

Brightwell-cum-Sotwell Design Code

March 2022

Regulation 14 Draft

Brightwell cum Sotwell
Neighbourhood Plan

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1. What is a Design Code?

Design Codes are tools used to inform the design process of new development. They are prepared through establishing the principles of essential design considerations.

2. The purpose of this document

The Design Code Document refines the Joint Design Guide that covers the whole of South Oxfordshire and Vale of Whitehorse Districts. The Joint Design Guide is expected to replace the South Oxfordshire Design Guide 2016 following its adoption. This Design Code Document appraises the main village settlements outside of the Brightwell-cum-Sotwell Conservation Area, but includes identifying important features of the Mackney Conservation Area. A Conservation Area Character Appraisal for the Brightwell-cum-Sotwell Conservation Area was published in 2006 alongside a Management Plan which sets out the special character and details contributions to its appearance. There is no appraisal for Mackney Conservation Area.

The Brightwell-cum-Sotwell (BCS) Village Design Statement, first published in 2004 and updated in 2014, forms part of the BCS Community Led Parish Plan 2014 - 24 and is a formal record of resident's views, addressing aspects of the landscape and settlement that are central to the parish's identity and sense of place. The Code has been informed by these documents and the analysis of the remainder of the village settlements in this document including the 1971 Village Plan.

The Code has been prepared in accordance with the National Model Design Code and its Guidance Notes published by the Ministry of Housing, Communities & Local Government in July 2021 as relevant to this area and policy context. Its content will inform the BCS Modified Neighbourhood Plan 2011 - 35 to bring clarity to the definition of the village settlements and the Conservation Areas to raise the standards of design for the purpose of managing future windfall and infill development, proposals coming forward on previously developed land, and/or rural/first homes exception sites.



3. Understanding, Responding to and Applying the Code

The Joint Design Guide comprises a series of steps. An introduction sets out information about the districts. The Analysis that follows in this Code mirrors this approach tailored to the Parish. The Joint Design Guide then sets out a series of design principles which applicants should adopt as their design goals, where applicable. This Code relates itself to the overarching design principles in a way that reflects the distinct characteristics of the village settlements.

Applicants preparing development proposals should be familiar with the Joint Design Guide and then relate the proposed development location to the Neighbourhood Area. The District Council will apply the generic and process principles of the Joint Design Guide and the specific requirements of this Code as relevant to the location and nature of the proposal. The Parish Council will use both the Joint Design Guide and the Code to inform their judgement of proposals in making their representations to the District Council when it is consulted on planning applications.

As with all design guidance, the standards and requirements should be regarded as setting the design brief for a proposal, but the applicant may depart from them where it can be justified in the circumstances. The burden will be on the applicant to demonstrate that the Joint Design Guide and this Code have been acknowledged, understood and responded to in a way that is appropriate to the location and nature of the proposal.

The Design Guide

- About the guide
- Design and Planning

Why is design important?

- Its purpose
- We want to...
- Sustainable, high quality places
- The value of good design

How to use the guide

- Follow the steps
- The design process
- Criteria and principles
- Interactive guide

Key design objectives

- For all developments

About South and Vale

- An introduction
- Settlements and designations
- Landscape character

Place and setting

- Analysis
- Concept

Natural environment

- Landscape
- Forestry
- Biodiversity

Movement and connectivity

- Creating a network
- Streets as spaces
- Street design
- Public realm

Space and layout

- Framework and structure
- Plots and amenity
- Storage, services and utilities
- Parking
- Open space design
- Play space design

Built form

- General principles
- Apartments
- Householder extensions and outbuildings
- Rural low density
- Building conservation and conversions
- Non-domestic buildings
- Mixed use development
- Materials, maintenance and management

Climate and sustainability

- Sustainable development
- Reducing carbon emissions
- Standards and certifications
- Reducing embodied carbon

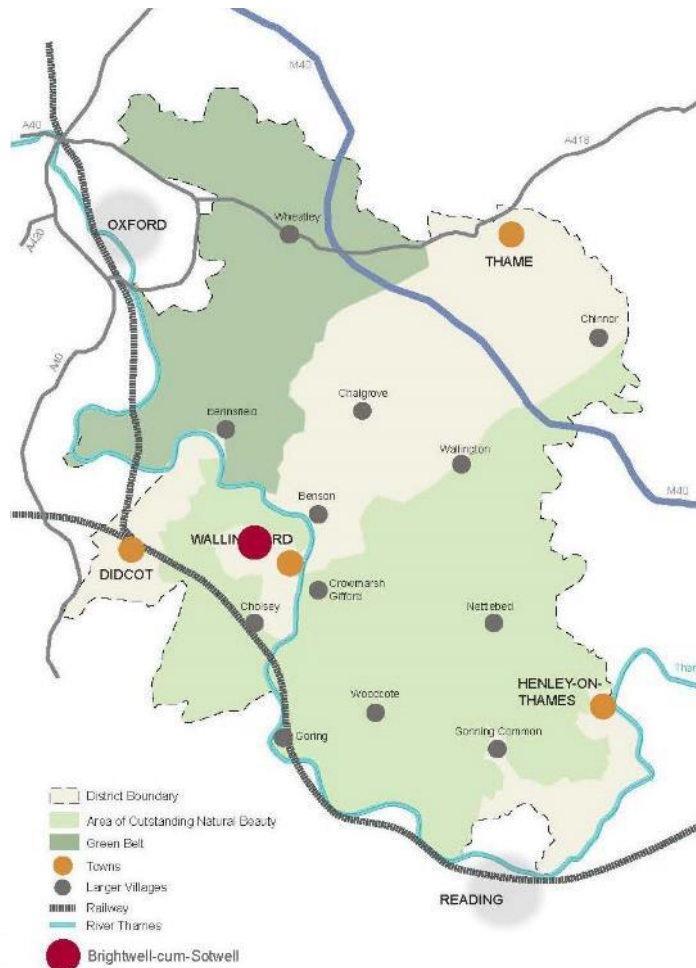




The main settlement of Brightwell cum Sotwell

4. About Brightwell cum Sotwell

Original Source: South Oxfordshire Design Guide 2016



Introduction

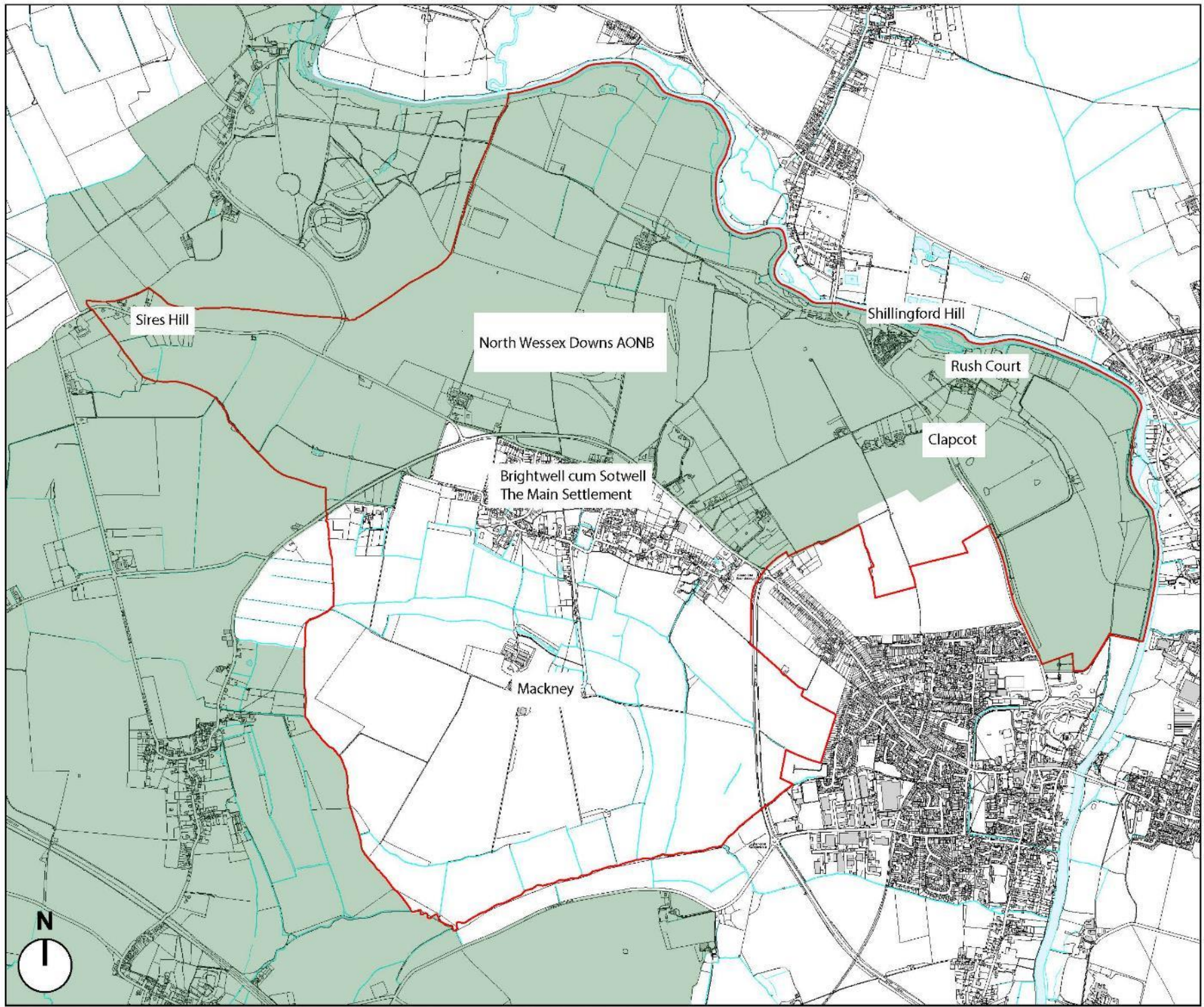
The Parish

(Drawn from the BCS Community-Led Plans and Neighbourhood Plan evidence base)

Brightwell-cum-Sotwell (BCS) is an exceptionally picturesque village nestled in a hollow below the Sinodun Hills. Black and white thatched cottages, typical of South Oxfordshire, are dotted along narrow village lanes and much of the landscape falls within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The parish covers 1,320 hectares (13.2 km²) and lies between two of the main towns in South Oxfordshire, Didcot and Wallingford, with the former becoming increasingly dominant as the principle urban centre. However, the parish remains distinctly rural separated from these urban centres.

Much of the northern parish boundary is formed by The River Thames with the land north of Wallingford between Sotwell and Thames known as Clapcot, recorded as a settlement in the Domesday Book associated with the Honour of Wallingford Castle. Within Clapcot, the two small settlements of Shillingford Hill and Rush Court sit 2km north of Wallingford on the A329. The main village settlement was established along a spring line centred on the intersection of two historic routes at the foot of the Sinodun Hills, Brightwell Barrow, rising 70m above the Thames floodplain. The Chiltern Hills to the east and the Berkshire Downs to the south feature in long rural views from the hills themselves. Mackney lies 800m to the south of the main village on an old island rising above flat former marshy ground. Sires Hill is a small hamlet to the north-west of the main village situated on the crest of the Sinodun ridge. A more extensive account of the origins of the parish can be found in Appendix C – BCS Community-Led Plan 2014-24.





 Parish Boundary

Sires Hill

North Wessex Downs AONB

Shillingford Hill

Rush Court

Clapcot

Brightwell cum Sotwell
The Main Settlement

Mackney



4. About Brightwell-cum-Sotwell

Introduction

Population

The 2011 Census recorded the population of Brightwell-cum-Sotwell as 1,538.

Economy

The Parish benefits from a vibrant local small business sector including local traders, farms, garages, joiners and other craftsmen, Shillingford Bridge Hotel, Frog's Island, a micro brewery, joiners and Brightwell Vineyard. Mackney provides a countryside connection for the main village settlement with local children able to explore the farm and its animals.

Following the COVID-19 pandemic evidence from the latest Opinions and Lifestyle Survey and Business Insights and Conditions Survey suggests increased levels of hybrid working models are anticipated in the future. In BCS a continuing trend of working from home was already recorded in 2014.

The internationally renowned Dr Bach Centre attracts many visitors. Other existing tourist attractions include Frog's Island Donkey Sanctuary, Brightwell Vineyard, the Earth Trust, Shillingford Bridge Hotel (with open air Thameside swimming pool) and a number of excellent bed & breakfasts. The picture-postcard village lanes and cottages, rolling countryside, River Thames, Sinodun Hills, and location within the 'Midsomer' Trail attracts many visitors who walk the winding lanes and open countryside that surrounds the village. Didcot Station is five miles away with excellent connections to London Paddington.



4. About Brightwell-cum-Sotwell

Settlements and designations

Settlement pattern

Brightwell-cum-Sotwell is a poly-focal settlement. Polyfocal settlement is a term that has been used to describe settlements that do not develop with one single core, but may develop or spread out over a wider area, and may in fact have a number of separate concentrations of settlement (Polyfocal Settlement and the English Village by Taylor, C.C., 1977).

Brightwell and Sotwell historically developed around several Saxon manors centred on a spring line at the intersection of two ancient key routes, and subsequently evolving from a number of small hamlets, such as Slade End, spread out along the spring line linked by winding footpaths which today form the village lanes. Many of these lanes and adjoining field boundaries are believed to date back to the Iron Age field pattern and still form the underlying landscape topography found today.

Later infill in the gaps blurred the distinctions between the once separate concentration of Brightwell, Sotwell and Slade End with the modern parish of Brightwell-cum-Sotwell formed in 1948, when Clapcot was reunited with Brightwell. Wallingford, a Saxon new town (the burgh probably constructed within the Brightwell estate) gave the parish (owned by the Bishop of Winchester) some significance during Medieval times.

Some intermittent ribbon development along Mackney Lane links the hamlet of Mackney with Brightwell-cum-Sotwell. The compact hamlet of Mackney lies 800m to the south of the main village on a former 'island' rising above the valley bottom.

