish, appreciating the woodland, trees and open countryside (see Figure 27 below).

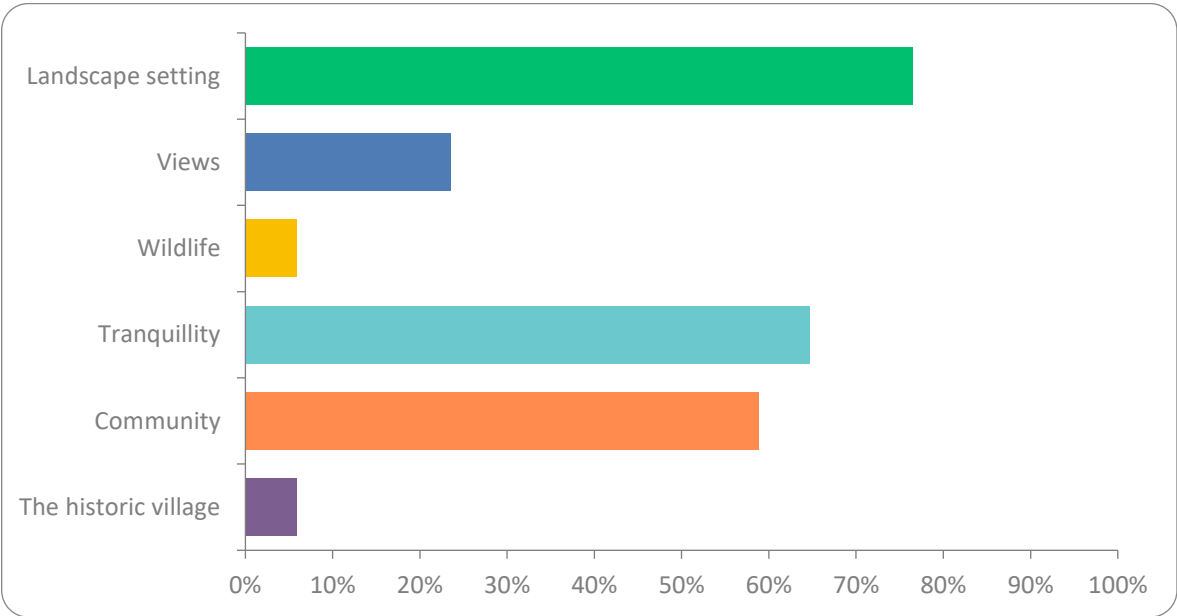


Figure 27. Survey Results for What Residents Like about Living in the Parish

- 6.3.2. The purpose of this policy is to introduce protection to those areas within the parish which are of particular value to the community and meet the criteria to be designated as a Local Green Space (LGS). It is important to note that not all the treasured areas were suitable for LGS designation.
- 6.3.3. In order for a site to qualify for designation as a LGS it must meet each of the criteria set out in Paragraphs 106 to 108 of the NPPF which describes details on Local Green Space designation. Figure 28 below demonstrates the general process for assessing the potential for LGS designation.

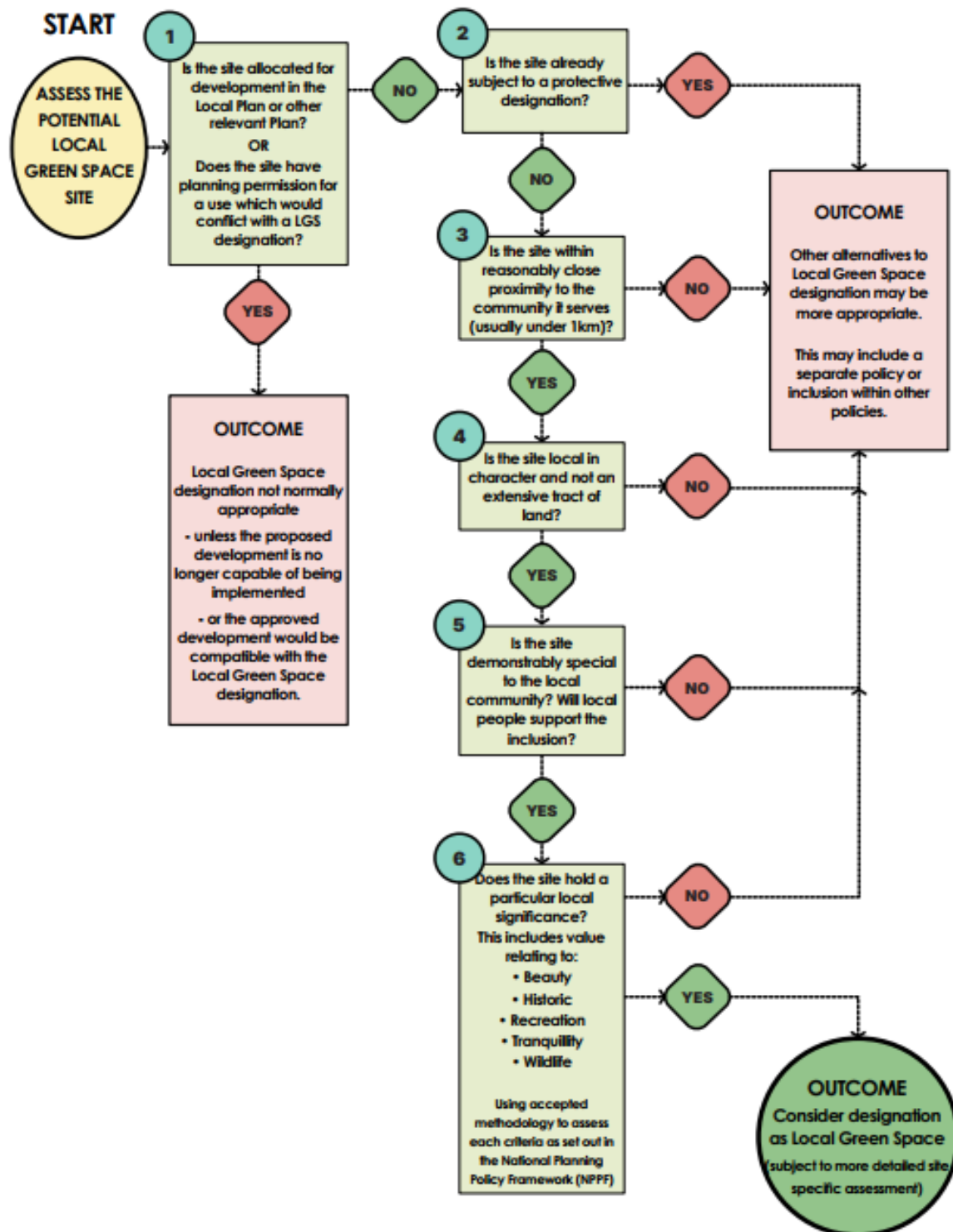


Figure 28. Assessment for Designating Local Green Spaces

6.1.1. From the results of the survey and public consultation exercises Policy SN3 proposes 11 Local Green Spaces. Further details of each Local Green Space can be found in Appendix C.

