

Warborough and Shillingford Revised Neighbourhood Plan

2025

Appendices 13.0-16.0

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Appendix 13.0 Dark Skies / Bat Research

The Conservation of Habitats and Species Regulations 2017 (England and Wales) makes it illegal to kill, injure, capture, or **cause disturbance** that affects populations of bats, obstruct access to bat roosts, or damage or destroy bat roosts. Bats¹ have flown in our skies for the last 50 million years, but their populations have seen dramatic decreases in the last 20 years primarily due to light pollution impacting their roosting sites, foraging, and commuting passages. Of our 17 breeding species, 4 are now critically endangered and form a large part of the 11 mammals on this list. Bats account for 25% of our mammal species. They only have one young per year, often missing seasons, their status is a good sign of the health of our local ecosystems.

99% of Europe is under light polluted skies, an increase of 14% since 2001. In the UK, 75% of our population have an obscured view of the night skies.

Bats are nocturnal specialists, and light pollution is impacting them across several areas:

- **Roosting** – Light is affecting roost exits from trees, structures, and underground sites, often leading to abandoned roosts – This is an offence, *see footnote*
- **Commuting** – Connected landscaping features (hedgerows, tree lines, river corridors) are used to access critical foraging areas. Light disturbs and alters their flight patterns, especially for the slower flying species
- **Foraging** – UV/Blue Rich lighting (streetlights for example) attracts insects, but most of our bats shun these areas, leading to a vacuum effect on their food sources. With the faster flying species that will travel further by stressing their fitness levels to forage, now becoming more susceptible to competition and predators such as peregrine falcons
- **Drinking** – Light next to vital water sources lead to no drinking or significantly less drinking events for both bats and insects.

In summary, artificial light provides our bats with urban barriers and cuts off their foraging sites. Bats need dark corridors to survive. Also, one third of insects will die because of their encounter with artificial light.

¹ Reference – *Bats and Artificial Lighting at Night*. Bat Conservation Trust & Institute of Lighting Professionals Guidance Note August 2023

Appendix 14.0 Community Facilities and Issues

Table 1: Community Facilities

St Laurence Hall	<ul style="list-style-type: none"> • Located in the heart of Warborough • Used by most residents at least a few times per year; it also houses regular, key community programmes e.g. Lunch Club for the elderly, coffee mornings etc. • Averages over two bookings per day, and houses the Parish Church office • Parking is severely restricted • Volunteers organise fund raisers, maintain and enhance the building and arrange bookings
Greet Hall	<ul style="list-style-type: none"> • Located at the corner of Sinodun View, just north of the St Laurence Hall • Used by most residents at least a few times per year • Bookings have diminished since Covid this larger venue with a stage, kitchens and loos hosts larger classes and one-off events, roughly 6 booking per week • Houses WPC Clerk's office and a rented business space • Parking is severely restricted and causes problems for nearby residents • A volunteer booking clerk manages bookings • A renovation is being planned by WPC, with volunteers from the community.
The Green play areas – for children and adults	<ul style="list-style-type: none"> • The Green playground enjoyed a significant upgrade in 2019 and is currently maintained by WPC. • Given the high proportion of elderly residents, an outdoor exercise equipment area for adults was identified in the WSNP and delivered in 2018.
St Laurence Church	<ul style="list-style-type: none"> • According to the WSNP 2016 Community Questionnaire no 16, 40% of respondents' use St Laurence church facilities two to three times per year • WSNP 2016 Community Questionnaire p.23 no 21 cites 64% of respondents who would support discussion about enhancing facilities at St Laurence Church • Friends of St Laurence, a group of local volunteers, organises fund raisers to maintain the fabric of the estate
Shop and Post Office premises	<p>According to the WSNP 2016 Community Questionnaire no 16, the shop is the business asset most used daily by respondents. The long-term future of the shop is of some concern as it occupies part of a private residence and is under a short-term lease from the owners of that house. Should the current owners wish to sell to downsize or otherwise, there would be no guarantee the shop could continue in its existing situation. A project to explore enhanced facilities was highlighted in the WSNP, but this is not currently an issue.</p>
The Village Pub	<p>Owned by Brakspear's, this is last pub remaining (two have closed in the last 20 years). There have been five tenant landlords in the past ten years, and it was shut for a short period of time, twice. It offers outside front and rear tables, as well as a bar with a fireplace and a separate small dining area hosting five or six tables; it hosts village events and regular quizzes. New landlords took tenancy in July 2024.</p> <p>The WSNP identified the need to register this as an Asset of Community Value, and this is being pursued by the Warborough and Shillingford Society, with agreement of WPC</p>