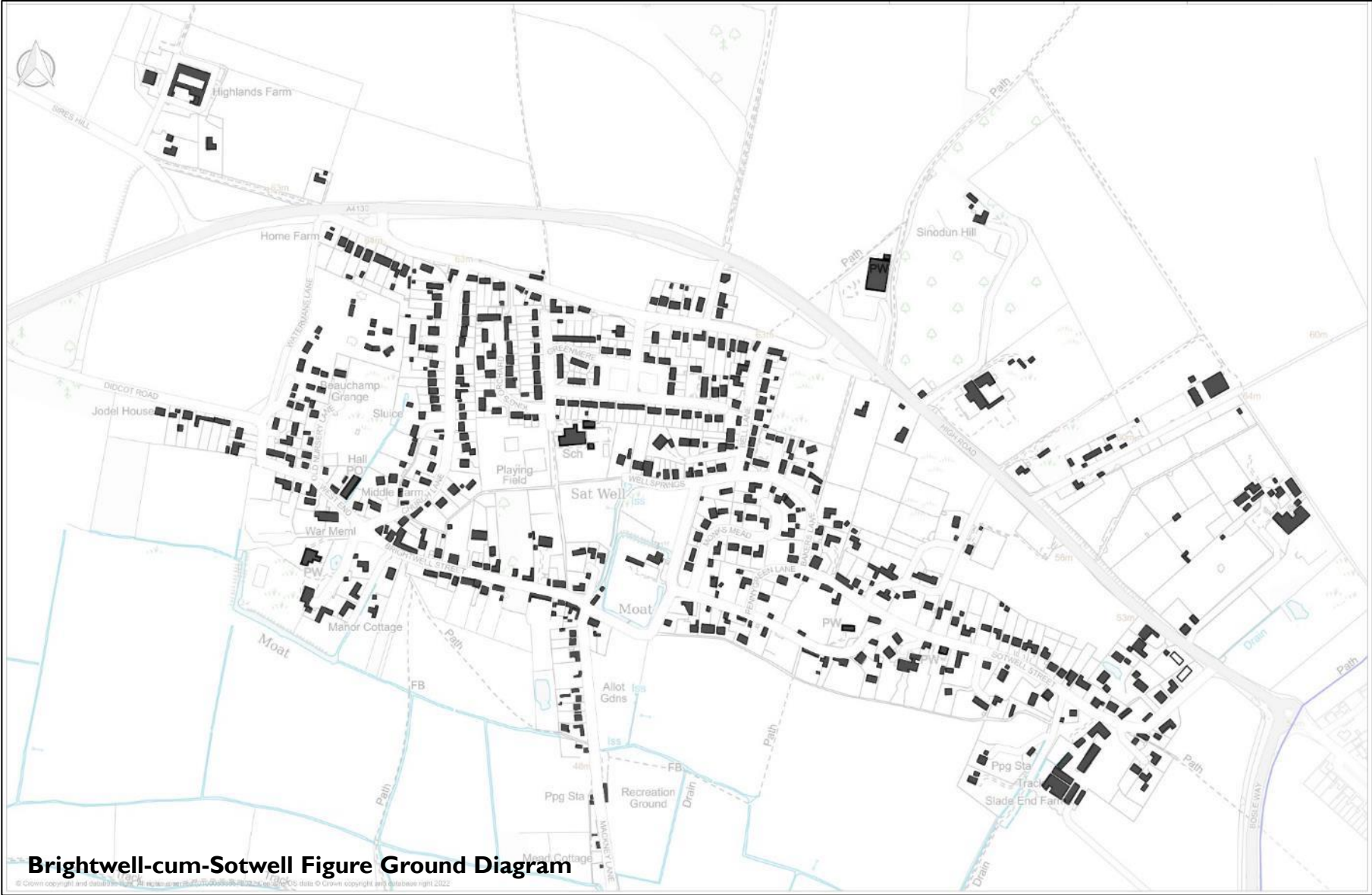
The wider Parish includes the small hamlet of Sires Hill to the west of the main village on the crest of the Sinodun ridge and Clapcot, which comprises all the land north of Wallingford between Sotwell and the River Thames. Shillingford Hill and Rush Court are located at Clapcot, 2km north west of the main village on the A329. The Clapcot communities are not connected directly to the main village by road.



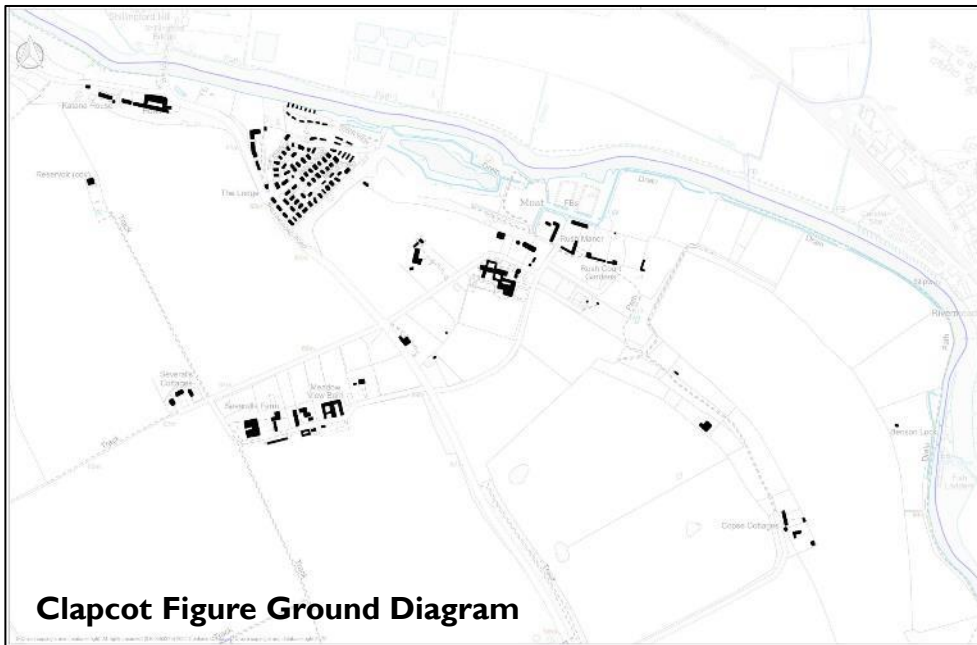
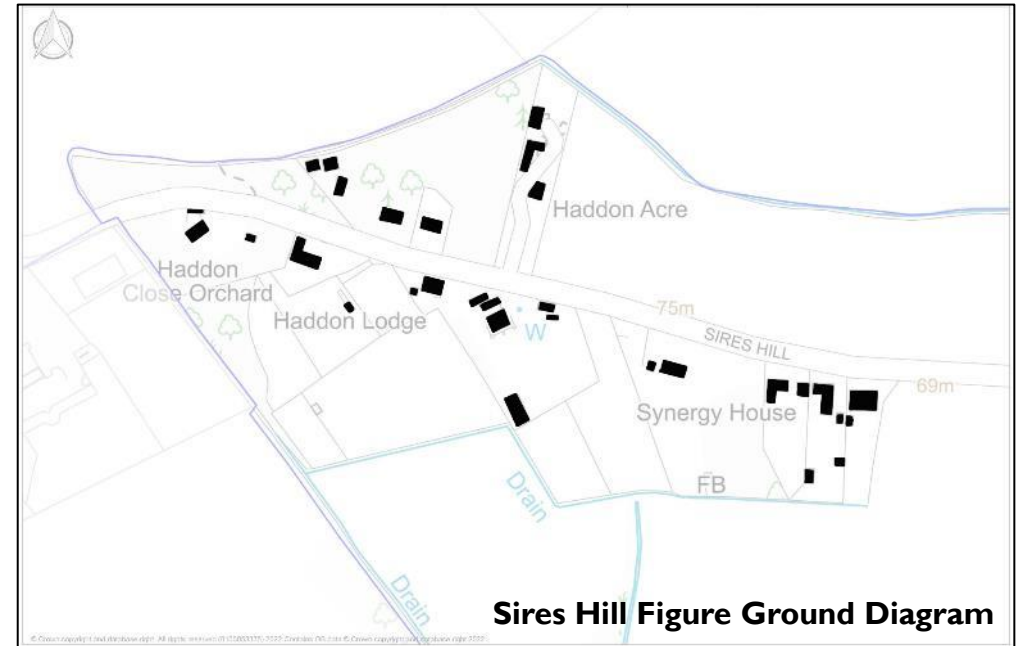
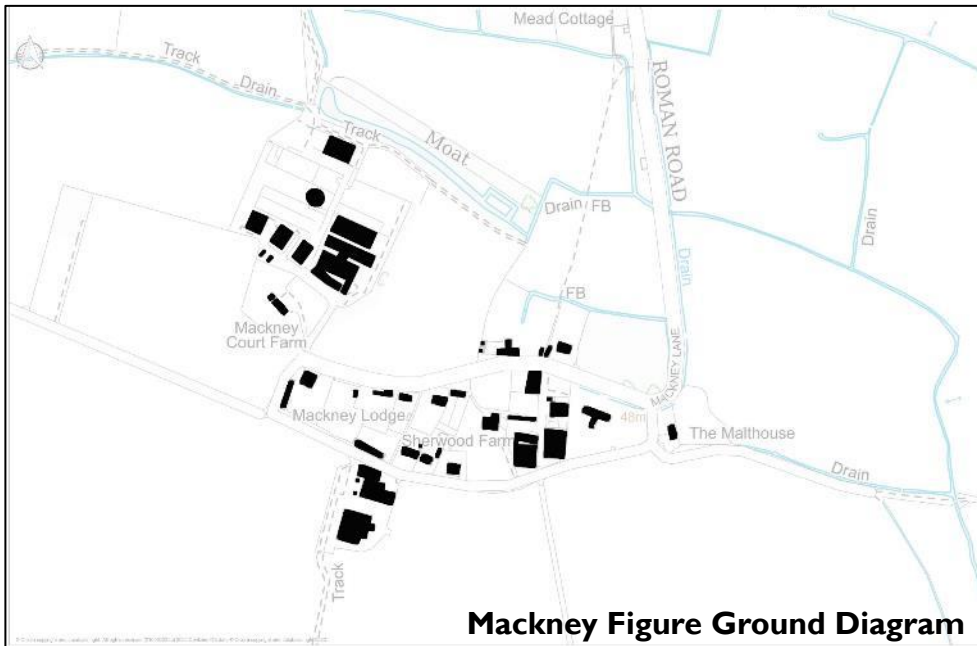
Main village settlement pattern

4. About Brightwell-cum-Sotwell

Settlements and designations



Brightwell-cum-Sotwell Figure Ground Diagram



4. About Brightwell-cum-Sotwell

Settlements and designations

The Origins of the Parish

Brightwell and Sotwell developed around several Saxon manors centred on a spring line at the intersection of two key routes including the old north-south Alchester to Silchester Roman Road and an east-west route that once formed the northern limit of the Iknield way, later the linking the river crossing at Wallingford with Abingdon. The parish was within the homeland of the Gwisse tribe and as such, part of one of the most significant early Saxon strongholds in England. The first charter establishing Brightwell was in 854AD, the manor being granted to the Bishop of Winchester from the King. Subsequently Brightwell was split into smaller units including Sotwell and Mackney, the Saxon new town of Wallingford (with Clapcot) taking the land to the east of the parish. The modern parish of Brightwell cum Sotwell was formed in 1948 when the separate units of East and West Brightwell, Sotwell and Clapcot were re-united.

Although Saxon in origin, human habitation in the parish extends into pre-history. Roman, Iron Age and Bronze Age activity is spread along the Sinodun ridge extending down to the spring line. And it is known that the area supported a nationally significant pre-Roman population. Archaeological evidence suggests that Brightwell was a landscape of nucleated farmsteads at the periphery of this historic landscape. It is likely that most trees on the southern slopes of the hills were cleared for agriculture at this time, with small fields sweeping down from the hilltops to woodland in the clay vale below. Geological evidence points to this – silt being washed from the hills to the lower land below (eroded away through agricultural activity). In the low lying land the silt accumulated in the old meander of the Thames (that once looped around Mackney and Cholsey islands) creating an extensive area of wetland in the flat valley floor that survived into the modern era as marsh. Many of the modern field margins and village lanes date back to the Iron Age field system.

The main village lies at the foot of the south-facing slope of the Sinodun Hills, Brightwell Barrow rising 70m above the Thames floodplain. Settlement is along a narrow east-west gravel terrace, crossed by small streams fed by springs. To the east are the Chiltern Hills and to the south the Berkshire Downs.

Mackney lies 800m to the south on an old island rising above ground, which before drainage must have formed extensive marshlands. Sires Hill is a small hamlet to the west of the main village located on the crest of the Sinodun ridge. Clapcot comprises all the lands north of Wallingford between Sotwell and the Thames and was for a long time a private territorial asset held by whoever had the castle and honour of Wallingford - presumably as a royal hunting park. Shillingford Hill and Rush Court are located at Clapcot, 2km north west of the main village on the A329. The Clapcot communities are not connected directly to the main village by road. Vehicular traffic needs to pass through Wallingford.

The main village evolved from a number of small hamlets spread out along the spring line. The boundaries of this settlement were defined by the ancient track to the south of the village and the Wallingford / Abingdon High Road to the north. Clusters of settlement located on The Square / war memorial, the Red Lion, the Priory Farm, Bakers Farm/Sotwell Manor and at Slade End emerged; each linked with its neighbour by twisting footpaths that now form the village lanes. Over the centuries the 'gaps' in between these historic sites were developed - many old cottages surviving to the present.