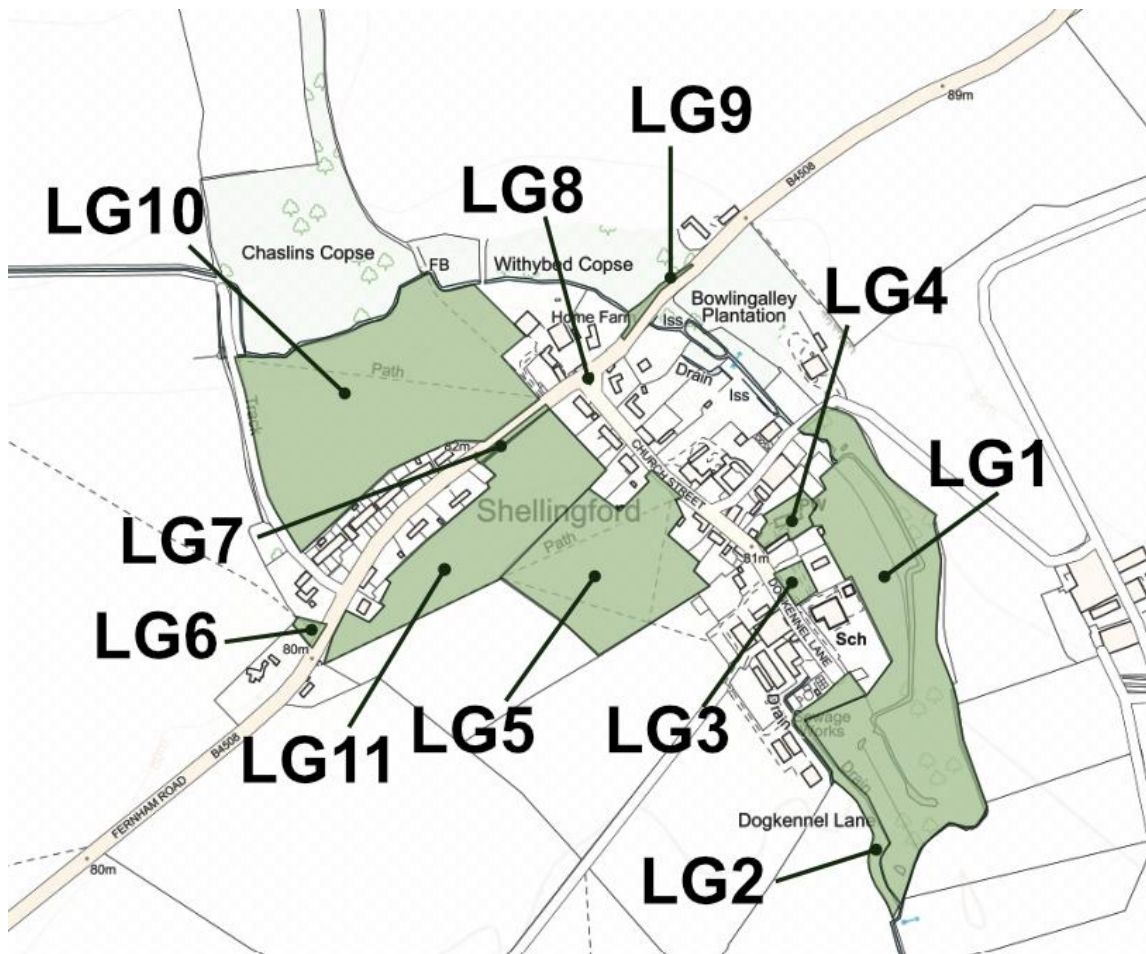


Figure 29. Map of Local Green Spaces

### Policy SN3 - Local Green Spaces

The Local Green Spaces are shown on Figure 29 and listed below. These spaces will be protected for the benefit of the community and development will not be permitted except in very special circumstances.

- i. LGS1: The Southern Woodlands/Fishpond Copse.
- ii. LGS2: Dogkennel Strip.
- iii. LGS3: The green west of Glebe House.
- iv. LGS4: St Faith's Church grounds.
- v. LGS5: The field opposite Shellingford House.
- vi. LGS6: The green between Gate House and Goddards.
- vii. LGS7: The green strip south of Fernham Road.
- viii. LGS8: The green triangle at Church Street and Fernham Road crossing.
- ix. LGS9: The river and green at the east entrance of the village.
- x. LGS10: Field to the south of Chaslins Wood.
- xi. LGS11: Land adjacent to B4508, northwest of Dogkennel Lane.

## 6.4. Important Views and Vistas

- 6.4.1. The residents expressed through the community consultation that one of the reasons they enjoy living in the village is the views, notably towards the White Horse Hill and the North Wessex Downs National Landscape.
- 6.4.2. The low-lying topography of the parish and open fields afford views to the North Wessex Downs and to the South. The juxtaposition of open flat land framed by the hills of the North Wessex Downs and rural greenery is one of the reasons that the views, particularly southward facing, are so important.
- 6.4.3. There are also a number of important vistas within the Conservation Area. The historic Corallian stone building material, which was quarried locally, combined with the historically significant architecture and development pattern within the Conservation Area, creates an idyllic rural 'estate' village feel, with few discordant features. Such a scene is rare and important to retain. This echoes comments received during the community consultation, where residents highlighted the value of the views down Church Street and across the fields towards the skyline of the Conservation Area.
- 6.4.4. Therefore, this Neighbourhood Plan proposes 9 Important Views. Figure 30 overleaf highlights the location and direction of views. It should be noted however that the icons do not indicate the full extent of the views as some long-distance views to White Horse Hill, for example, are many hundreds of metres.
- 6.4.5. It should also be noted that the image for View 7 is taken outside of the village, along Fernham Road at Little Newbury Farm and a small inset map highlights this location.
- 6.4.6. Further information on the Important Views and the reasons for their inclusion can be found in Appendix A.



Figure 30. Important Views within Shellingford

### Important Views



**View 1 -**  
From Fernham Road  
between Wilderness  
Cope and Downs  
View, looking  
southeast.



**View 2 -**

From Fernham Road at the end of the ribbon development looking east toward the rear of the houses within the Conservation Area on Church Street.



**View 3 -**

From Fernham Road looking south towards White Horse Hill.



**View 4 -**

Junction of Church Street with Fernham Road within the Conservation Area (Springtime view).



**View 4 -**  
Junction of Church Street with Fernham Road within the Conservation Area (Wintertime view).



**View 5 -**  
From Church Street looking west across towards Sands Farm.



**View 6 -**  
From Church Street between Saddlestone and Home Farm looking southwest towards Sands Farm.



**View 7 -**

From entrance little Newbury Farm – view back to the Conservation Area and St Faith’s Church.



**View 8 -**

From gap between settlement areas northwest to Chaslins Wood.



**View 9 -**

Multi-directional view from PRoW: northeast towards the Conservation Area and St Faith’s Church.