The Sports Pavilion	Owned and maintained by WPC, this traditional wooden structure sits at the edge of The Green overlooking the pitch with far reaching views out across the Chilterns. Traditionally used by the Cricket Club, its' layout has been refurbished in 2024 and it will be available for hire outside of cricket bookings. A new ancillary shed has been erected on The Green to store cricket equipment.
Dutch Barn	This structure sits near the tennis court and provides storage. Owned by WPC.
Footways	Footways are extensively discussed in Appendix Error! Reference source not found. Ways of enhancing these facilities were explored further in Project 3 in Community Issues in the WSNP and this remains outstanding.
Waste; water mechanisms and water courses	<p>Because of the villages' vulnerability to flooding issues the unseen infrastructure is of particular local concern. Consistently, flooding events have seen discharge from Thames Water manholes in Thame and Warborough Roads, flooding roads and causing road closures and expensive repairs.</p> <p>Additionally, drainage ditches and watercourses have been inadequately maintained. This problem has been exacerbated when sewage overrun has been directed into open, blocked ditches. OCC, SODC and Thames Water have various responsibilities and regular, coordinated, preventative maintenance is required but despite promises, work remains outstanding.</p> <p>All waste is treated at the Dorchester Sewage Works, which is at capacity. It overflowed into the river Thame (and onwards into our parish) for 500+ hours so far this year. This is because ground and surface water have overwhelmed the network. See Flood Report in Appendix Error! Reference source not found. The risks of inadequate wastewater management techniques in a flood plain have been highlighted by unconventional and arguably antiquated pumping mechanisms that have been approved in nearby villages.</p>
Digital infrastructure	Fibre services are available to every house in Warborough and Shillingford. All new housing will be encouraged to make provision for connections to high-speed broadband and/or other communication networks, with boxes for technology, services and utilities being carefully sited and masked wherever possible. New cables should be buried if possible.
The School	The school is a valuable community asset, and the recent new car park has alleviated the major congestion caused by the high number of pupils driven in from outside the parish. The Parish recognises a need for balanced growth which can redress the local balance of children whilst avoiding the need for expansion, which, because expansion plans require moving from a yearly intake of a 'half-class' of 15 to a 'full-class' of 30, would double the capacity of the school and would require substantial building work and either an unsustainable amount of additional village housing or an increased number of students commuting in from outside the Parish, which risks overwhelming the new parking infrastructure and begins the cycle of harm again. See Appendix Error! Reference source not found. for further information.

Improvements wanted in 2016	Current Status
Traffic	WPC commissioned a traffic survey in 2023. Results/recommendations/projects/funding have not yet been shared
Viable premises for shop/Post Office	This requires engagement between the Parochial Church Council and/or the Diocese of Oxford, together with wider community representation. As this is not perceived to be an urgent issue, no further exploration discussions have taken place.
Parking	Substantial improvements include a new 30 space car park adjacent to the school and improvements to the allotment and Green South parking areas. No changes have been made to The Greet Hall Parking arrangements.
The Green playground	Substantially expanded and upgraded in 2019
Hammer Lane playground	Decommissioned in 2019
The Green	No specific renovations were articulated in the WSNP 2018, but the sports pavilion has been refurbished and a new shed has been constructed.
Walks	The importance of walks was evidenced in the WSNP 2016 Community Questionnaire no 16 where over 60% of respondents used footways every day or one or two times per week. 86% support improvement to these facilities (WSNP 2016 Community Questionnaire no 23). Some are narrow and difficult to use with prams, wheelchairs, etc. and crossing of the increasingly busy roads is inhibitive and are detailed in Appendix Error! Reference source not found.. Improvements are being considered as part of the WPC Traffic Survey
Waste, water mechanisms and water courses	Concerns were raised about potential issues around waste and water mechanisms by multiple local experts in this field. No change
Enhanced Hall, Church and Shop facilities	Results from the 2016 survey also showed that the NP should discuss enhancing the following community facilities: St Laurence Hall (78%), St Laurence Church (64%) and investigations into alternative premises for shop and Post Office (85%). St Laurence Hall has benefitted from a substantial upgrade to include extensive insulation and improved heating and lighting.
The Pub	Warborough and Shillingford used to have three pubs in addition to the members' hotel at the Kingfisher. Two pubs have closed in the last 20 years, leaving the Six Bells as the sole public house serving all residents. There have been 7 tenant landlords operating the pub over the past 15 years, and it was closed for a short time and currently faces an uncertain future. It is popular, provides food, and has frequently featured in Midsomer Murders. It is an