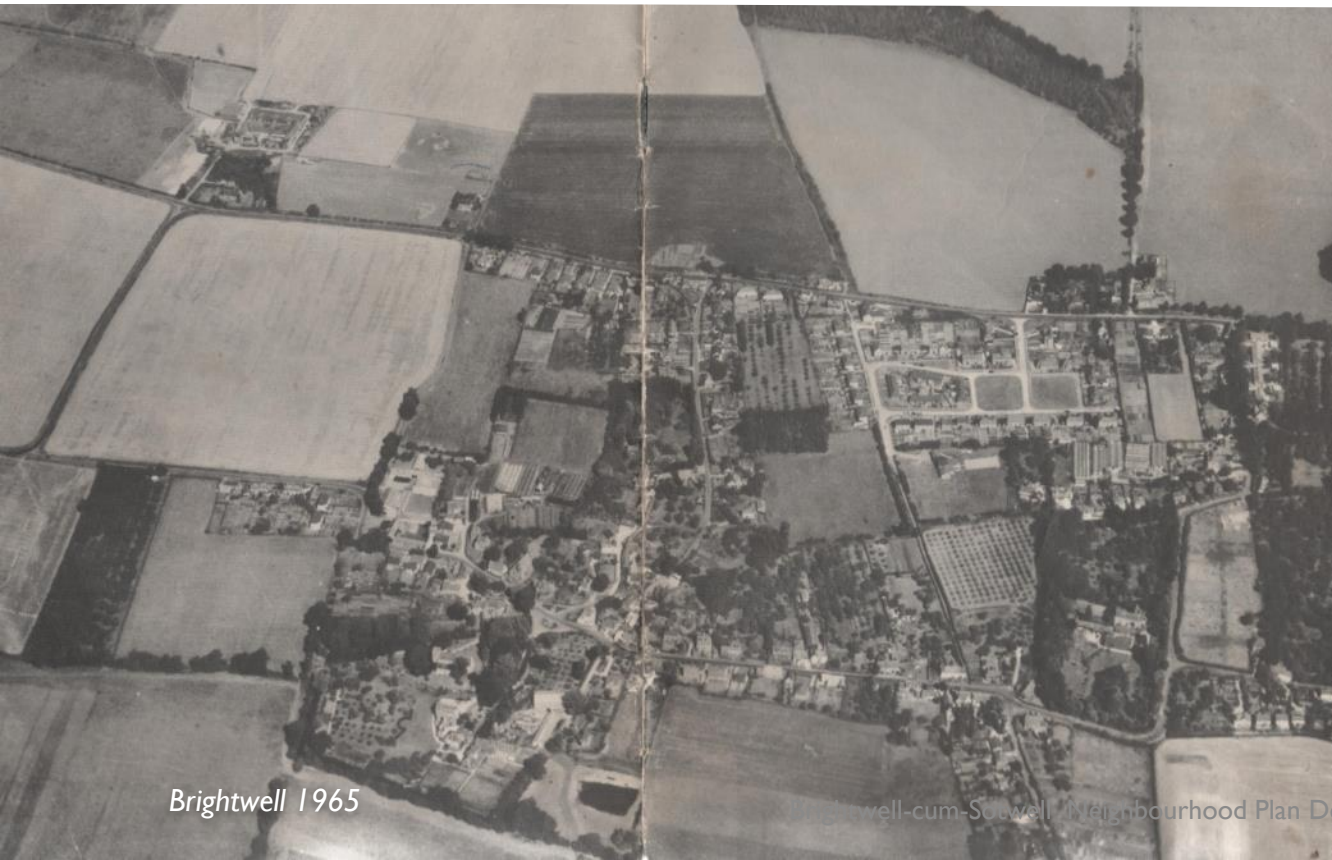
The oldest house in the village is believed to be Woodley's – a 14th century cruck framed house. Due to its proximity to the stronghold of Wallingford Castle, the village suffered greatly in both the Anarchy and the English Civil War. Only a few cottages survive from the late medieval and Tudor periods with thatched roofs and walls of wattle and daub. Many older village houses have stone and timbers that are believed to have been ransacked from the ruins of Wallingford Castle in the 1650s. Most of the stock of historic houses comes from the Great Rebuilding however – the village containing many fine 17th and 18th century buildings ranging from simple cottages to grand farm houses. Local bricks of a mellow red type with lines of flints and the local malmstone were used. Clay tiles are common although historic images show a remarkable number of thatched buildings survived into the twentieth century. These details are carried on to walls and outbuildings. Smalls House in Mackney is of considerable note. In the Victorian age, a series of large homes were built for the 'gentry'. This settlement pattern predominated until after WW II although by 1910, several large properties had appeared on high ground north of the High Road. Brightwell cum Sotwell was within living memory a predominantly rural community where agriculture dominated, with arable farming on the higher ground, grazing on the marshland below. Extensive areas of orchard were planted around the settled areas. As recently as the 1950s, the main village was still a mosaic of farmsteads, cottages and small manor houses, separated by orchards and smallholdings.

It was only in the last half of the C20th that this ancient pattern of life changed. Improvements in agricultural practices, the opening of the Cowley Motor Works and the expansion of Didcot saw many long established families re-locate, replaced by a new wave of people seeking employment in thriving Oxfordshire. Improvements in transport links (the opening of the M40 and M4 and the direct line to London Paddington from Didcot), put the parish firmly on the commuter map.

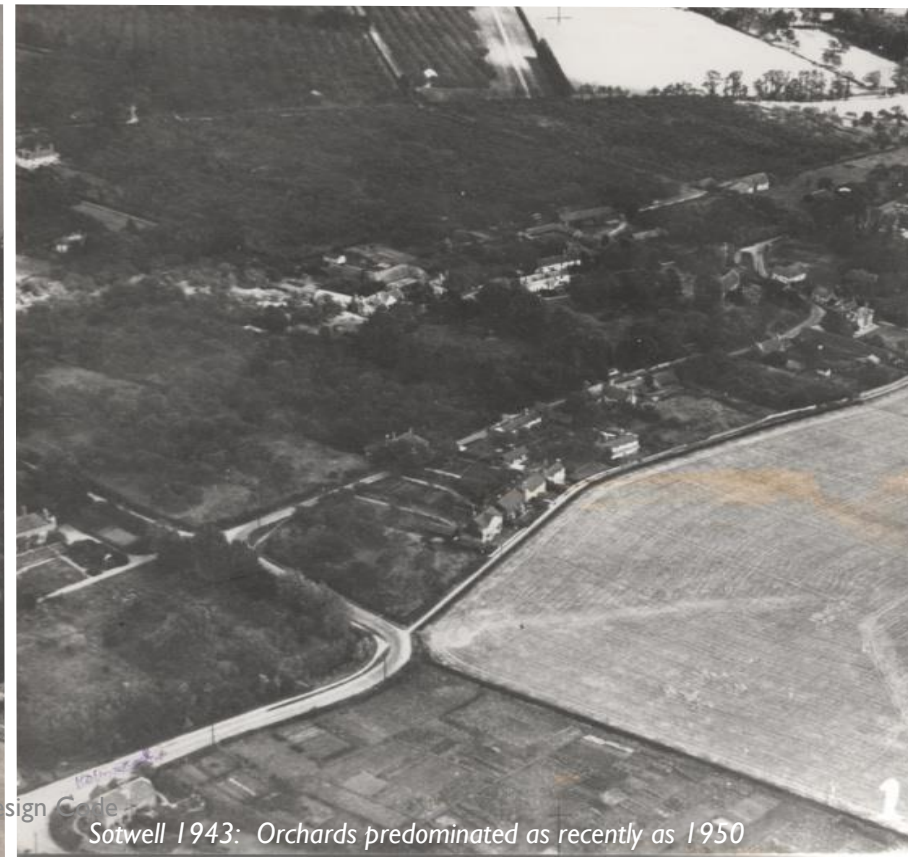
In 1945, Greenmere was planned as a model estate to house former agricultural workers who had previously lived in tied cottages across the village. The estate was separated from the historic core of the village by strip of field and orchard but linked by the footpath network. The tumbledown cottages that for millennia had housed poor agricultural workers were restored and bought up by those seeking to live the rural idyll. The cottages were saved from planned demolition, re-roofed beneath tile, thatch and slate, retaining good brick chimneys. Barns are weather boarded above local stone, brick and flint walls.

The 1971 Village Plan set out to define the boundary of the settlement and protect the most special elements of the village including those places that now form the Green Heart. It also established the need for a more dense estate that was constructed in the 1980s at Kings Orchard. During the 1970s a private housing estate was constructed at Monks Mead, typical of the new development that was taking place on former orchards within the historic core of the village. Elsewhere small clusters of family houses and bungalows appeared, typically one property deep. These flanked the lanes between the older properties, but preserved boundaries of historic enclosures. At Shillingford Hill the post WW II breakup of the Rush Court Estate led to the establishment of the residential Home Park site and former farm cottages becoming private homes.

More recently the Little Martins development has defined the western edge of the settlement and provided 31 new homes within the parish. A further 30 houses are planned for on former nursery sites and at Bosley's Orchard to the north of the village.



Brightwell 1965



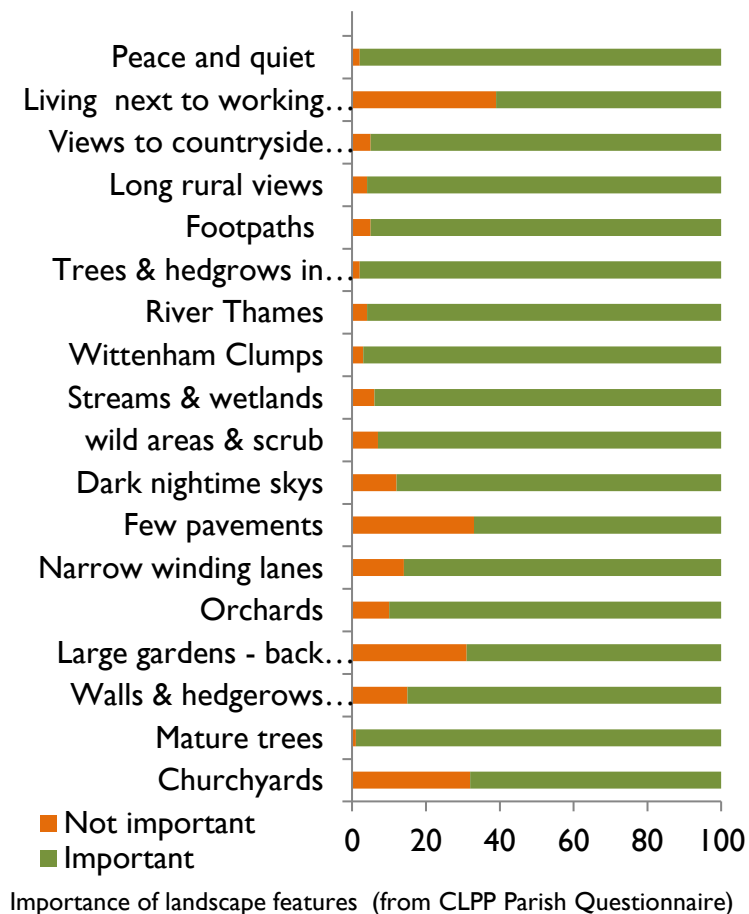
Sotwell 1943: Orchards predominated as recently as 1950

The Main Settlement of Brightwell Cum Sotwell

The A4130 skirts the settlement on sides, but from every aspect views of the village are mainly of surrounding farmland, with only a few village buildings and mature trees showing. Even at the four entrances off the A4130, the settlement blends so well into the landscape they could easily be missed if it were not for the multitude of road signs. This topography is important in hiding the village within the landscape.

Much of this character is derived from the way that the settlement does not extend to the A4130. The Brightwell by-pass is not an edge of settlement; the fields, paddocks and fruit farms between the housing (to the north and west of the village) provide an essential role in screening and softening the impact of the village and in shaping the character and setting of the AONB. This aspect of the main settlement also makes it an inward looking settlement – with few views out into countryside. The majority of housing is accessed (both by car and on foot) from the village lanes rather than from the A4130. An old causeway across the former marshland that separated Brightwell from Mackney still provides the only road to the hamlet.

The settlement has been bypassed since medieval times by the old High Road, now in turn replaced by the A4130 bypass. Without the need to have accommodated through traffic for over 500 years, internal movements are still largely via unimproved lanes and old trackways with few pavements. This helps to create a very strong and special sense of place. It is a village that is naturally unfriendly towards vehicular traffic, with an internal network of ancient footpaths that encourages pedestrian movement. Curving streets flanked by combinations of banks, hedges and walls maintain the rural character and are important to residents. These features do not dominate the building beyond, but are in scale with the property and with the style, period and setting of their location. This landscape is therefore characterised by a variety of different landscape features including historic enclosure lines that record agricultural origins and boundary treatments such as flint walls and native hedgerows. Private and public spaces are an important element in shaping the place. Large gardens, areas of scrub, orchards, streams and wet areas in the main village have a considerable positive effect on character.



Brightwell cum Sotwell has retained a remarkable integrity. Modern houses on the whole, respect the layout of the village and mature vegetation on boundaries helps to integrate them. It is generally accepted that Conservation Areas have adequately protected the historic core of the main village, although more could be done to enhance their wider setting and approaches. The network of paths and a lack of street lighting add to this timeless antiquity. Most new development has respected ancient boundary plots although the Cul de sac is at odds with the village tradition. Historically, lanes criss-crossed the area linking different areas with each other. Brightwell cum Sotwell is a very permeable place.

Village roads are often without raised curves and of different widths with historic buildings commonly jutting into the road space. The modern road network in the village is the product of 1000 years of evolution, the modern road network is simply a series of improved tracks. It is within living memory that these lanes have been tar-maced. Streams that once flowed down village streets have now mostly been culverted although they do appear at several places as sluices or ditches alongside the road. Buildings (including outbuildings and barns) flank the road – both side and front elevations facing the street. Gable ends are particularly prominent feature. It is only in the modern estates that road widths are standardised and pavements line both sides, sitting uncomfortably with their more established neighbours.

There is a very wide range of materials, styles and type of building in the main settlement including lime washed timber framed cottages, old barns, converted farmsteads and modern detached dwellings that generally fit well into the character of the village through in-fill development. Thatch, slate and clay tile roofs sit happily next to each other. The height, scale and density of properties vary greatly and change rapidly although due to careful conservation planning and the retention of historic curtilage boundaries, with well-treed gardens and remnants of old orchards much of the charm of the village can be found in this variation; the village retaining a very strong character and identity. Simply because there is not a single characteristic village style, there is no excuse for the introduction of anonymous architecture however. Whether new development is in a traditional style or is more modern; it is the quality of design, use of materials, scale, density and landscape details that are important.

New developments and extensions need to suit the character and scale of their immediate setting. Careful matching of building style and scale that use traditional materials and locally distinctive details should be sought. The way that the development fits in to the streetscape is important with sensitive boundary treatment and landscaping that respects the local vernacular.



Many village lanes are 'sunken' through centuries of use and lined by trees, wooden fences, brick & flint wall or hedges. There are few raised kerbs.

The developments at Greenmere (designed as a model estate around a central 'village green') and Kings Orchard, were separated from the historic part of the settlement to the south by an area of open fields clustered around the historic footpath network. This green heart to the main village extends through the back gardens of properties located to the north of the Street to Vine House Orchard and onto the southern fields and westwards through Wellsprings to Sotwell House and today is an essential landscape element.