**View 9 -**  
Multi-directional  
view from PRoW:  
southwest towards  
White Horse Hill.

### **Policy SN4 - Important Views and Vistas**

As appropriate to their scale, nature and location, development proposals should preserve, or where practicable enhance, the local character of the landscape and through their design, height and massing should recognise and respond positively to the identified Important Views (as shown in Figure 30).

- i. View 1: From Fernham Road looking southeast.
- ii. View 2: From Fernham Road at the end of the ribbon development looking east toward the rear of the houses on Church Street.
- iii. View 3: From Fernham Road looking south towards White Horse Hill.
- iv. View 4: Junction of Church Street with Fernham Road looking in towards the Conservation Area.
- v. View 5: From Church Street looking west across towards Sands Farm.
- vi. View 6: From Church Street between Saddlestone and Home Farm looking southwest towards Sands Farm.
- vii. View 7: From entrance to Little Newbury Farm – view back to the village Conservation Area and St Faith's Church.
- viii. View 8: From gap between settlement areas northwest to Chaslins Wood.
- ix. View 9: From PRoW northeast towards the Conservation Area and St Faith's Church.

## 6.5. Biodiversity and Habitats

- 6.5.1. The parish contains a variety of statutory and non-statutory designated sites, ranging from priority habitats to ancient woodlands, as shown in Figures 23 and 24. Whilst there are currently no SSSIs within the parish boundaries there are three located outside the parish (as seen in Figure 31 below) which may be affected by development within the parish. Figure 31 below demonstrates that many habitats are, in part, fragmented with no clear connections. The existing wildlife corridors largely run north-south with very limited east-west connections, other than the River Ock.

Extract from West Oxon Heights Conservation Target Area

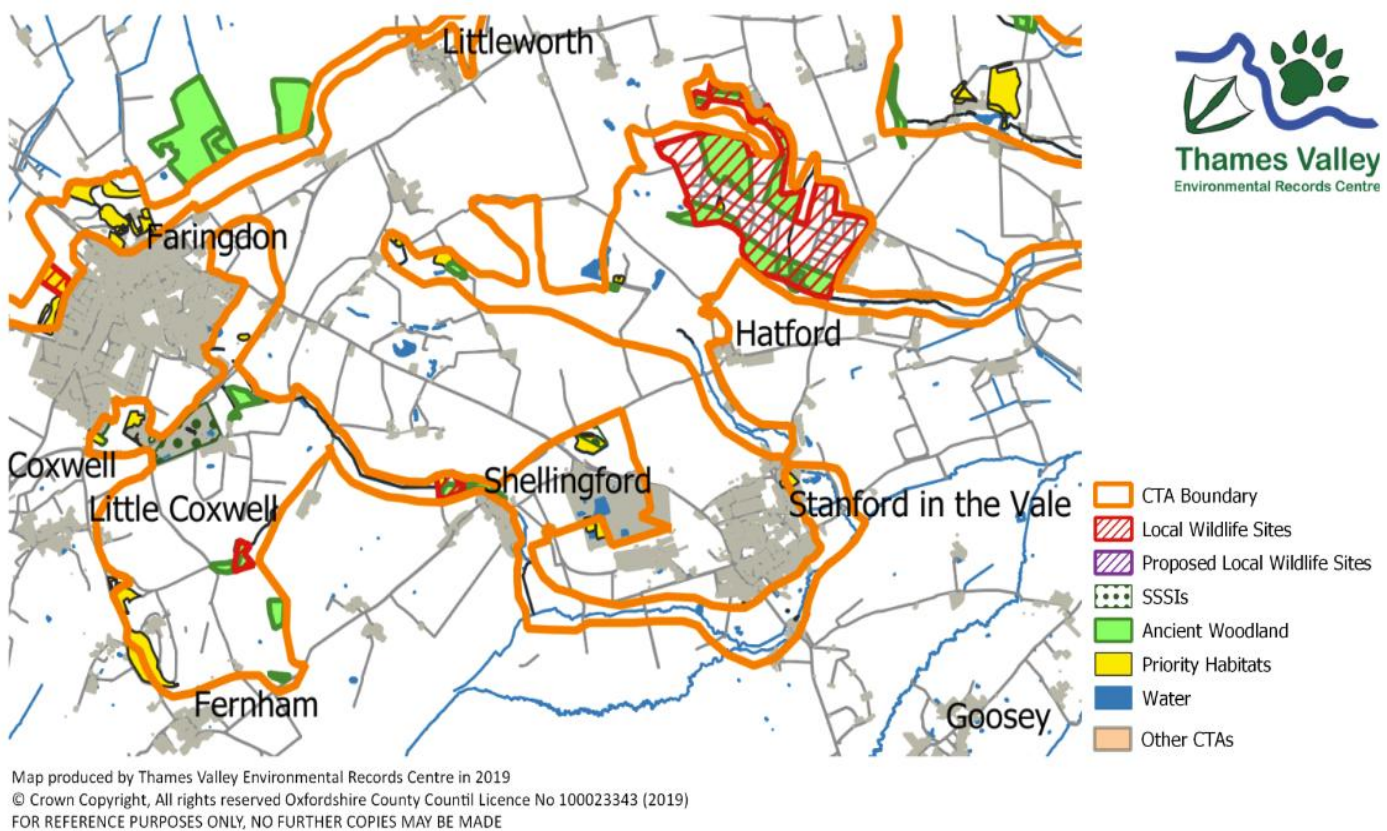


Figure 31. Biodiversity and Conservation Target Area

- 6.5.2. The parish supports large areas of farmland, including pastures, arable fields and hedgerows. There are numerous woodlands throughout the parish which mostly take form of small copses which, when connected by hedgerows, form wildlife corridors.
- 6.5.3. Figure 31 above shows the proposed conservation target areas and wildlife corridors which are formed from the woodlands, hedgerows and water courses. The target areas run along the majority of the southern parish boundary and around the woodland areas in the village. Currently there are limited connections north to south through the parish, with woodland areas in the middle and to the west of the parish fragmented. However, there is potential through the conservation target areas to create future wildlife corridors throughout the parish connecting the existing hedgerows and woodlands.

- 6.5.4. It is intended that the wildlife corridors should aid mobility between the habitats within the parish, but also the nationally significant habitats just outside the parish.
- 6.5.5. The recent emphasis on the importance of Biodiversity Net Gain (BNG) in planning, following the implementation of the Environment Act 2021, mandates at least a 10% BNG for both major and minor new developments, with certain exclusions.

### **Policy SN5 - Biodiversity and Habitats**

Developments should preserve and enhance the local biodiversity within the Plan area, covering all existing known wildlife habitats as shown in Figure 31. This includes the maintenance and creation of wildlife corridors and Conservation Target Areas connecting to and from the following sites:

- i. Shellingford Crossroads Quarry SSSI,
- ii. Wicklesham and Coxwell Pit SSSI,
- iii. Fernham Meadows SSSI, and
- iv. Ancient woodlands and priority habitats.

Development proposals should provide a net gain in biodiversity of at least 10%.

All new developments should avoid the loss of significant trees and vegetation and all new residential developments should include biodiversity enhancements including the provision of owl, bird and bat boxes.