	<p>archetypal old, thatched pub, with a large garden at the back that overlooks the Six Acre Field and a gravelled seating area at the front which overlooks The Green and the Sports Pavilion. Villagers are very keen to see this well used vital community asset retained, as evidenced by the 96% that voted to register it as an asset of community value in the 2016 WSNP Community Survey.</p> <p>Robust evidence for considering change of use or redevelopment of the existing pub would be considered one-year's advertising at reasonable rates. For consideration of proposals involving a recognised community asset, proof that it is not economically viable and no longer required would include robust accountancy scrutiny.</p> <p>Evidence in support of H5 should also be referenced.</p> <p>Provide storage facilities for rubbish receptacles and cycles in accordance with the Design Code.</p>
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The WSNP 2018 consulted on community issues for CIL expenditure and a list of potential projects was published with the made NP. The WPC subsequently consulted a number of times on CIL expenditure. Some WSNP projects were addressed, along with new ones.

Below is an updated statement showing completed original projects in black and ongoing projects in green.

Table 2 Current Status of WSNP Projects

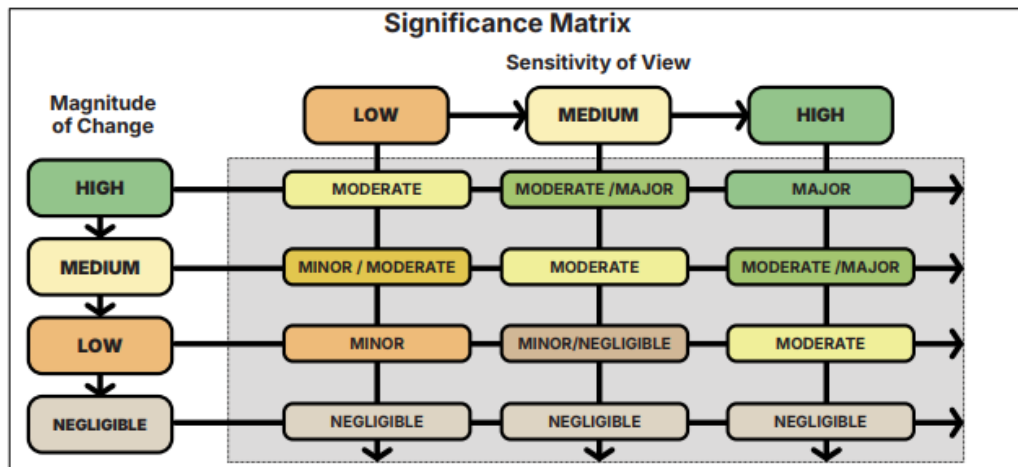
Number	Description	Status	Recommendation
1	Help identify enhancements to St Laurence facilities for wider use	The Friends of St Laurence are progressing this. Historic legalisation emerged which prohibits the WPC from funding local church projects	n/a
2	Explore shop premises alternatives	No progress but currently no need.	The PC should support this if necessary
3	Enhance pedestrian links across the parish	WSNP has updated the Pedestrian Survey. The Parish Traffic Survey may identify improvements.	A new pedestrian links survey identifies improvements which WPC should support when possible. Wider consequences of improvements should be considered.
4	Register the Pub as an Asset of Community Value	The Warborough & Shillingford Society are pursuing this	The WPC should support this if required.