Elsewhere small clusters of family houses and bungalows appeared, typically one property deep. These flanked the lanes between the older properties, but preserved boundaries of historic enclosures. The design of access to driveways from the highway is an important consideration; there being a strong vernacular that adds much to the rural village character.

Many properties have old weather boarded barns or detached garages that fit in well with the village scene accessed down narrow tree-lined driveways. Street lighting has been resisted in most parts of the village – a feature that above else has helped retain the rural identity. As such, light pollution is more noticeable in the village.

4. About Brightwell-cum-Sotwell

Settlements and designations

Local materials

There is a very wide range of materials, styles and types of buildings in the Parish.

Walls: The separate Brightwell-cum-Sotwell Conservation Area Appraisal attached at Appendix A contains a thorough appraisal of the variety of traditional building materials which is one of the defining characteristics of this conservation area including dressed stone, rubble stone (the local malmstone), brick, flint, cob, render, tile, thatch. Similar variety can be found in Mackney Conservation Area including dressed stone, rubble stone, brick, flint, render and tile. Many of the listed buildings include timber framed thatched buildings with clay and wattle, or brick. There is also a good scattering of Victorian properties, some showing fine ornate brickwork. Barns are generally weather boarded above local stone, brick and flint walls.

Both Conservation Areas include modern development with little or no connection with local tradition which has diminished the historic characters, although this is less evident in Mackney with little modern development coming forward in this countryside location. Red brick in stretcher bond is common in most modern developments in Brightwell-cum-Sotwell contrary to the more traditional Flemish or English Bond evident in older properties, as used for example at the cottages nos. 1 – 7 High Road. The development at Monks Mead does include some variety in the form of timber cladding with window detailing. Developments at King's

Orchard, Greenmere and on Didcot Road include flat segmental arches and there is evidence of some detailing in the form of round windows with ornamental brick surround. A mixture of red, yellow and painted brick, render, pebbledash, timber and uPVC cladding is evident in modern development on Church Lane, High Road, Bell Lane and Mackney Lane. As you proceed along Church Lane, once you pass Old Priory Cottage and Stoneybank there is a notable change in the character. Whilst the eastern side of Church Lane is not in the conservation area it contributes to the setting of the conservation area on the western side of Church Lane. Although there is little connection to the local style, with the exception of the most recent infill development, (see below), they are set back from the road with low-key driveways, and the well-established trees, hedges and vegetation contributes to the semi-rural character, similar to that in Bell Lane on the approach to the Conservation Area. The most recent infill development at the former Deacons House has responded well in terms of its use of traditional materials here such as the use of timber cladding, surmounting a brick plinth with timber windows and doors. The most recent development at Little Martins, pictured overleaf, is a good example of modern development using a simple, traditional and local vernacular approach to appearance. There is variety in the use of red brick walls using traditional detailing with brick or stone lintels, areas of timber cladding and brick on outbuildings and garages.

More traditional materials is evident on ribbon development closer to Mackney such as the use of red brick in Flemish bond with glazed headers, render, and scalloped tile cladding.



Traditional building styles and materials



Traditional building styles and materials

Brightwell-cum-Sotwell Neighbourhood Plan Design Code



Twentieth century building

4. About Brightwell-cum-Sotwell

Settlements and designations

Local materials

The historic Malthouse, now nos. 1-2 Malthouse Cottages in Mackney also features the use of red brick in Flemish bond with glazed headers and includes ornate brickwork detail with stone lintels, similar to nos. 1-4 Sherwood Cottages with the exception of the use of flat segmental brick arches and to the White House with the exception of segmental brick arches and timber cladding to its dormer window, with the majority of the building covered in render. Sherwood House Farm includes the use of red brick, pebbledash and scalloped tile cladding as well as traditional porch canopy detail. The local malmstone is used throughout the village.

Modern developments include the use of render, feature timber cladding and timber framing, red brick in stretcher bond with flat brick segmental arches. Historic outbuildings and barns are generally weather boarded but include the use of brick and timber framing. Listed buildings include render, suspected to be on timber framing at Walnuts, and uncoursed limestone rubble and knapped flint mixture with areas of brick diaper work and brick dressings at Mackney Lodge.

The impressive Tudor style Grade I listed Building, Small's House, include the use of coarsed squared limestone with ashlar stone dressings, stone-mullion windows, double plank doors to stone Tudor-arched doorway. The Grade II listed barn here features limestone rubble plinth with brick dressings and small timber frame with brick infill.



Small's House and Barn



New building



Little Martins development

Neighbourhood Plan Design Code

Brightwell, Northwell, Neighbourhood Plan Design Code



Recent extensions of existing dwellings

4. About Brightwell-cum-Sotwell

Settlements and designations

Local materials

Roofs: The separate Brightwell-cum-Sotwell Conservation Area Appraisal attached at Appendix A notes the common use of thatch in Brightwell-cum-Sotwell with a traditional use of long straw and plain, flush ridge finish. The use of finials, pictured, on some thatched roofs appear to be popular. Traditional orange-red handmade clay tiles that weather over time to a darker ruddy colour was used the post mediaeval period on grander houses and churches, and many buildings that would have been originally thatched are now tiled as such. There is evidence of some slate roofing materials and some modern developments feature the use of much darker concrete roofing tiles. The use of red brick chimneys are a distinctive feature of the roofs and roofscapes in the Parish, including at the more modern developments. This is particularly evident in the view on the western approach to nos. 37-40 Greenmere, pictured.

Plot Boundary: The separate Brightwell-cum-Sotwell Conservation Area Appraisal attached at Appendix A notes the many fine old walls in the main settlement as examples and standards for new walls with the retention of cast-iron railings as an example of boundary treatments appropriate to modest Victorian houses. The remnants of a cob wall, pictured, was a once common local tradition. Woven fencing, pictured, is also evident in many parts of Brightwell-cum Sotwell and Mackney and works well with the informality and roughness of various footpaths and grass verges which are valuable qualities contributing to the rural character of the area. A combination of these boundary treatments, alongside informal grassy banks, well-established trees, hedges and other vegetation make a significant contribution to the Conservation Areas and the rural character of the settlements.





Walls of flint, stone and brick characterise the village



Wooden cladding is found on many buildings particularly to gable end and outbuildings



The village was characterised by rows of rural terraces that have mainly been lost in recent years. The Little Martins development rediscovered the joy of the rural terrace



Village lanes meander gently into the distance are characterised by thick native vegetation including suckling elm, hazel, ivy, thorns and fruit trees



Boundary treatments are important. Here a hazel hurdle in the Green Heart sites well in its immediate landscape setting



Traditional use of long straw and plain, flush ridge finish.
Many cottages are topped with a figure reflecting the character of the house or owner.



Conservation and restoration

4. About Brightwell-cum-Sotwell

Settlements and designations

Archeology

Archaeology in South Oxfordshire is looked after centrally across the whole county by Oxfordshire County Council who will be consulted as per the South Oxfordshire Design Guide. The [Aerial Archaeology Mapping Explorer](#) created by Historic England illustrates the extensive amount of archaeology that has been identified in Brightwell-cum-Sotwell parish.

Listed buildings

There are 51 listed buildings or structures in Brightwell-cum-Sotwell.

- Small's House

in Mackney is a Grade I listed building. The following buildings or structures are Grade II* listed:

- Shillingford Bridge
- Church of St Agatha
- Church of St James

and the remaining buildings or structures are Grade II listed:

- Snail Cottage
- The Knowle

- Bell Cottage
- The Abbot's House
- Old Priory Cottage
- Middle Farmhouse
- Barn and attached portion of barn approximately 15 metres north of Middle Farmhouse
- Milestone at SU 5825 9119
- Walnuts
- Beech Cottage Porch Cottage
- Moat Cottage
- The Woodman
- Thatch End The Red Lion Public House
- The Barn
- Church Cottage
- The Lodge
- Slade End Farmhouse
- Barn approximately 10 metres south west of Slade End Farmhouse
- Barn approximately 30 metres south west of Slade End Farmhouse
- The Red House Lodge
- Dobsons and attached walls
- The Old Priory
- Barn approximately 20 metres north east of The Old Priory
- Little Lane Cottage
- Barn approximately 2 metres south west of Small's House

4. About Brightwell-cum-Sotwell

Settlements and designations

- Peacock Cottage
- Majoram Cottage
- Stewarts Cottage
- Orchard Cottage
- Vine House
- The Street Cottage
- The Gables
- The Priory
- Triangle Cottage
- The Small House
- Sotwell House
- Mackney Lodge
- Honeysuckle Cottage
- The Orchards
- Woodleys Cottage
- Brightwell Manor
- Pennygreen Cottage
- Gable Lodge
- Wellsprings House

Other historic environment designated heritage assets

There is 1 Scheduled Ancient Monuments in Brightwell-cum-Sotwell:

- Brightwell Barrow

Area of Outstanding Natural Beauty

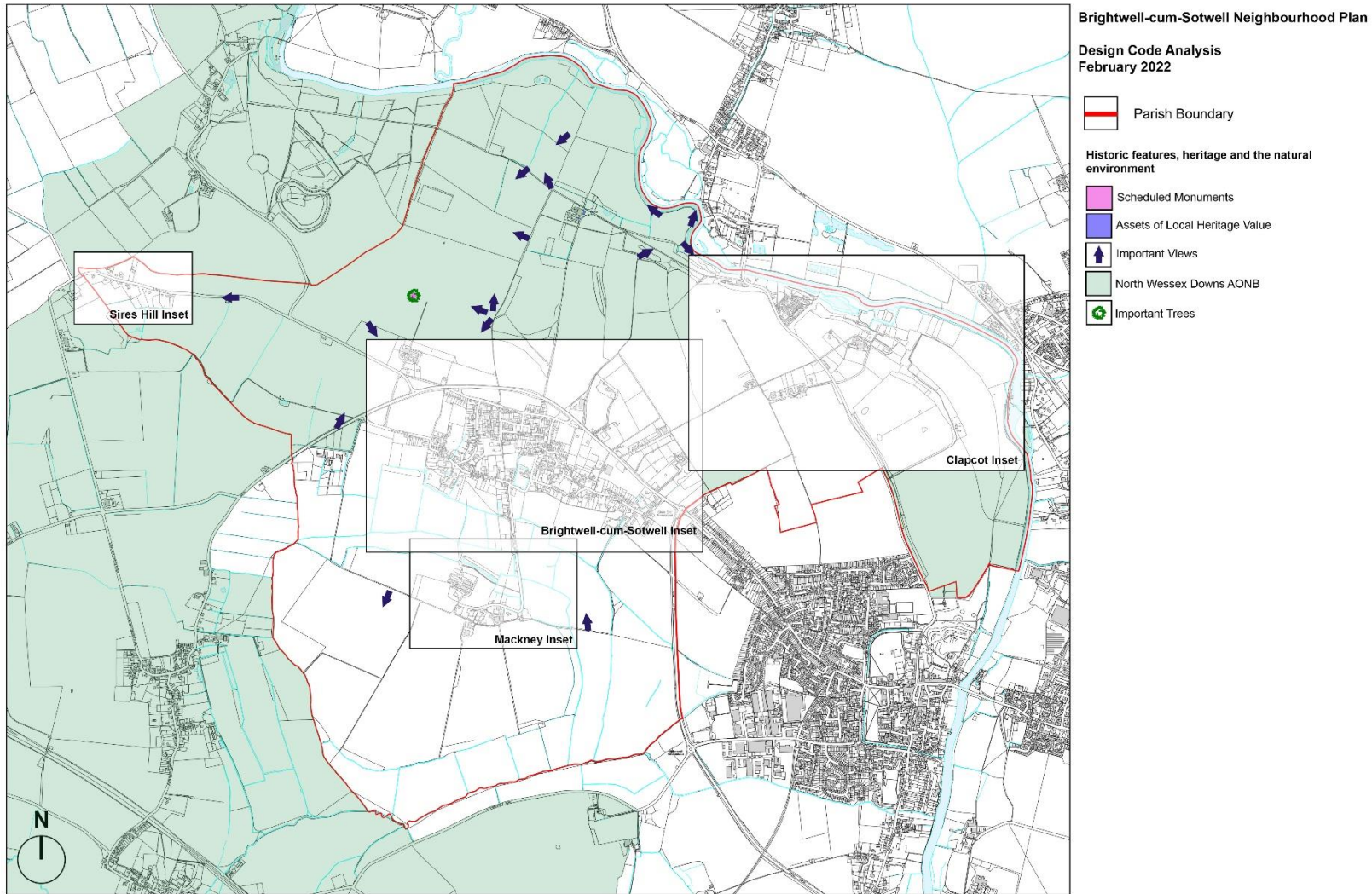
The beauty of the landscape in the northern and western areas of the parish is recognised in its inclusion in the North Wessex Downs AONB.

Conservation Areas

There are two Conservation Areas in the parish: Brightwell-cum-Sotwell Conservation Area and Mackney Conservation Area. As there is no conservation area appraisal for the Mackney Conservation Area the following maps identify the location of listed buildings and structures, scheduled ancient monuments, special features in the Conservation Area, as well as the Conservation Area boundary, and locally important buildings. The analysis from the Brightwell-cum-Sotwell Conservation Area Appraisal has also been duplicated in the mapping and amended where appropriate.