## **6.6. Dark Night Skies**

- 6.6.1. Paragraph 189 of the NPPF sets out that planning policies should ensure that new development is appropriate for its location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. Specifically, in relation to light pollution, it should be limited to minimise its impact on local amenity, intrinsically dark landscapes and nature conservation.
- 6.6.2. Evidence from the CPRE's online mapping website<sup>16</sup>, England's Light Pollution and Dark Skies, indicates that Shellingford as a whole enjoys low levels of light pollution, for the most part between 0.25 and 1 nanowatts/cm<sup>2</sup>/steradian. Consequently, the parish enjoys relatively dark skies at night, as Figure 32 demonstrates.
- 6.6.3. However, developments outside the parish threaten light overspill, especially from Faringdon

<sup>16</sup> CPRE. (2025) *England's Light Pollution and Dark Skies*. Accessed at: <https://www.cpre.org.uk/light-pollution-dark-skies-map/>

and Stanford in the Vale. This already occurs and is visible in Figure 32 below.

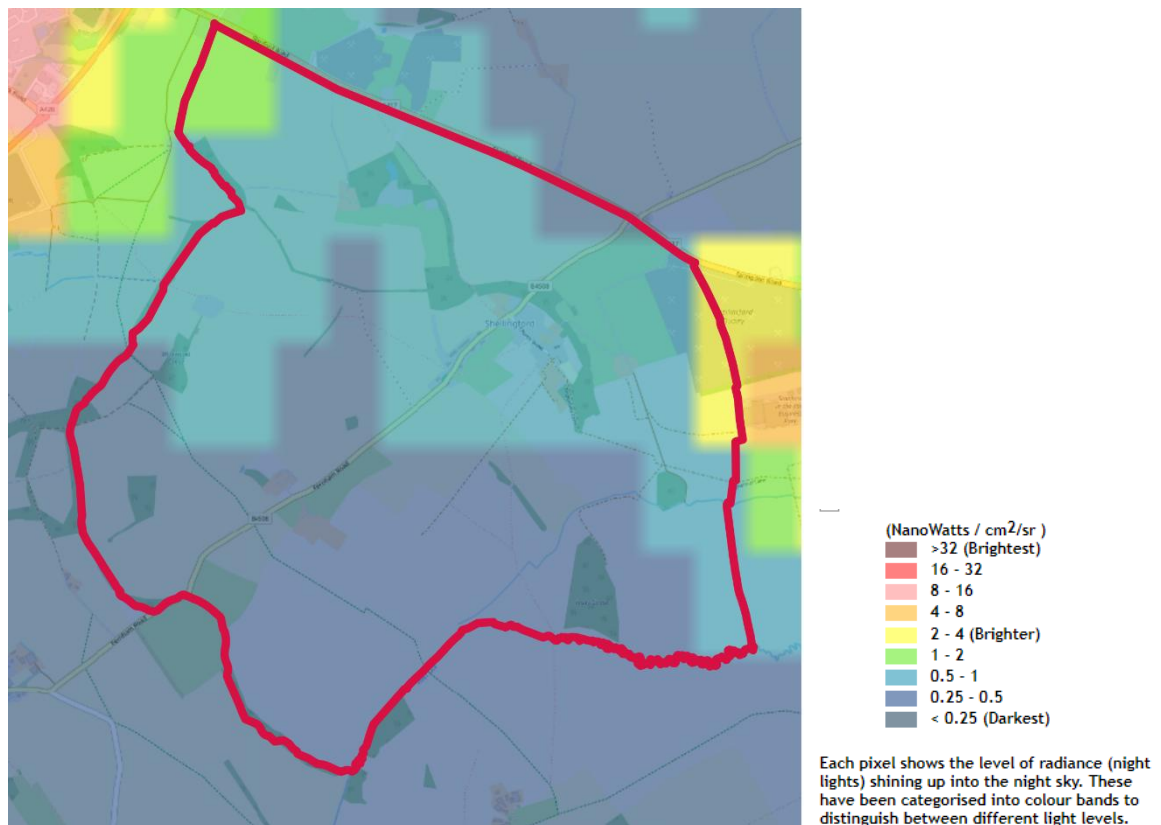


Figure 32. CPRE Dark Skies Mapping

## Policy SN6 - Dark Night Skies

Applications for developments that address light pollution and promote dark night skies by conserving and enhancing the area's tranquillity, while complying with other relevant policies, will be permitted.

Development proposals should seek to:

- i. Limit light pollution that can potentially be created from extensive street and exterior lighting associated with new development;
- ii. Preserve the rural character of the Plan area by limiting the magnitude and type of lighting to that which is essential; and
- iii. Protect valued habitats and ecological designations, such as the bat foraging routes between habitats, by minimising any adverse impacts that could be caused by unnecessary exterior lighting.

## 7. The Built Environment

### 7.1. Historic Environment

- 7.1.1. Spread throughout the parish Shellingford has 11 listed buildings of which 1 is Grade I listed, 9 are Grade II listed and 1 is Grade II\* listed. Shellingford Conservation Area encompasses most of Church Street and the small area on Fernham Road perpendicular to Church Street, as shown in Figures 33 and 35 below. Further details of each can be found in Appendix A.
- 7.1.2. Listed buildings and other historic buildings and structures are significant to the identity, history and importance of a settlement. Their designation helps preserve and deepen our knowledge of the building or structure's historical significance, including its setting, while also celebrating its unique architecture and overall historic interest.