5	Traffic calming to address various concerns across the parish	WPC have commissioned traffic surveys.	The WPC should assess and support appropriate traffic calming proposals
8	Protect Important trees by assessing TPO specimens, as per the People and Nature Strategy document	New; not started	n/a
6	Children's Playground and adult fitness equipment	Completed	n/a
7	Parking around The Green	The Green south parking : complete Allotment/Tennis parking: complete 6 Acre Parking: complete	n/a

Appendix 15.0 Important Local Views 2024

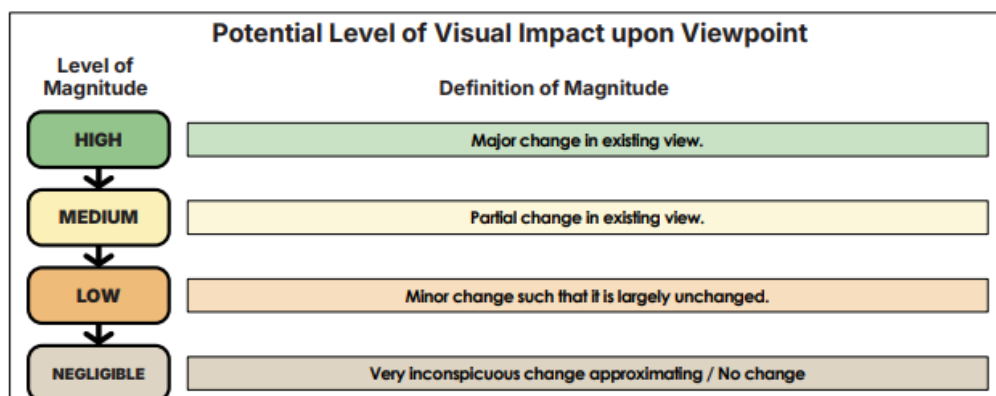
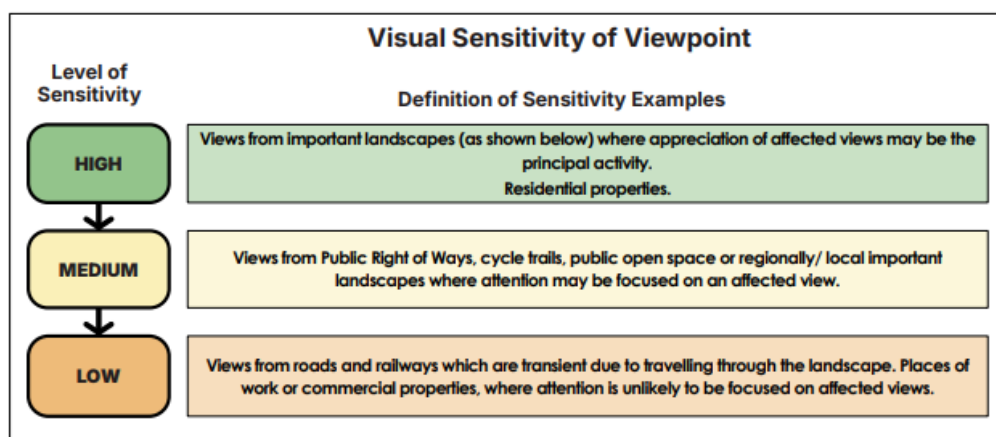
How to assess impact development on important views

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









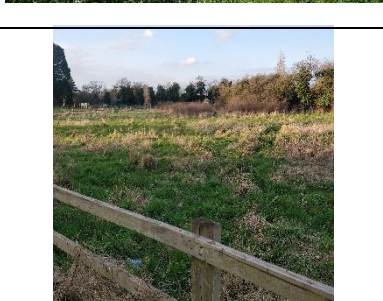
The views were assessed as to how development may impact the view.