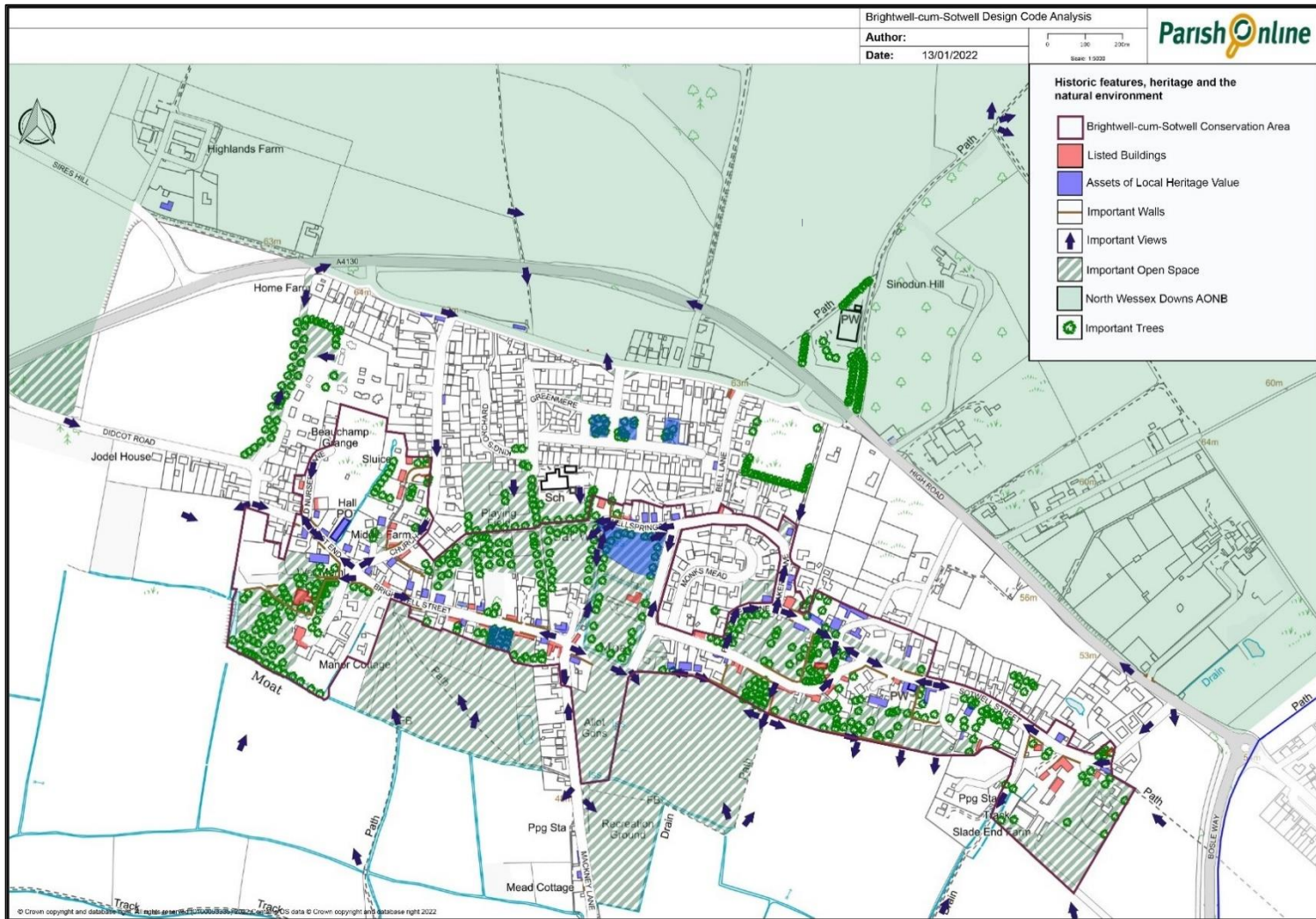
4. About Brightwell-cum-Sotwell

Settlements and designations



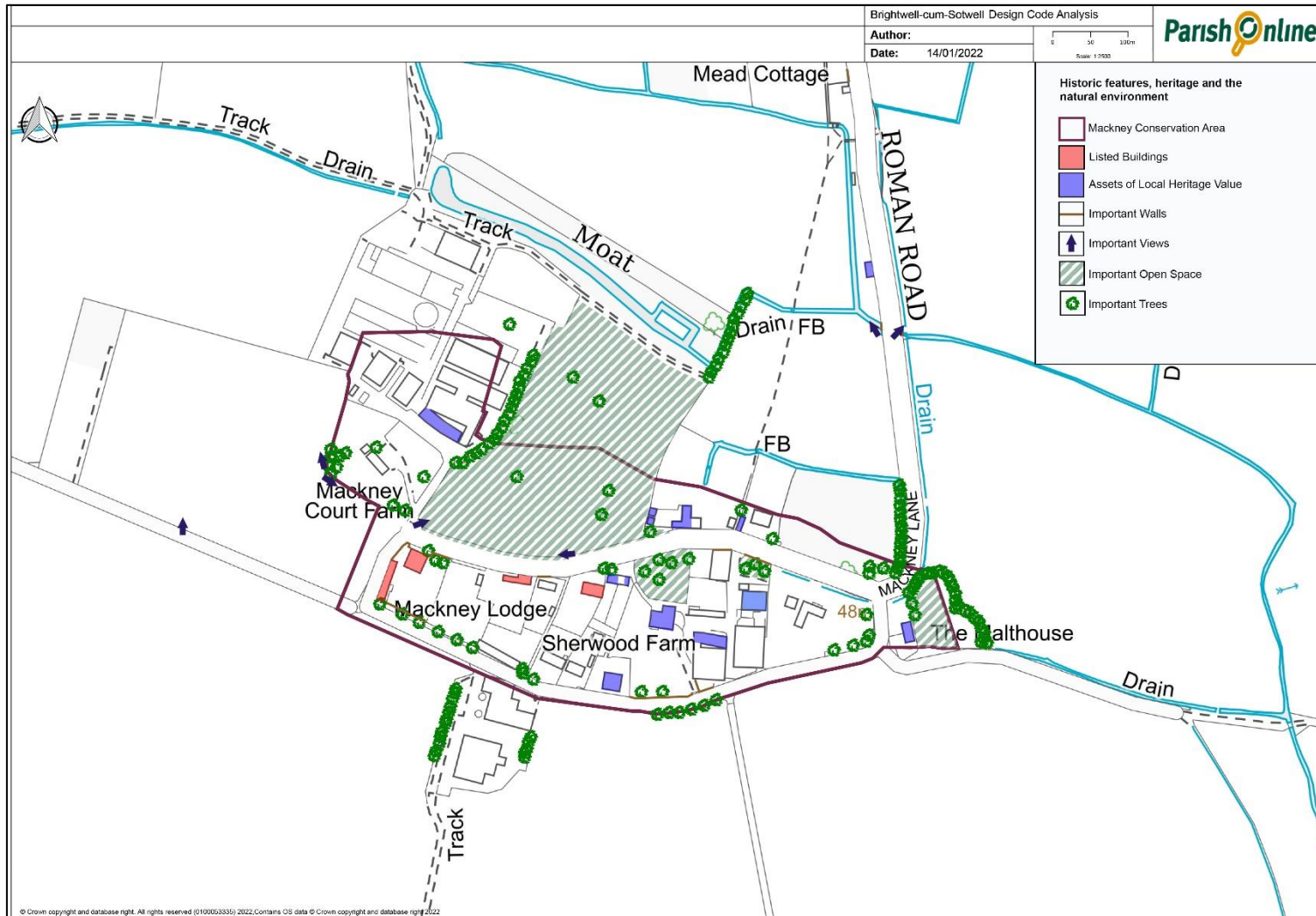
4. About Brightwell-cum-Sotwell

Settlements and designations



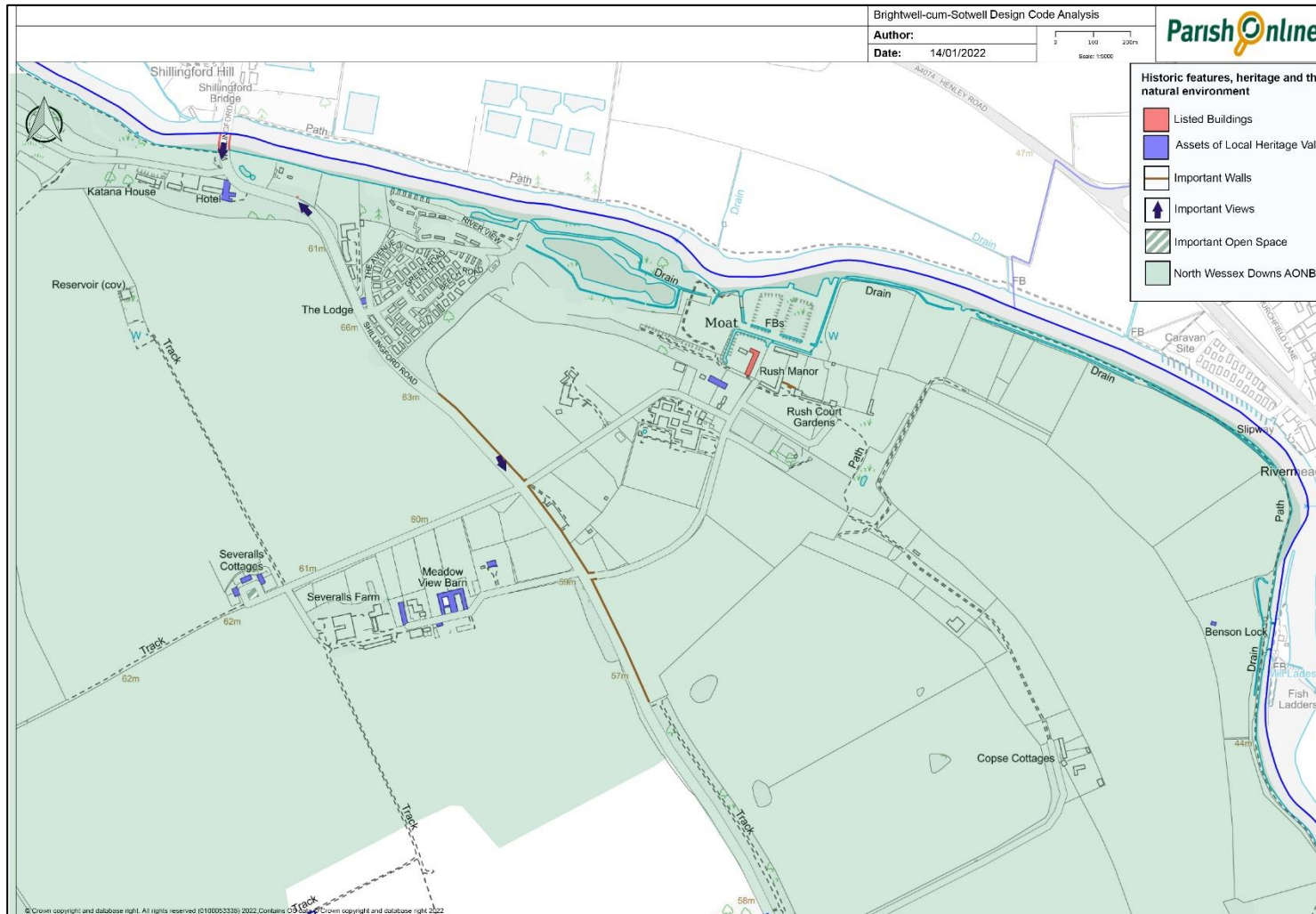
4. About Brightwell-cum-Sotwell

Settlements and designations



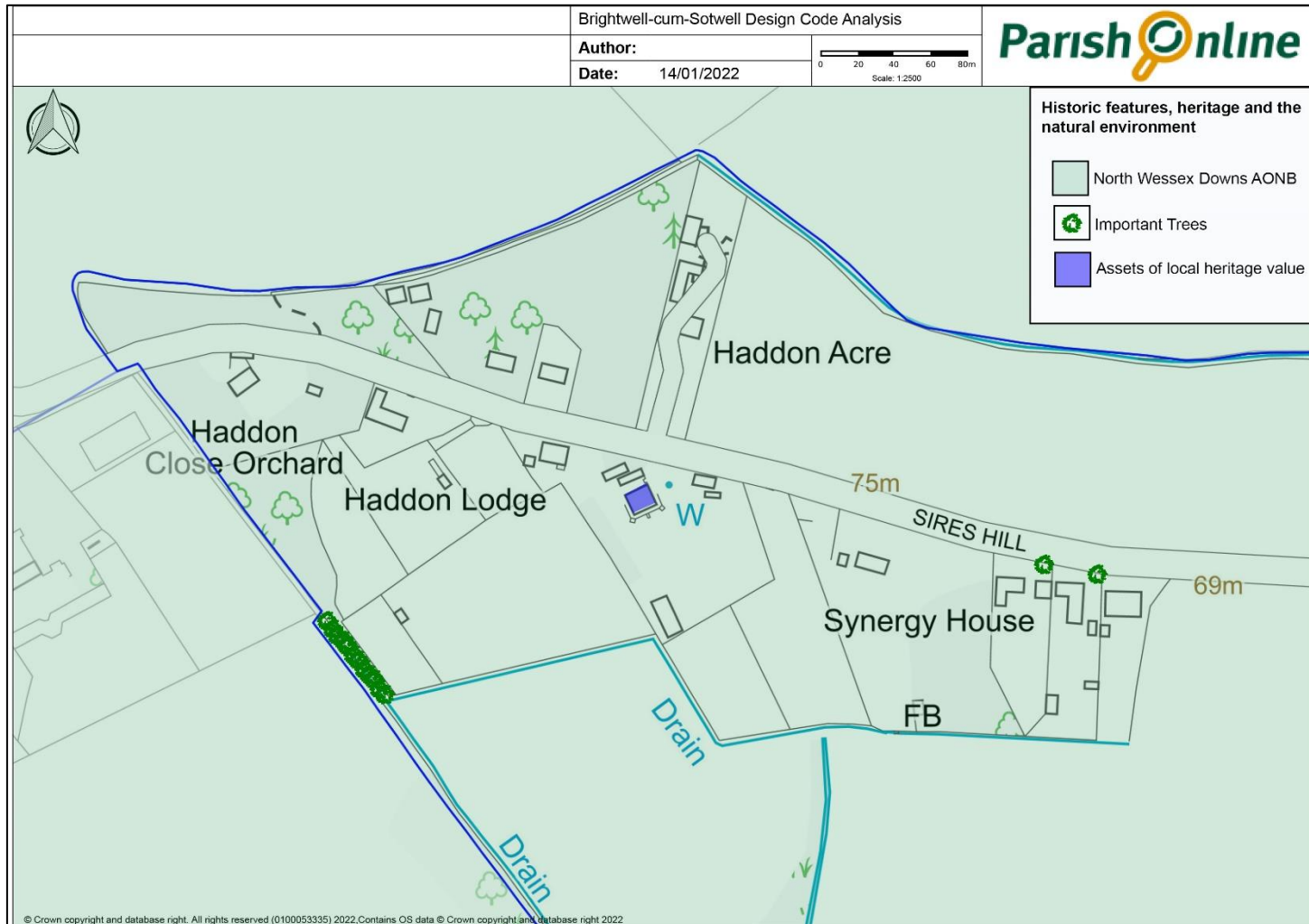
4. About Brightwell-cum-Sotwell

Settlements and designations



4. About Brightwell-cum-Sotwell

Settlements and designations



4. About Brightwell-cum-Sotwell

Settlements and designations

Natural environment

There has been a noticeable active stewardship of the natural environment in the Parish through continuous efforts by local organisations supported by the local community to understand and nurture the natural environment. The Parish Conservation Plan, originally published in 1998, and updated in 2013, details this commitment well.