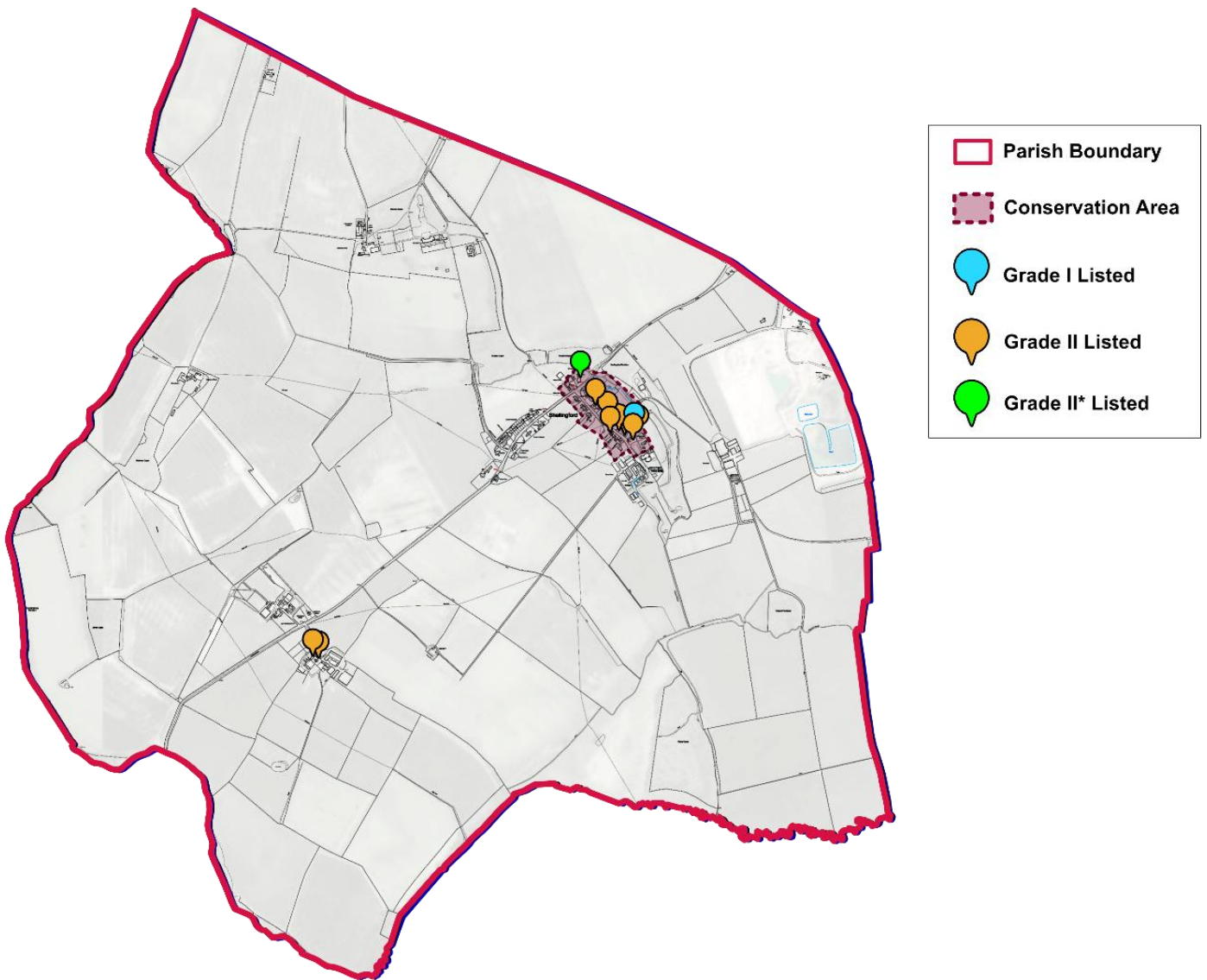


Figure 33. Designated Heritage Assets in Shellingford Parish



ST FAITH'S CHURCH



SHELLINGFORD HOUSE



CHURCH FARMHOUSE



CHURCH COTTAGE



THE OLD POST OFFICE



TIMBER YARD COTTAGES

Figure 34. Listed Buildings in Shellingford Parish

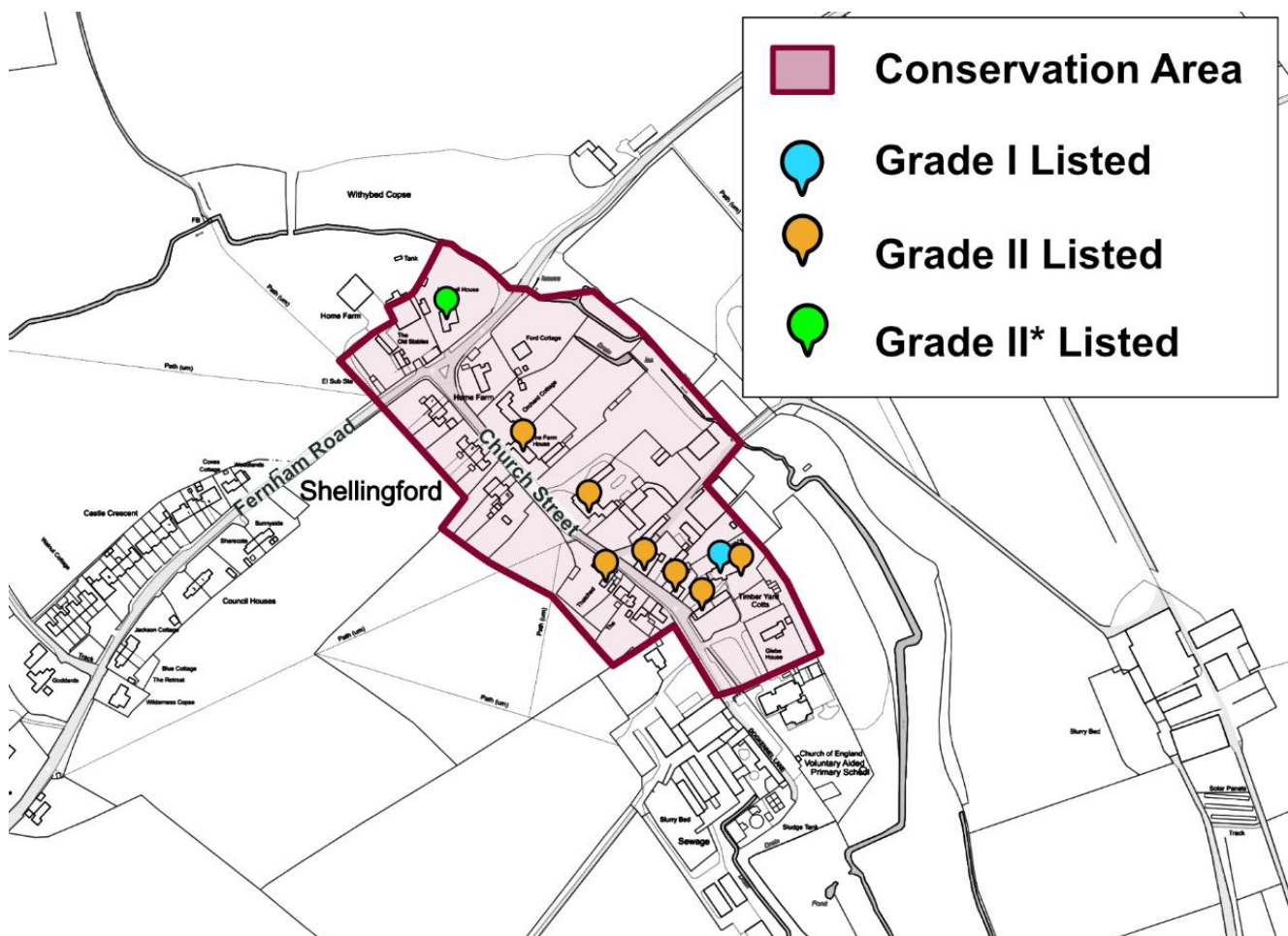


Figure 35. Conservation Area and Listed Buildings in Shellingford Parish

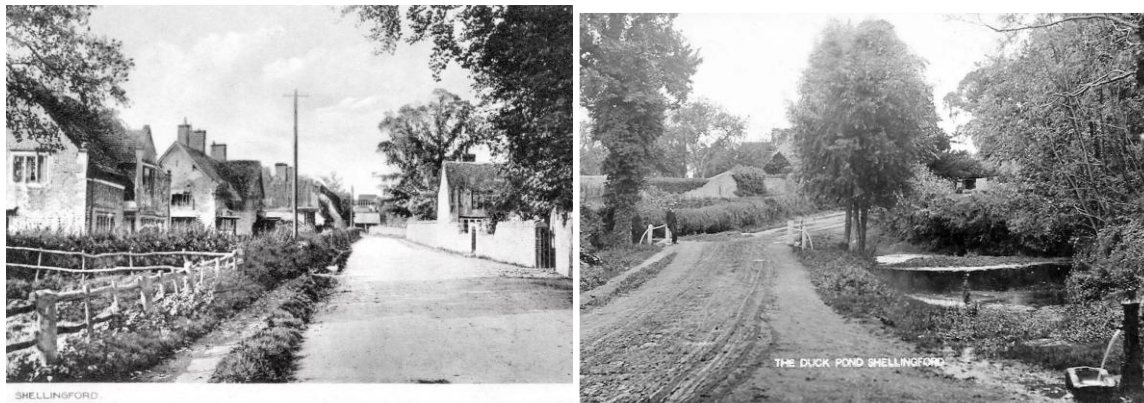


Figure 36. Old Postcards of Shellingford Village

- 7.1.3. The old photographic postcard image, see Figure 36, highlights the cottages in Church Street which were built by the Henderson family (of Kitemore House) in the early 1900s. However, the row of twelve replacement houses does not appear on early Ordnance Survey maps. These distinctive buildings reflect the estate cottages of their time with excellent quality detailing and stone which was quarried from Bowling Alley Copse to the north. Built in terraces and pairs, the houses contribute to the Conservation Area and the settlement as a whole (see Figure 38).
- 7.1.4. The old aircraft hangars at Shellingford Airfield, as seen in Figure 38, are the two remaining remnants of the former RAF site (see more detail in Paragraph 3.2.14). These are an important reminder of our military past and with so few of these buildings in existence, it is essential that these should be repaired and retained where possible.
- 7.1.5. The former Blacksmith shop shown in Figure 37 below finally closed in 1923, due to it being too small for its function. At the same time, most of the estate (to which the building was associated) was broken up and sold off (see Figure 38).



Figure 37. The Former Blacksmith's Shop



Figure 38. Location of Non-Designated Heritage Assets

## Policy SB1 - Historic Environment

The parish's designated and non-designated heritage assets and their settings will be conserved and enhanced in proportion to their historical significance and for their contribution to local importance and sense of place.

Proposals for developments affecting non-designated heritage assets (as shown in Figure 38 and listed below) will be assessed with consideration given to the scale of any harm or loss of significance, in accordance with the National Planning Policy Framework.

- i. 1-10 Church Street,
- ii. The Former Blacksmith's Shop, and
- iii. Aircraft Hangars at Shellingford Airfield.

## 7.2. Design Principles

- 7.2.1. The National Design Guide was published in 2019 and sets out the characteristics of well-designed places, demonstrating what good design means in principle and practice. It supports

the NPPF Section 12 on achieving well-designed places and is referred to in the previous sections as well as sitting alongside the National Planning Policy Guidance (NPPG) regarding design process and tools.

7.2.2. It identifies ten characteristics which underpin good design:

- Context – enhances the surroundings.
- Identity – attractive and distinctive.
- Built form – a coherent pattern of development.
- Movement – accessible and easy to move around.
- Nature – enhanced and optimised.
- Public spaces – safe, social and inclusive.
- Uses – mixed and integrated.
- Homes and buildings – functional, healthy and sustainable.
- Resources – efficient and resilient.
- Lifespan – made to last.

7.2.3. The National Model Design Code (NMDC)<sup>17</sup> was produced in June 2021 and forms part of the government's planning practice guidance. It is intended to be read alongside the NPPF, NPPG and the National Design Guide. Its purpose is to assist with producing Design Guides and Codes, such as the Shellingford Parish Character Appraisal and Design Guide.

7.2.4. To support appropriate forms of development within Shellingford Parish, Policy SB2 seeks to strengthen the local distinctiveness of any future development, with the objective of retaining the parish character through sensitive and appropriate design.