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









Inventory of Views:





Name or ID	Status	Type of View	Reason for Inclusion	Sensitivity	Photograph
WARBOROUGH					
W-V01	Existing NDP	This offers significant views of rising farmland where the rolling field and landscape character of the Clay Vale are visible from the A329 as you leave the village and Conservation Area.	Good Match for Protected View Status (Natural England) - scenic beauty, tranquillity, part of the Green Belt.	High	
W-V02	Existing NDP	From the A329 as you enter the village and Conservation Area, now partially obscured by overgrown hedges, but with onward seasonal views to the Wittenham Clumps (North Wessex Downs protected landscape) towards the south.	View as you enter the village and conservation area, partial onward views to the North Wessex Downs (Wittenham Clumps) protected landscape and part of the Green Belt.	High	
W-V02.1	Draft	As you exit the village to the North; provides a rural paddock view and keeps the linearity of the Northern end of the village	As you exit the village to the North, provides a rural paddock view and keeps the linearity of the Northern end of the village. Provides scenic beauty and tranquillity.	High	





W-V03 (FORMER V10)	Existing NDP	Hammer Lane edge of conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps).	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs National Landscape and Wittenham Clumps. The distinct landscape character of the Thames floodplain is displayed. This view has Green Belt protection.	High	
W-V04 (FORMER V9)	Existing NDP	From Hammer Lane Along the edge of the Warborough Conservation Area there are public uninterrupted public views of the North Wessex Downs protected landscape (Wittenham Clumps)	The distinct landscape character of the Thames floodplain is displayed with North Wessex Downs protected landscape (Wittenham Clumps) backdrop. Part of the Green Belt.	High	
W-V05 (FORMER V3)*	Existing NDP	Hammer Lane and the end of Green Lane, conservation area looking onto North Wessex Downs protected landscape (Wittenham Clumps)	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs AONB (Wittenham Clumps). The distinct landscape character of the Thames floodplain is displayed. This view has Green Belt protection. High Match for Protected View Status (Natural England)	High	
W-V06 (FORMER AV02)	Draft	View from edge of Conservation Area northwards across open fields enclosed by woodland. It is a PROW but has the feel of a private driveway entrance.	Enclosed woodland view forming an important setting to the Conservation Area and grounds of the Old Vicarage (including Listed Walls and curtilage listed outbuildings)	Medium	











W-V07B (FORMER v05b)	Existing NDP	View from the Village Green (East). From the Village Green there are expansive views to the Chilterns protected landscape. Highly valued and important to the setting of the Conservation Area.	Highly valued and important to the setting of the Conservation Area. The village green has been allocated as a Local Green Space, the view beyond the village green does not have green protection. Historically much of this view offered views out to the Chilterns, currently some of this historical view is blocked by tree growth.	High	
W-V08 (FORMER PV024)	Draft	PRoW Footpath by bathing place River Thame to Town Hill	View to Town Hill	High	
W-V09 (FORMER pv21)	Draft	From PROW towards Chilterns, across farmland with avenue of trees alongside	Looking from PROW towards Chilterns protected landscape with avenue of trees alongside .	High	
W-V10 (FORMER v04)	Existing NDP	Along the edge of the Warborough Conservation Area there are public uninterrupted views of the North Wessex Downs protected landscape Wittenham Clumps from the end of Green Lane	The distinct landscape character of the Thames floodplain is displayed.	High	



W-V11 (FORMER v11)	Existing NDP	Views to the open countryside and farmland from the end of The Green north	Provides a valuable open public view and contributes to the setting of the conservation area.	High	
W-V12 (FORMER PV25, PV06 and AV7)	Draft	<p>Multi-directional view taken from village Green South Bridleway which is also a farm track which links to the Warborough Millenium Walk and tracks to Benson and Roke.</p> <p>View north-west to fields and woodland from green south bridleway before entering Warborough.</p> <p>View south-west to North Wessex Downs National Landscape (Wittenham Clumps).</p> <p>View east from PRoW over to open countryside and Chilterns protected landscape to the east</p>	<p>As walk, cycle or gallop up bridleway towards Warborough this view of trees maintains the open countryside feel, shortly afterwards turn the corner, and enter Warborough.</p> <p>The village Green South Bridleway is the most widely used countryside village path and is a very popular walk for walkers, dog owners and cyclists. It contributes significantly to the rural feel of the village, which is so highly valued by the residents, and is key to the inwards view of the village.</p> <p>The view beyond Plough Field has Green Belt Protection. High Match for Protected View Status (Natural England). Seek Local Green Space protection.</p> <p>Expansive, wide-ranging, long-distance view and to Chilterns protected landscape</p>	High	 