There are no designated sites within the Parish. The Little Wittenham Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) lies just outside the parish boundary to the north west of the main village settlement of Brightwell-cum-Sotwell. There is a variety of priority habitat areas in the Parish. Brightwell-cum-Sotwell and Mackney hosts predominantly Traditional Orchard habitats with Deciduous Woodland habitats scattered around the Parish. Some Grassland habitats can also be found at Sires Hill and in the north of the parish adjacent to the River Thames.

The Brightwell-cum-Sotwell Modified Neighbourhood Plan has defined a network green and blue infrastructure assets in the Parish as a means of providing environmental support for the community and wildlife which evidences the continued commitment to active stewardship of the natural environment in the Parish. The Plan identifies scrub, wetlands, streams, wood and orchards as important.



Wetland habitat on the former Mackney marshes 8



Swan allotment



Dead wood is important for stag beetles and woodpeckers



The Swan Stream – recently de-culverted



Wellsprings – pond creation by The Environment Group



Orchards are a significant part of the village's character. The planting of new fruit trees is encouraged



A mature English Elm



The parish managed its own verges to encourage a diversity of native flowers



A village orchard



The Millennium Wood

Scrub is an important habitat





There are a few street lights in the parish, making the retention of dark skies a priority. Street lighting in Didcot and particularly new lighting to the west of Wallingford has had a significant effect on the night time character of the village. Long views to the east that were previously dark are now broken by lines of lighting, achieving coalescence between the two settlements when dark.



RED BOX GALLERY



Birtle Woods



An unusual street name sign



Streams criss cross the village with many old paddles and weirs to control water flow



A fabulous new electric car charger sits neatly on this historic wall



Many houses have names. The retention of existing names encouraged due to their connections with a building past or resident

Character is found in many things that add greatly to Brightwell cum Sotwell

4. About Brightwell-cum-Sotwell

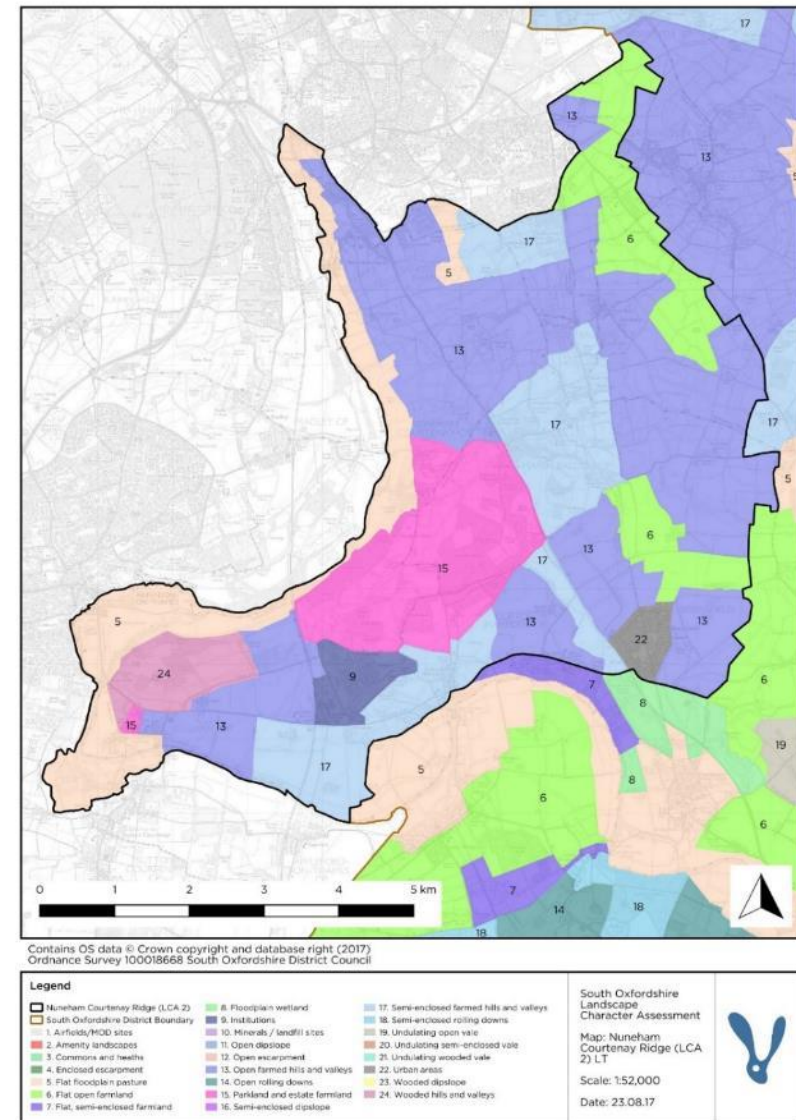
Landscape Character

Landscape character

With the exception of two northern parcels of land lying in the River Thames Corridor Landscape Character Area, the South Oxfordshire Design Guide identifies Brightwell-cum-Sotwell as lying within the Wessex Downs and Western Vale Fringes Landscape Character Area, part of the north face of the North Wessex Downs made up of smoothly rounded open hills and dry and wooded valleys, a typical chalkland scenery.

The landscape character can be summarised as “A tract of mixed landscape lying between the River Thames and the district boundary at the western end of the clay vale, comprising an area of low-lying land encircled by the chalk hills of the Wessex Downs and the outlying Sinodun Hills.” (SODC LCA, 2017).

A Landscape and Green Spaces Study, August 2017 was prepared to inform the now made Brightwell-cum-Sotwell Neighbourhood Plan 2016-32. Whilst not a detailed Landscape Character Assessment it sets out the general characteristics of the parish and a detailed appraisal of the main village and its green spaces which evidenced a number of landscape led policies currently operating in the area. The study highlights **the special quality of the ridge of the Sinodun Hills sweeping up from the flat valley floor, rising through open countryside to the tree capped hilltop at Brightwell Barrow as the defining landscape feature of Brightwell-cum-Sotwell. The village itself sits invisibly at the foot of the Sinodun ridge appearing as a wooded area within the landscape.**



Landscape types in the Wessex Downs and Western Vale Fringes Landscape Character Area, Source: [SODC LCA, 2017](#)

The main village sits virtually invisibly in its landscape, the ridge of the Sinodun Hills rising from the flat valley floor below (Picture Anna Dillon)



4. About Brightwell-cum-Sotwell

Landscape Character

Landscape character

The North Wessex Downs AONB envelopes the northern and western part of the landscape surrounding the main village settlement. The Integrated Landscape Character Assessment by Land Use Consultants in March 2002 and the North Wessex Downs AONB Management Plan 2019-2024 classifies much of the AONB landscape in the parish as Downs Plan and Scarp Landscape Type with the exception of two northern parcels of land lying within the floodplain of the River Thames.

The Downs and Scarp Landscape Type is classified into character areas of which the Moreton Plain Character Area (5D) dominates the AONB in Brightwell-cum-Sotwell. The overall management objective is to conserve and enhance the rural agricultural character of the area which provides a transition between the chalk uplands and the clay vale. Key features to be conserved and enhanced can be summarised as follows:

- Historic field patterns
- Archaeological sites
- Historic Gardens and Parks
- Chalk grassland
- Ridges and clear skylines e.g. at Sinodun Hills and the backdrop of the high downs to the south
- Characteristic settlement patterns
- Views within and towards the AONB

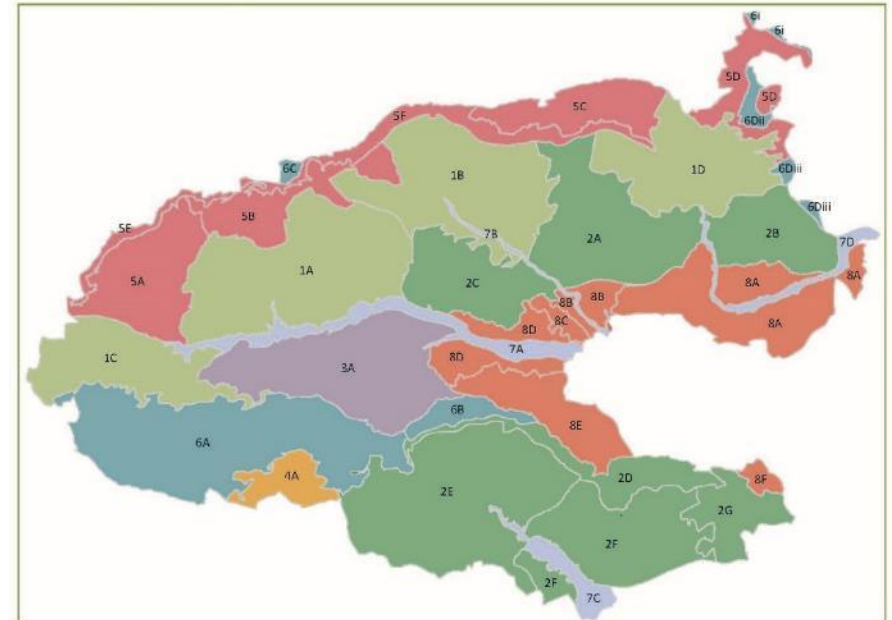


Figure 4. Landscape Character Types and Areas in the North Wessex Downs AONB. Contains OS data © Crown Copyright and database rights 2019. Ordnance Survey 100051200.

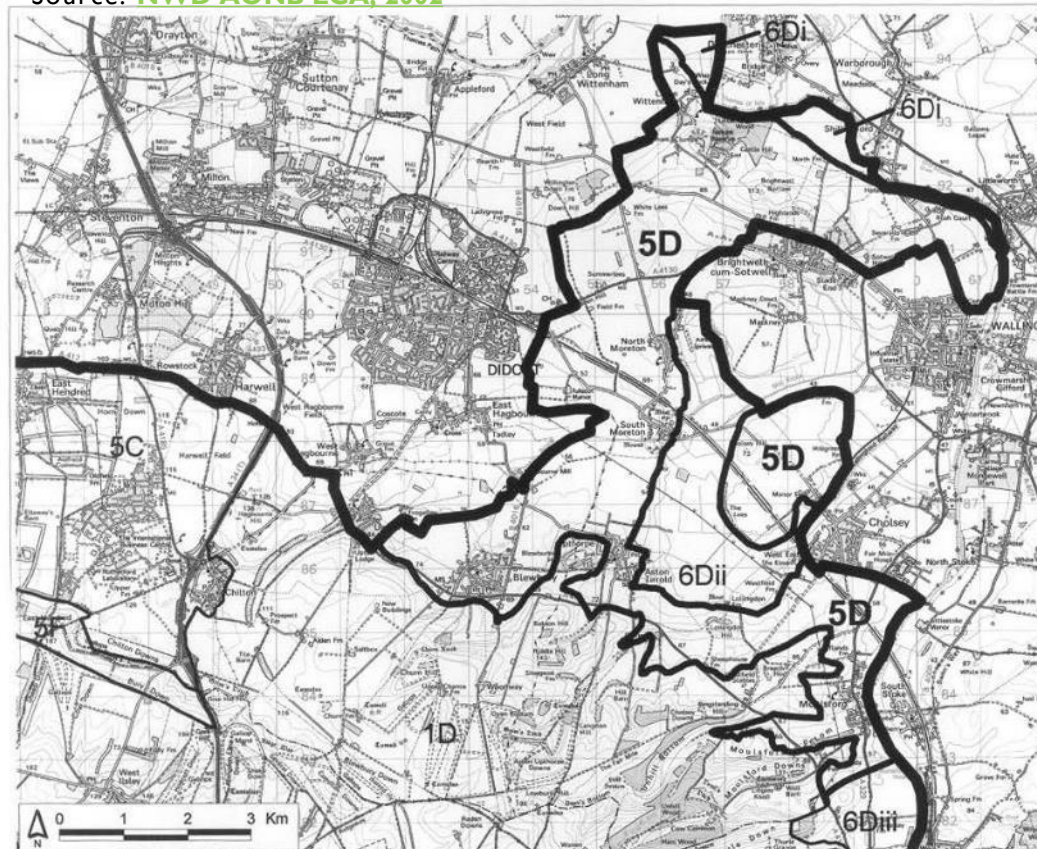
5 DOWNS PLAIN AND SCARP		6 VALES	
5A	Avebury Plain	6A	Vale of Pewsey
5B	Chiseldon – Wanborough Plain	6B	Shalbourne Vale
5C	Hendred Plain	6C	Wanborough Vale
5D	Moreton Plain	6Di	Thames Floodplain – Benson
5E	Clyffe Pypard – Badbury Wooded Scarp	6Dii	Thames Floodplain – Moreton
5F	Uffington – Letcombe Open Scarp	6Diii	Thames Floodplain – Streatley and Basildon

Source: [NWD AONB, 2019](#)

4. About Brightwell-cum-Sotwell

Landscape Character

Source: [NWD AONB LCA, 2002](#)