7.2.5. The Shellingford Character Appraisal (Appendix A) and Design Code (Appendix B) provides a detailed analysis of the settlement pattern, heritage, views and landscape. The document demonstrates the existing development pattern in Shellingford and describes the landscape and landscape features which should be used to inform the applicant's design and the Local Planning Authority's decision. The Design Code has been informed by detailed analysis to demonstrate development expectations in Shellingford Parish.

## **Policy SB2 - Design Principles**

New developments, including redevelopments and conversions, should be built to a high standard and must demonstrate alignment with the local character, specifically identified characteristics and design principles as outlined in the Character Appraisal (Appendix A) and Design Code (Appendix B).

<sup>17</sup> GOV.UK. (2021) *Guidance: National Model Design Code*.

Accessed at: <https://www.gov.uk/government/publications/national-model-design-code>

### 7.3. Housing, Infill and Redevelopment

- 7.3.1. Core Policy 4 of the Vale of White Horse Local Plan 2031: Part 1 says smaller villages may be suitable for limited infill development where it is in keeping with the character, proportionate in scale and meets identified local housing needs.
- 7.3.2. Infill development is defined as the filling of a small gap in an otherwise continuous built-up frontage. The scale of infill should be appropriate to its location.
- 7.3.3. A Housing Needs Assessment was undertaken in April 2021 by Chameleon Consulting (see Appendix D). The overall housing need – the total number of net additional dwellings to be provided over the Plan period - suggests a total of 4 new dwellings are needed in the parish to meet future requirements of the Plan period 2021-2041.
- 7.3.4. The projection was based on population growth and market signals. The additional dwellings should comprise of 1 to 2 bed semi-detached houses for couple, young families and elderly. The rationale is that the housing mix needs addressing to accommodate the projected population growth.
- 7.3.5. In 2021, an application was submitted and granted for Permission in Principle (PIP) for 4 dwellings on land at Home Farm, Church Street (opposite the Primary School). A further application was submitted in 2023 to revise the site area but retain the same number of dwellings. With the granting of the PIP, this would satisfy the need of 4 new dwellings within the Plan Period.
- 7.3.6. At the time of writing another application has been submitted at Home Farm, Church Street for 8 dwellings, with the target decision date scheduled on 30<sup>th</sup> May 2025.
- 7.3.7. Moreover, in March 2024 a further 2 dwellings at Jacksons Cottage on Fernham Road were granted permission.
- 7.3.8. This means that the parish's outstanding housing need has not only been met but also exceeded. It is therefore not deemed necessary to make a formal housing allocation.
- 7.3.9. It should be highlighted that limited infill development will only be supported where it is in-keeping with local character and proportionate in scale, meets local housing needs and/or provides local employment, services and facilities.
- 7.3.10. It should also be noted that there are numerous spaces and gaps between buildings in the settlement, many of which offer an important setting to a designated or non-designated heritage asset. If filled with inappropriate development such space could lead to significant adverse impacts.
- 7.3.11. Similarly, development of larger garden spaces may erode the character of the parish and the rural openness, partially where it is a prevailing characteristic for large gaps between buildings.
- 7.3.12. It is therefore key that to be considered appropriate, the siting, design, appearance, scale and

form of any new development must be in keeping with the character of the area it is located.