W-V12.1 (FORMER pv20)	Draft	From the PRow as enter Warborough from Benson, long ranging views towards North Wessex Downs protected landscape.	Looking back towards W&S & the North Wessex Downs protected landscape from the intersection of the public right of way, permission path and footpath to Benson	High	
W-V13 (FORMER AV08)*	Draft	First open view as you exit build area of Warborough over the last remaining gap separating Warborough and Shillingford settlements to the open countryside /Chilterns AOBNNB to the east	Expansive, long-distance view and to Chilterns National Landscape	High	
W-V14 (FORMER AV01)	Draft	From Henfield View across the fields to the west towards Green Lane with North Wessex Downs protected landscape	Expansive, long-distance view towards North Wessex Downs protected landscape.	High	
W-V15 (FORMER PV048)	Draft	PRow from the lagoon at Diagonal path, historic stone in foreground.	View of village nestling low in Thames Flood Plain across arable farmland with far reaching views to the Chilterns, Warborough church in background.	High	
Warborough Conservation Area Views					





CV1.1 (FORMER AV3)	Draft	Important street scene along A329 Thame Road. View towards Greet Hall as per Conservation Area Appraisal	Important Conservation Area view Capturing the Greet Hall, Rod Ayot, and numerous heritage assets	High	
CV1.2 (FORMER AV4)	Draft	View south along Thame Road	Important Conservation Area view / including numerous heritage assets	High	
CV2.0 (FORMER AV05)	Draft	View adjacent to St Laurence Hall east towards The Green	Important Conservation Area view / including numerous heritage assets including the Church and Village Hall from the Thame Road	High	
CV2.1 (FORMER AV05B)	Draft	Church and Lych Gate	Conservation Area view - Street scene view focus on the Church, but with numerous heritage assets	High	





CV3.0 (FORMER AV09)*	Draft	View from northwest corner of village green towards allotment gardens with Chilterns protected landscape in the background	Conservation Area view - across the village green with Chilterns protected landscape in the background.	High	
CV4.0 (FORMER V12)	Existing NDP	The street scene along the part of The Green North nearest the Thame Road, and towards the 6 Bells	Makes a valuable contribution to the Conservation area and includes numerous heritage assets.	High	
CV5.0 (FORMER AV10)	Draft	View from southeast corner of village green towards Church bell tower & sports pavilion	Conservation Area view - across the village green and numerous heritage assets	High	
CV6.0 (FORMER AV16)	Draft	View from Northeast corner of village green towards church tower, sports pavilion	Conservation Area view - across the village green and numerous heritage assets	High	




CV7.0 (FORMER v14b)	Draft	Heart of Village: Shop, St Lawrence Hall, Lych Gate and Old Vicarage, Church Tower, Alms houses, War Memorial	Conservation Area view - Street scene including numerous heritage assets.	High	
CV7.1 (FORMER v14)	Existing NDP	From the War Memorial view towards The Green South	From footpath by the War Memorial towards The Green South	High	
CV8.0 (FORMER v13)	Existing NDP	Glimpse of the Chilterns Protected landscape from the A329; preserved through the Six Acres development	Views to the Chiltern Hills National Landscape from the A329 through the Six Acres development	High	
CV9.0A (FORMER V05a)	Existing NDP	View from the Village Green (North) which is a local green space onto numerous heritage assets.	The view from iconic village green onto numerous heritage assets.	High	

CV9.0C (FORMER v05c)	Existing NDP	View from Village Green (South) towards Heritage assets.	The view from the village green to the south encompasses the Six Bells Pub, the millennium stone and several listed homes including the old school, and the Manor (GII*) and its barn.	High	
CV9.0D (FORMER v05d)	Existing NDP	View from Village Green (West) which is a local green space towards Sports Pavilion and Church Bell Tower and Six Bells pub.	From The Green and surrounding footpaths, the views back to the cricket pavilion is often described as an excellent example of a village green. High Match for Protected View Status (Natural England). Many stories exist of international players and teams playing games on the village green.	High	