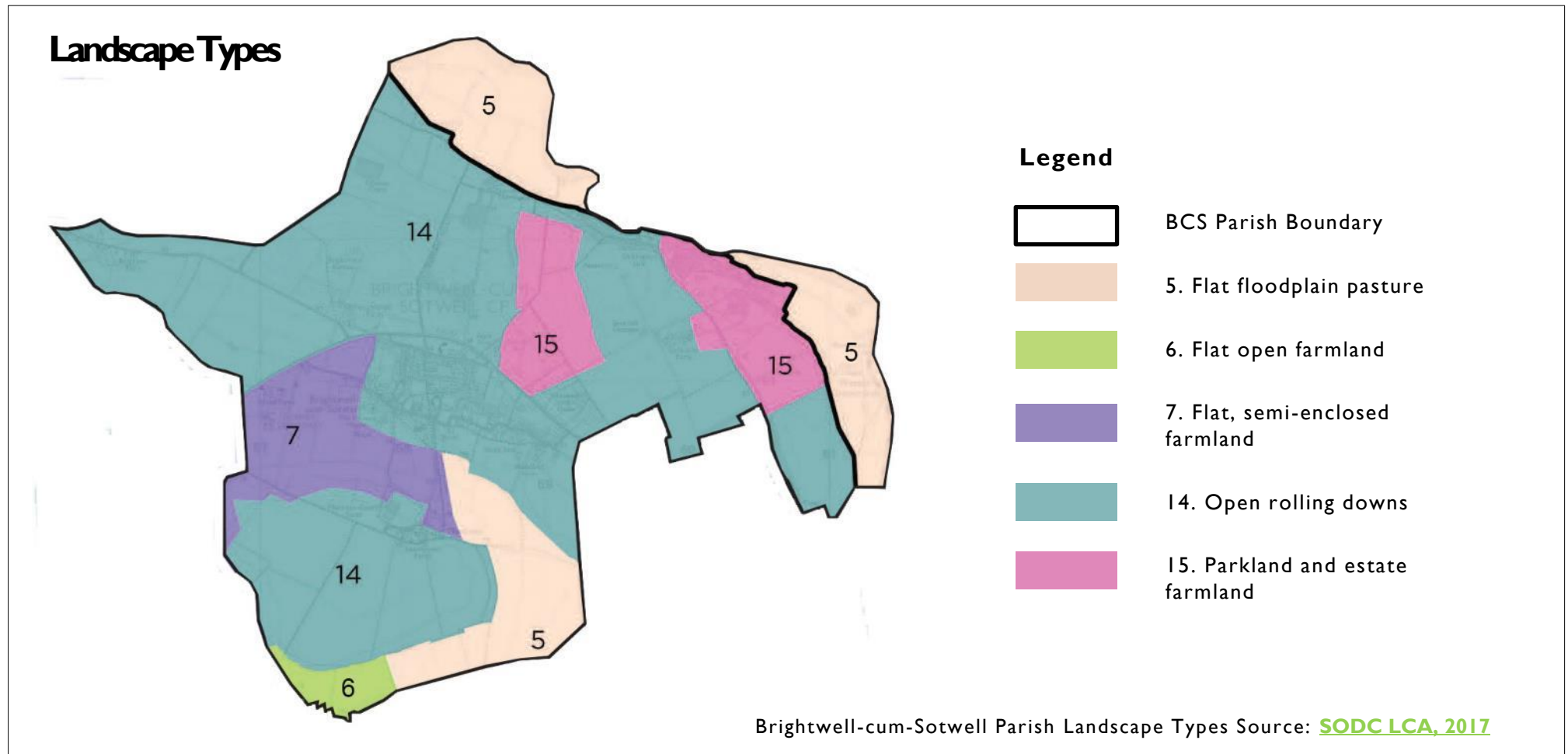
KEY CHARACTERISTICS

- Underlain by layers of High Chalk, Middle Chalk, Lower Chalk, and Upper Greens and forming a transitional landscape between the high downs and the Thames Floodplain;
- A varied landform including strong ridges and skylines of downland outliers e.g. at Sinodun Hills, although the scale is reduced compared to the more dramatic 'downs' landscapes to the south;
- Large fields of intensive arable farmland dominate the area, with a weak or absent hedgerow structure and a sparse covering of trees, except on the steeper slopes above the Thames to the north of the area;
- Open, expansive landscape with 'pockets' of remoteness;
- Field pattern includes some sinuous field boundaries of medieval origin between Long Wittenham and Little Wittenham. Elsewhere, most fields are large and regular, created by Parliamentary enclosure, with more recent boundary removal to form open 'prairie' type fields;
- The villages of North and South Moreton are located on pockets of higher ground and have a loosely nucleated form. Larger springline settlements of Blewbury and Aston Upthorpe/Aston Tirrold are located at the base of the scarp;
- Built form includes many attractive vernacular buildings, with materials including thatch, red brick and weatherboard;
- Clumps of woodland on prominent hilltops as at Wittenham Clumps are a distinctive feature of the area;
- The adjacent town and chimneys of Didcot are often a dominant feature in views due to the open nature of the landscape.

Source: [NWD AONB LCA, 2002](#)

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4. About Brightwell-cum-Sotwell



4. About Brightwell-cum-Sotwell

Landscape Charters

LANDSCAPE TYPE	KEY CHARACTERISTICS
5. Flat floodplain pasture	<ul style="list-style-type: none"> • Flat, low-lying farmland, typically dominated by permanent pasture with a distinctively ‘wet’, riparian character. • Prone to flooding with distinctive network of drainage ditches. • Comparatively strong landscape structure with willows conspicuous along the riverside. • Intimate and pastoral character. • Generally low intervisibility, although views along the valley may be possible in some more sparsely vegetated areas. • Comparative inaccessibility creates a tranquil, remote character. • Important areas of riverside greenspace within or adjoining the main settlements and urban areas (e.g. the riverside at Wallingford).* <p>* Two northern parcels of land lying in the River Thames Corridor Landscape Character Area.</p>
6. Flat open farmland	<ul style="list-style-type: none"> • Distinctively flat, low-lying farmland (below 50 metres AOD). • Large-scale rectilinear field pattern with distinctive network of drainage ditches. • Weak landscape structure with few trees, low or gappy hedges, open ditches and fences. • Comparative inaccessibility creates a rural and remote character. • Open, denuded landscape results in high intervisibility. • Overhead power lines intrude in the very open landscape to the west of Cholsey.
7. Flat, semi-enclosed farmland	<ul style="list-style-type: none"> • As 6. above but with stronger landscape structure and a semi-enclosed character. • Scattered blocks of woodland between Didcot and South Moreton create some enclosure and diversity. • Smaller-scale, irregular field pattern near Brightwell-cum-Sotwell create a more enclosed, intimate character. • Predominantly rural, tranquil, remote or intimate character. • Regular pattern of ditches and rural roads. • Semi-enclosed character with moderate to low intervisibility.

Brightwell-cum-Sotwell Parish Landscape Types Source: [SODC LCA, 2017](#)

4. About Brightwell-cum-Sotwell

Landscape Charters

LANDSCAPE TYPE	KEY CHARACTERISTICS
14. Open rolling downs	<ul style="list-style-type: none">• Smoothly rounded hills and downland flanks.• Dominance of intensive arable cultivation with weak or absent hedgerow structure and large scale field pattern.• Distinctively 'grey' and flinty soils.• Large-scale, open and denuded landscape.• Rural character with few detracting influences.• Open landscape results in high intervisibility and extensive views.
15. Parkland and estate farmland	<p>Two areas of parkland and estate farmland are located on the eastern flanks of the isolated ridge of chalk at the Sinodun Hills, associated with the houses of Rush Court and the Sinodun Hills themselves.</p> <ul style="list-style-type: none">• Well-managed parkland character with formal features such as avenues and free-standing mature trees in pasture, clumps and blocks of woodland.• Rural and unspoilt character.• Generally enclosed character with strong landform, woodland and tree cover.• Low intervisibility.

Brightwell-cum-Sotwell Parish Landscape Types Source: [SODC LCA, 2017](#)



Flat floodplain pasture



Flat semi enclosed farmland



Flat open farmland



Open rolling downs



5. Design Codes

The Code establishes the principles of essential design considerations in the residential environment of the main village settlement, including Mackney: dwelling design, boundary design, building materials and landscaping, based on the analysis of local character presented in this report, community consultations and discussions with members of the neighbourhood plan steering group. Beyond these considerations, there remain other design matters where the Code does not specify an approach, including the installation of solar panels where planning permission is required. In these areas the existing pallets of materials, detailing form and layout may provide evidence of the most appropriate design response. Nevertheless, attention should always be given to the wider District design guidance and the need to achieve a high quality of design.

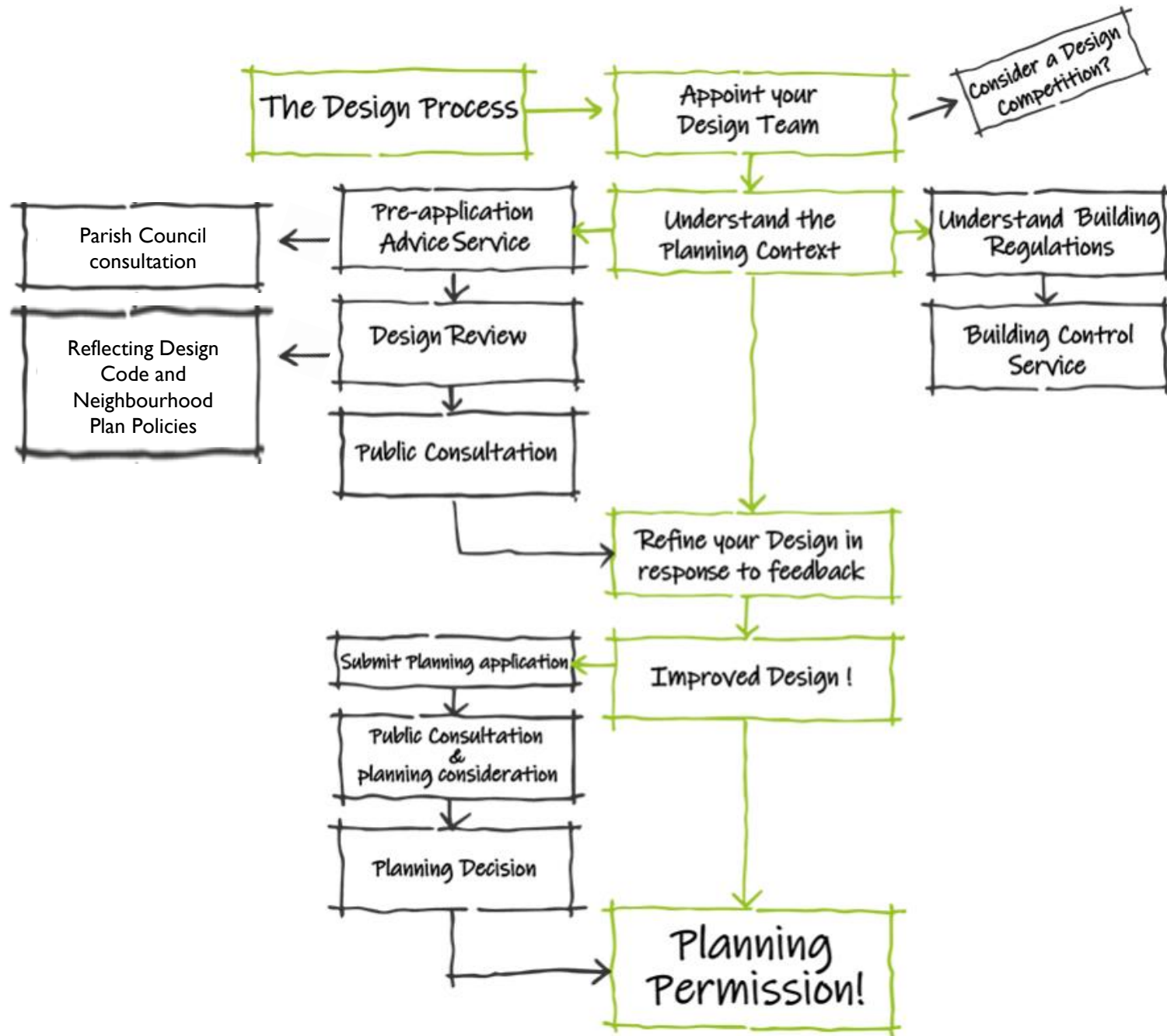
For the purposes of the Code, the main village settlement has been divided into six main character areas: Brightwell Historic Core, Sotwell Historic Core, Slade End, The Green Heart (inc Wellsprings), Predominantly Contemporary Development and Designed Estates Development (see Plan overleaf). Outside the main village settlement there are also important characteristics in Mackney and the Countryside which the Code has addressed.

For each area, including the area outside the main village settlement and Mackney, the Code translates the standards into specific requirements. For ease of reference, the Code numbering matches each area's Code to the relevant section in the Joint Design Guide e.g. Place and Setting 1.0 – 1.9; Built Form 5.0 -5.14 etc. Throughout the Code, there are local photographs to illustrate the guidance where necessary.

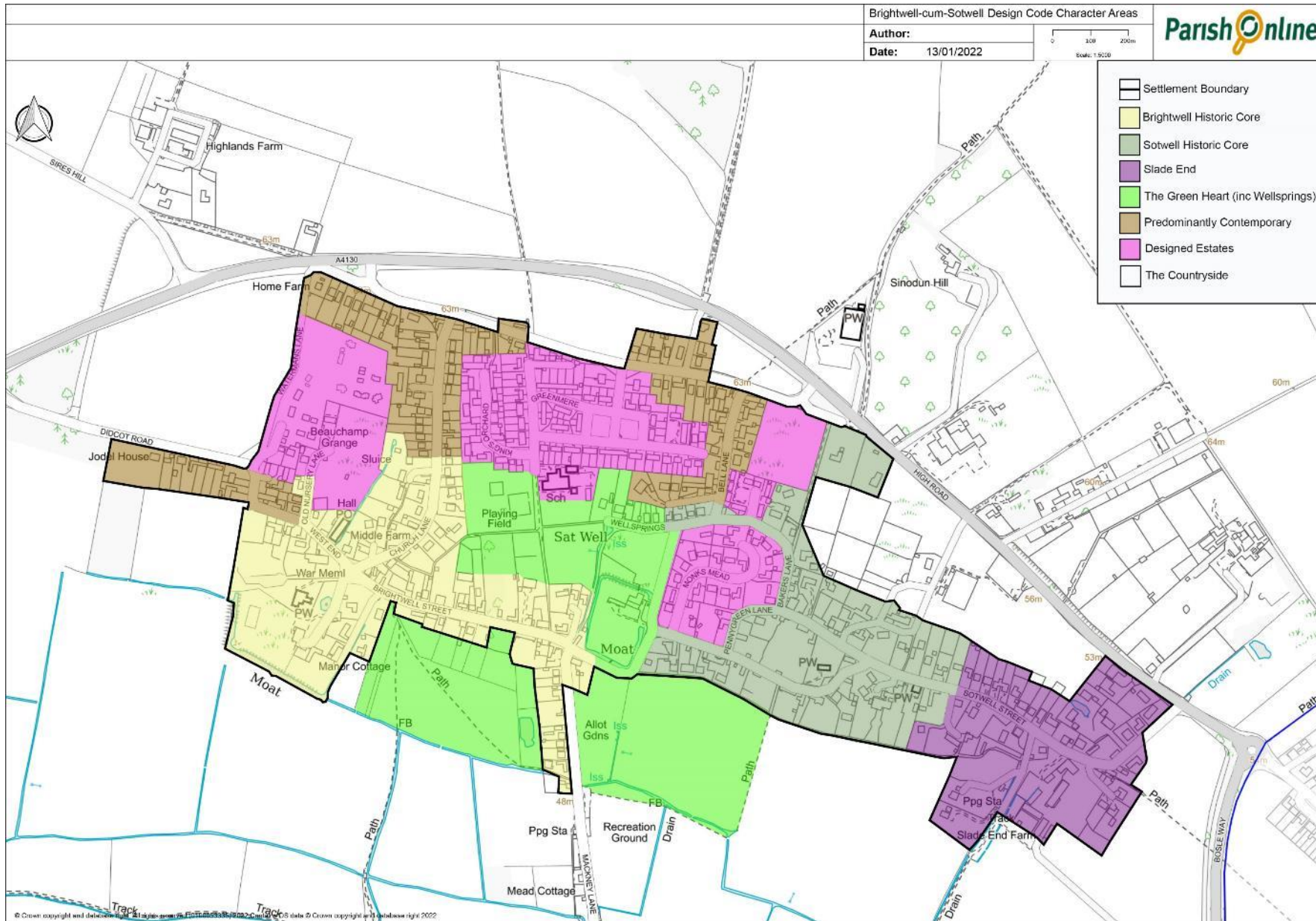
The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

The Design Codes apply to proposal which need planning permission, as relevant. The Code does not affect permitted development rights.