- 7.3.13. Policy SB3 seeks to protect and enhance the existing character of Shellingford, including its heritage assets. A key factor in the replacement of any dwelling or infill development will be the built form to plot size ratio, which should remain consistent with other dwellings in the area. This is set out in detail in the Design Code (see Appendix B).
- 7.3.14. In many areas where there is a consistent design approach, appearance, or style of building which predominates. Developers should carefully consider how a new development will sit in with its surroundings, taking note of adjacent properties and landscape features.

### **Policy SB3 - Housing, Infill and Redevelopment**

Housing should meet the specific parish needs (as set out in the Housing Needs Assessment or any successor document), in terms of affordability and size of dwellings.

Proposals must comply with the Nationally Described Space Standard or any successor document to ensure buildings are of a size commensurate with their proposed use.

#### **Replacement Dwellings**

Development proposals for the replacement of dwellings will be supported where it complies with relevant policies in the Development Plan, as well as the following criteria:

- i. The design maintains and or enhances the character and appearance of the area as highlighted in the Character Appraisal (Appendix A) and Design Code (Appendix B).

Any dwelling being replaced:

- ii. is not being identified as a designated/non-designated heritage asset;
- iii. is positioned within the same location as the original property (unless otherwise justified);
- iv. is proportionate to the size of the plot; and
- v. is consistent with the existing size of gaps between dwellings, with sufficient space to landscape the boundaries as highlighted within the Design Code.

#### **Infill**

Infill development will not be supported where it:

- vi. harms the setting of a designated or non-designated heritage asset;
- vii. would not be in keeping with the character of the area;

- viii. obstructs important views identified;
- ix. infills an important gap in the settlement; and
- x. would result in a density or plot ratio which is out of keeping with the character of the area.

Any net gain of more than two dwellings must highlight how the housing provided meets local needs (in terms of size and tenure), in accordance with the finding of the Housing Needs Survey (or any successor document).

Any infill or redevelopment must follow the guidance set out in the Character Appraisal (Appendix A) and Design Code (Appendix B).

## 7.4. Dwelling Extensions

- 7.4.1. Extensions should be subservient to the main dwelling and it is essential that any extension to dwellings must preserve the existing built form to plot size ratio of the area it is in.
- 7.4.2. Extensions should reflect the palette of materials and details set out in the Character Appraisal (Appendix A) and Design Code (Appendix B) or of the original dwelling. Developers should take design inspiration from the original dwelling and dwellings within the immediate locality.
- 7.4.3. Care should be taken to preserve the small and medium sized housing stock within Shellingford and ensure that any proposed extension does not significantly alter the overall size of the dwelling.

### Policy SB4 - Dwelling Extensions

Proposals requiring planning permission for extensions to existing dwellings must be in accordance with the Design Code (Appendix B). Such proposals should respond positively to local distinctiveness and not lead to overdevelopment of the site or result in the loss of amenity to the occupants and the neighbouring development.

Particular care should be taken to ensure that extensions do not diminish the special historical or architectural qualities of any designated or non-designated heritage assets.

## 7.5. Community and Economy

- 7.5.1. Shellingford Parish is predominantly a farming community with agricultural land comprising largely of arable fields. There has been some agricultural diversification, mainly to holiday lettings.
- 7.5.2. Shellingford Quarry lies directly to the east of the village and takes in a significant proportion of the land along the boundary of the parish. Waste and Minerals matters are outside the scope of a Neighbourhood Plan and therefore cannot be covered by the policies below, as this is a matter for Oxfordshire County Council.
- 7.5.3. The White Horse Business Park is located just outside the parish boundary to the southeast. In recent years the development on the former airfield site has grown steadily, with worry that further expansion of this business park could overspill into the parish. Should this take place, there is concern by residents that large scale industrial uses could erode the landscape setting and threaten the tranquillity of Shellingford, which is treasured by the residents.
- 7.5.4. Whilst some may argue that the quarry already disturbs the natural environment, there are restoration conditions on the land and in time the land will revert to agricultural use. In contrast, any new industrial buildings in the parish will remain. Consequently, it is key that any new development is considered in the context of this rural parish.
- 7.5.5. Therefore, new commercial development should be of an appropriate scale which minimises the effect on tranquillity and the landscape setting of the parish and would not result in loss of residential amenity.