SHILLINGFORD					
S-V01 (FORMER v06a)*	Existing NDP	View across Plough Field from New Road Shillingford, expansive views across farmland to the Chilterns protected landscape	<p>From New Road Shillingford, there are expansive views out to the Chilterns National Landscape. The main important view in this area is towards the south and the Chiltern Hills in the distance across Plough Field. This is an important landscape feature in creating a separation between Warborough and Shillingford villages. Although seasonally partially obscured by overgrown hedges, this is very valued by villagers as it is the clearest and most expansive view out of the village toward the Chiltern Hills and a very popular walk for walkers and dog owners. It contributes significantly to the rural feel of the village, which is so highly valued by the residents, and is key to the inwards view of the village from the adjacent arterial road, A 4074. High</p> <p>Plough Field has a memorial statue commemorating the world ploughing competition 1956.</p>	High	
S-V02 (FORMER pv19)	Draft	Cherry Close has distant views to the North Wessex Downs protected landscape and across farmland.	Distant views to the North Wessex Downs protected landscape and across farmland	Medium	

S-V03 N and E (FORMER PV07d PV07c)*		<p>Multi-directional view North, East and South-east</p> <p>From New Road across Plough Field to Chilterns protected landscape.</p> <p>From New Road across Plough Field to Warborough</p>	<p>Plough field, with far reaching views to the Chilterns protected landscape.</p> <p>Part of the heritage of W&S, defines the rural character the gateway to Warborough Conservation Area</p>	High	
S-V04 (FORMER v08)	Existing NDP	Views from the main A4074 across the flood plains to North Wessex Downs protected landscape (Wittenham Clumps)	<p>This view has Green Belt Protection. Providing an important landscape features and setting for the Shillingford Conservation area, with onwards views to the Wittenham Clumps.</p> <p>It contributes significantly to the rural character of the hamlet.</p>	High	
S-V05.0 (FORMER AV15)	Draft	View from Shillingford Bridge into floodplain and listed building / willow maze	Wider-ranging River Thames view from Shillingford Bridge, including the floodplains and avenue of mature and veteran trees to the west serving as an important focal entrance to the village	High	
S-V05.1 (FORMER pv16)	Draft	From Shillingford Bridge	View into Shillingford taking in listed building and River Thames	High	

S-V06 (FORMER pv15)	Draft	From Shillingford Bridge towards Benson view of Thames and Thames path.	View of River Thames from Shillingford Bridge	High	
S-V07 (FORMER AV14)	Draft	View from PRow alongside the River Thames towards Shillingford Bridge and River Thames	Key River Thames view towards listed Shillingford Bridge	High	
S-V08 (FORMER v07)	Existing NDP	There are westward views across the Wharf to the river Thames, and then, out of Parish and beyond is the North Wessex Downs protected landscape (Wittenham Clumps).	It contributes significantly to the rural character of the hamlet. The land opposite the River Thames has no Green Belt protection, it is Thames Flood Plain. The Thames path runs close to the Thames on the opposite side of the water. High Match for Protected View Status (Natural England)	High	
S-V09 (FORMER AV12)	Draft	View westwards out of Shillingford Conservation Area across floodplain of River Thames with backdrop of North Wessex Downs protected landscape	Important view out of Conservation Area towards North Wessex Downs protected landscape.	High	

S-V10 (FORMER pv18)	Draft	View from the Thames Path	View across floodplain and River Thames towards the Parish boundary and hamlet of Shillingford	High	
Shillingford Conservation Area Views					
CV10.0 (FORMER pv17)	Draft	Conservation area from the River Thames up Wharf Road.	Looking up Wharf Road Conservation Area from the River	High	
CV11.0 (FORMER AV11)	Draft	View southwards from within Shillingford Conservation Area towards the River Thames	Important linear Conservation Area view with numerous heritage assets down to the River Thames	High	
<p>*The Benson NP Allocated some housing which may be slightly seen in the distance from some of this view towards the Chiltern National Landscape . The Benson NP also set out policies NP28 Landscape and views and NP29 Landscape Buffers to introduce planting after the housing is complete to buffer this housing which will further improve the view.</p>					



Appendix 16.0 WSNP 2018 Technical Site Assessment

The Technical Site Assessment is in Appendix 1 of the WSNP Sustainability Appraisal Report, downloadable here: [WSNP-SA-update.pdf](#) or www.southoxon.gov.uk/wp-content/uploads/sites/2/2022/12/WSNP-SA-update.pdf. This forms a useful artefact for future consideration of sites which may come forward.