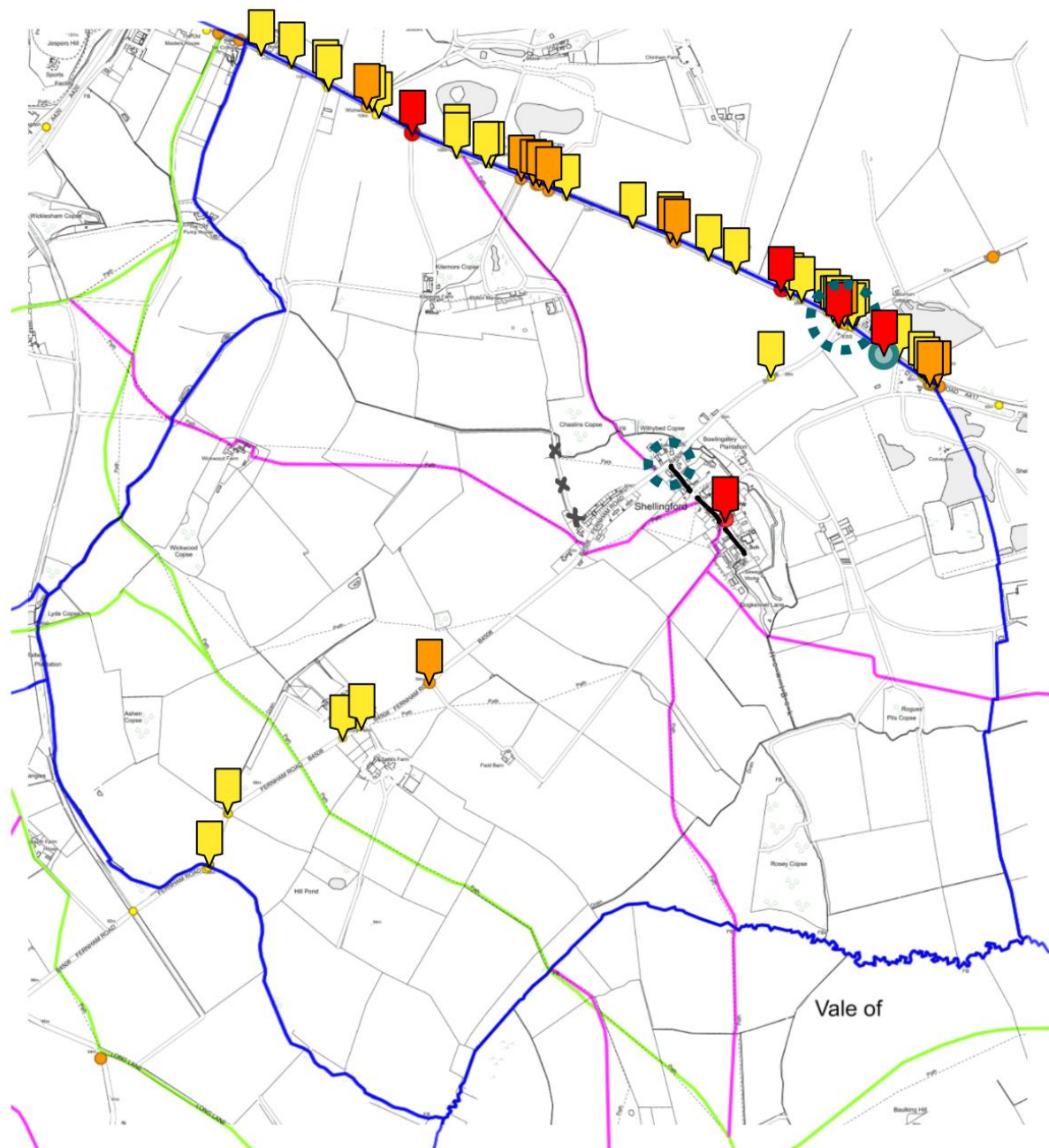
### **Policy SB5 - Local Economy**

Proposals for new rural business uses (including tourist accommodation) should be designed so that it:

- i. responds positively to the rural character of the area as set out in the Design Code;
- ii. responds positively to the identified wider landscape views;
- iii. does not adversely impact neighbouring residential amenity;
- iv. does not adversely impact highway safety or harmfully increase traffic flows, principally on the B4508 and the junction with the A417; and
- v. does not exacerbate on-street parking in the village (particularly around Shellingford CE(A) Primary School).

## **7.6. Accessibility, Road Safety and Sustainable Transport**

- 7.6.1. Shellingford residents consider traffic-related issues to be the primary concern in the parish. This was highlighted as the top reason in the survey results for what resident's dislike about living in the area (see Figure 3). While most traffic issues are already present, new developments are a significant concern as they place additional pressure on the already strained system.
- 7.6.2. Figure 39 highlights road traffic incidents since 2001, as well as other constraints such as junctions and narrow lanes. The PRoW in the parish and onward connections are also demonstrated.
- 7.6.3. As shown in Figure 39, the A417 is a major concern, particularly the junction with Fernham Road leading into the village. There have been many serious and unfortunately fatal incidents in this area (taken from DoT figures for reported incidents). As such, any new development must include sufficient information to highlight how any vehicle-based journeys will not exacerbate current problems.
- 7.6.4. Fernham Road has recently been designated a 20mph zone within the residential area. Although speeding still occurs, overall speeds have reduced, yet it remains a concern. Moreover, pavements are particularly narrow along the southern side of Fernham Road and are absent in sections along the northern side.
- 7.6.5. Church Street is a typical rural lane. While there are pavements along the west side of the road that are mostly adequate, they are non-existent in some areas on the east side.
- 7.6.6. On-street parking occurs along Church Street and in some cases cars partially park on the pavement, further reducing footpath accessibility. This issue is particularly problematic near Shellingford CE(A) Primary School during school pick-up and drop-off times. Therefore, any development proposals in this area should carefully consider these issues to avoid exacerbating future conflicts.
- 7.6.7. There is no public transport within the village and the nearest bus stop is located along the A417. Unfortunately, there is no pavement along this route or PRoW connecting to the bus stop. This means there is no safe route to encourage residents to opt for alternatives to car-based journeys.
- 7.6.8. Some of the pedestrian pathways in Shellingford are unsuitable and unsafe due to the width and condition of the path. In the parish survey, 62% of respondents indicated that there are areas which could benefit from better or new paths.
- 7.6.9. A new permissive path within the field boundary (alongside the hedgerow) next to Fernham Road, or a similar route to the bus stop, would be welcomed in the future and is a community aspiration.



#### ROAD TRAFFIC INCIDENTS\* AND CONSTRAINED ROUTES / JUNCTIONS

- |   |                                |   |                      |
|---|--------------------------------|---|----------------------|
|  | Incident with slight injuries  |  | Constrained junction |
|  | Incident with serious injuries |  | NDP Boundary         |
|  | Incident with fatal injuries   |  | Public Footpath      |
|  | Narrow rural lane              |  | Bridleway            |
|  | Unmade road or access          |  | Bus Stop             |

\*Reported incident data from 2001-2022

Figure 39. Plan of Road Traffic Incidents, Constraints and Public Rights of Way

## **Policy SB6 - Accessibility, Road Safety and Sustainable Transport**

Support will be given to proposals for improving local walking and cycling routes to community facilities, such as Shellingford CE(A) Primary School.

Development proposals should demonstrate how consideration has been given to:

- i. explore safer cycling and pedestrian routes, particularly to the bus stop on the A417;
- ii. ensure new development includes adequate parking provisions which do not exacerbate existing problems around Shellingford CE(A) Primary School;
- iii. highway safety issues on existing narrow lanes, busy roads and constrained junctions as highlighted on Figure 39; and
- iv. protect/enhance existing Public Rights of Way as highlighted on Figures 24 and 29 and ensure that new development will not cause unacceptable harm to its operational use.

Proposals will be required to provide sufficient highways information and plans that show that safe access, egress and appropriate visibility and walking routes can be achieved.

New development must make provisions for appropriate paths and footways suitable to a rural area (see Design Code) to mitigate any road safety risks.

### **7.7. Infrastructure, Community Facilities and Aspirations**

7.7.1. Shellingford Parish has very limited community facilities and services. A community consultation asked residents if they believed there is a need for more or improved community facilities. 71% of respondents said yes, there is a need for more or improved community facilities.

7.7.2. Existing key facilities include:

- St Faith's Church, and
- Shellingford CE(A) Primary School.

7.7.3. Shellingford Parish particularly lacks any leisure facilities, communal buildings, shops and public transport.

7.7.4. Where possible, improvements to facilities in the Neighbourhood Plan will be sought as set out below.

## **Policy SB7 - Infrastructure, Community Facilities and Aspirations**

Development proposals that encourage the enhancement of, or better access to, community facilities (subject to appropriate conditions) will be supported.

Proposals should create spaces that encourage social interaction and inclusivity for all members of the community.

New community facility proposals must demonstrate how they will meet a community need.

Proposals should reference the Design Code (Appendix B) and Character Appraisal in terms of design (Appendix A).

A proposed facility should be accessible to all members of the community. It should provide appropriate parking, access provision and highway safety for pedestrians, cyclists and road users.

Proposals that would enhance the Plan area by delivering any or all of the following will be supported (where they accord with other Development Plan policies):

- i. the provision of land for sports pitches and recreation facilities;
- ii. new or improved community buildings and facilities;
- iii. superfast broadband provision;
- iv. public transport connectivity via support for local initiatives;
- v. improved pedestrian and cycle safety and/or new and improved footpaths and bridleways/cycleways (including permissive routes) linking to community facilities;
- vi. additional parking for Shellingford CE(A) Primary School; and
- vii. restoration of Fishpond Copse.