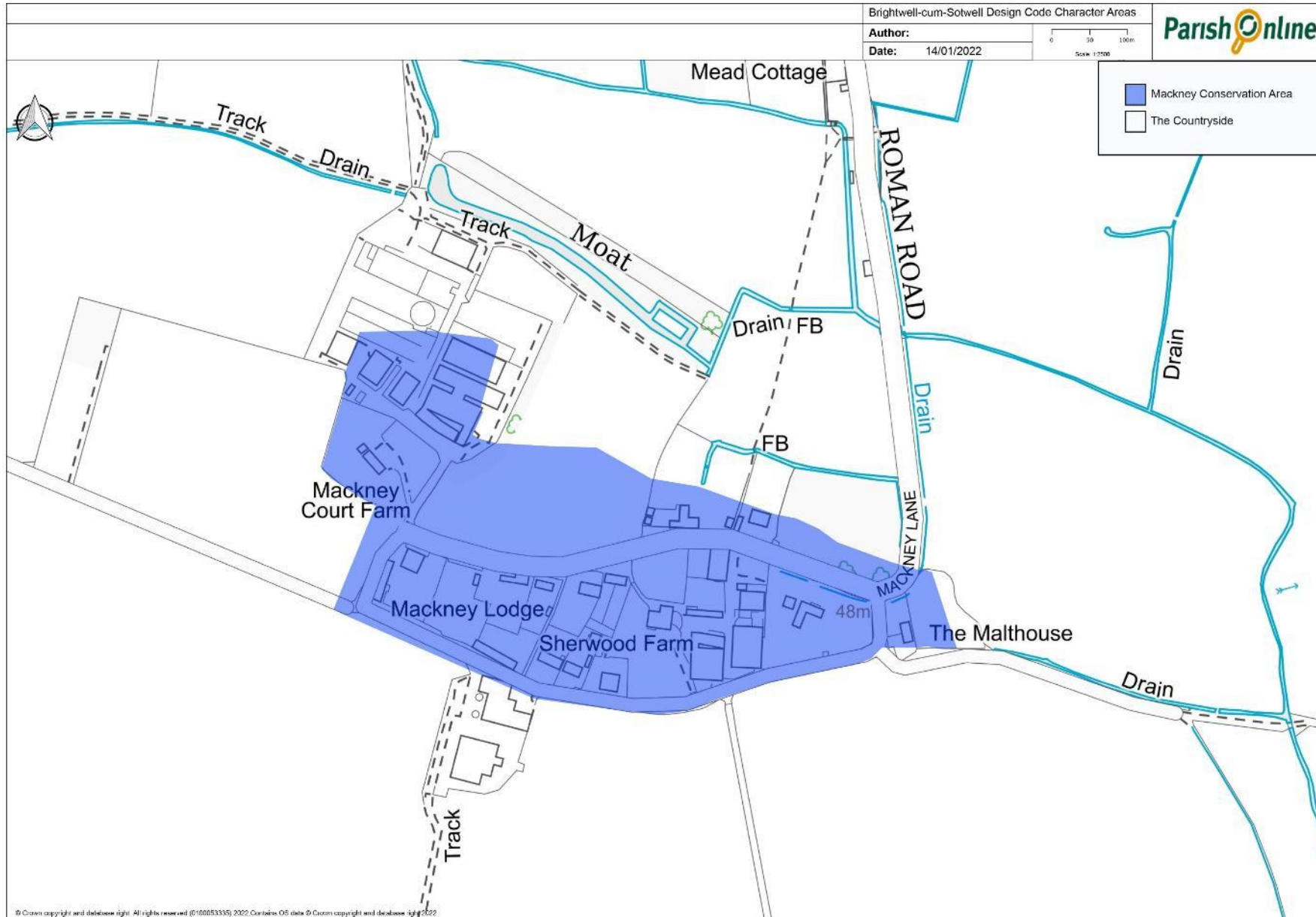




Brightwell-cum-Sotwell Character Areas



Mackney Character Area



5. Design Codes Brightwell Historic Core



5. Design Codes

Brightwell Historic Core

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
BHCI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, in their contribution to a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
BHCI.0.2	Proposals should maintain the long-established historic envelope of the village formed by the rear boundaries of properties on Brightwell Street to the south, and open land around Brightwell Manor and St Agatha’s Church on the western side to protect the relationship of the historic village envelope with the open countryside of the Thames Valley.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
BHCI.1.1	Proposals should acknowledge the key characteristics of the Flat, semi-enclosed farmland and Open rolling downs landscape type, as appropriate to the location of the proposal, in the Wessex Downs & Western Vale Fringes Character Area identified in this Code Analysis.
BHCI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
BHCI.2.1	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of West End and Brightwell Street (identified in this Code Analysis).
BHCI.2.2	Proposals should acknowledge the unfolding views along narrow paths and lanes characteristic of Old Nursery Lane and Church Lane (identified in this Code Analysis).

5. Design Codes

Brightwell Historic Core

	Place and Setting
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
BHCI.2.3	Proposals should acknowledge the view south from the Conservation Area created by the front gardens of the relatively small houses along Mackney Lane which are set well back from the road behind hedges and trees to preserve the sense of leaving the village into the open countryside.
BHI.2.4	Proposals should acknowledge views into, out of, and around the Conservation Area and views towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and connect residents with the surrounding countryside and the Berkshire Downs beyond.
BHCI.2.5	Proposals should acknowledge the important gap in the building line opposite The Woodman that allows open views to the southern countryside setting of the village.
BHCI.2.6	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.
BHCI.2.7	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis).



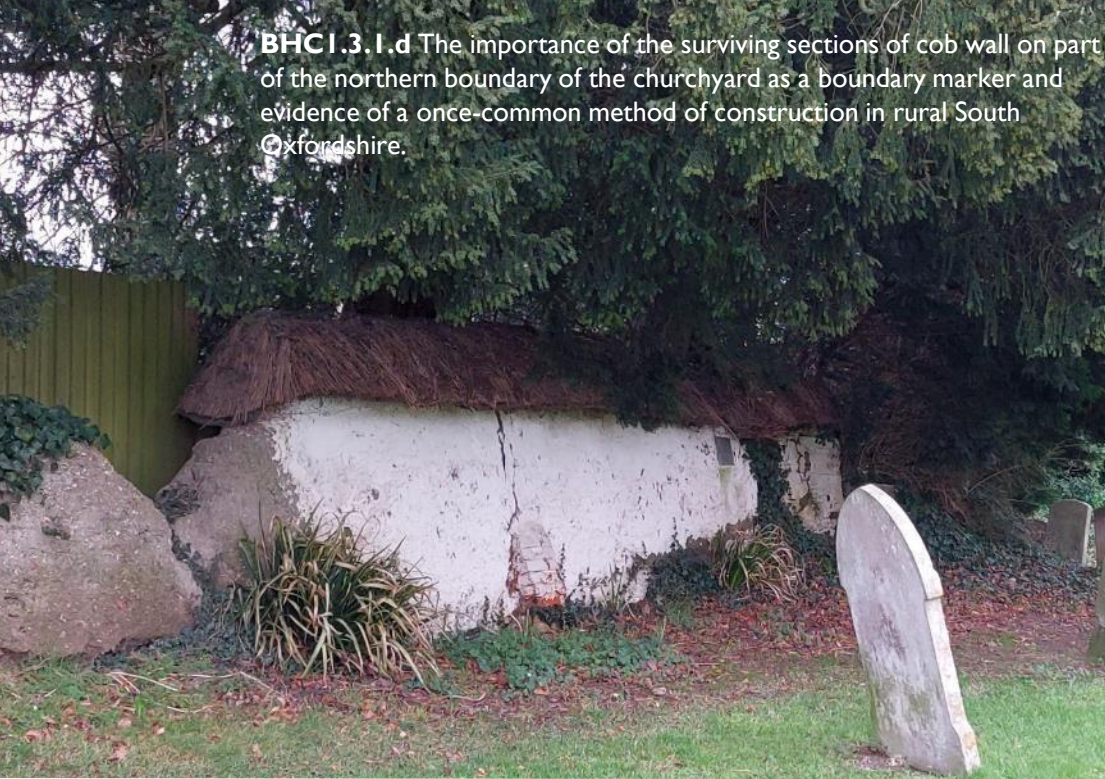
BHCI.2.4 Proposals should acknowledge views into, out of, and around the Conservation Area and views towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and connect residents with the surrounding countryside and the Berkshire Downs beyond

5. Design Codes

Brightwell Historic Core

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
BHCI.3.1	<p>Proposals should acknowledge the special interest of this part of the Brightwell-cum-Sotwell Conservation Area as highlighted in the Design Codes, including the following characteristics:</p> <ol style="list-style-type: none"> The origins of the main village settlement along a narrow east-west gravel terrace around the site of numerous permanent and seasonal springs; Areas of archaeological significance as evidence by the archaeological finds to date; The significance of grass verges, trees, remnants of old orchards, green spaces between buildings and views out across the open countryside in their contribution to the rural character of the village; The significance of Grade II listed Brightwell Manor and Grade II* listed St Agatha’s Church, occupying a large area set mostly in open countryside scarcely visible from Brightwell Street retaining much of their historic separation from the village, as the most important historic buildings of Brightwell; The Important Open Space (as identified in this Code Analysis) and the field beyond to the west of St Agatha’s Church maintaining the rural setting of the village and the importance of the stream that runs between the allotments and the field in marking the south-west edge of the village; The importance of the surviving sections of cob wall on part of the northern boundary of the churchyard as a boundary marker and evidence of a once-common method of construction in rural South Oxfordshire.
BHCI.3.2	Proposals should maintain and reinforce the simple, vernacular style of the thatched and timber framed Grade II listed Woodley’s and Orchard Cottage to protect and enhance its contribution as a major feature in views up and down Old Nursery Lane.
BHCI.3.3	Proposals should maintain and reinforce trees and planting in front gardens at the rural edge of the village at West End to soften the impact of the modern development at this location.
BHCI.3.4	Proposals should maintain and reinforce houses facing the street set towards the front of long, narrow plots with open spaces, in particular the orchard between Vine House and the Barn and the orchard and front garden of the Grade II listed The Orchards, and gaps between buildings to complement the historic grain along Brightwell Street.
BHCI.3.5	Proposals should acknowledge the group value of the front elevations of the Grade II listed The Orchards and Chestnut Cottage, and Marjoram Cottage, similar in scale and detailing, and the Important Wall (as identified in this Code Analysis) marking the boundary of Nunsacre and low brick walls in front of Marjoram Cottage and the Grade II listed Chestnut Cottage, giving continuity along the street.

BHCI.3.1.d The importance of the surviving sections of cob wall on part of the northern boundary of the churchyard as a boundary marker and evidence of a once-common method of construction in rural South Oxfordshire.



BHCI.3.1.b St Agatha's Church with Brightwell Manor beyond

BHCI.3.4
Vine House Orchard



BHCI.3.16
Church Lane: Discreet driveways, mature trees and hedgerows reinforce the rural character of the village

Recent extensions and modernisation of existing dwellings

5. Design Codes

Brightwell Historic Core

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
BHCI.3.6	Proposals should acknowledge the significance of the Grade II listed Moat Cottage, Red Lion and the adjoining cottage Thatch End, as major landmarks in the village.
BHCI.3.7	Proposals at the junction of Brightwell Street, Mackney Lane, Sotwell Street and the path alongside Sotwell House moat should avoid the use of hard surfacing materials to maintain the semi-rural character of this area as a focal point in this character area.
BHCI.3.8	Proposals at the junction of West End, Church Lane, Brightwell Street and the drive of Brightwell Manor should maintain and reinforce the open character surrounding the war memorial as a focal point in this character area which was once a historic meeting place for the village.
BHCI.3.9	Proposals should maintain and reinforce the informal nature of the drive of Brightwell Manor which gives the impression of a track leading out of the village into the woods to protect the rural character of the area.
BHCI.3.10	Proposals should acknowledge the group value of the thatched roofs of Grade II listed The Barn, The Street Cottage and Stewart's Cottage in providing a visually focussed link with the group of building set on either side of Brightwell Street in this location.
BHCI.3.11	Proposals should acknowledge the significance of the Important Wall (as identified in this Code Analysis) at Longwall giving a hard edge to the street and allowing fine views to open countryside across the gardens detracting from the twentieth-century style buildings in this location.
BHCI.3.12	Proposals should acknowledge the group value of the Grade II listed Middle Farm and The Abbot's House alongside the Important Open Space (as identified in this Code Analysis) of The Square on the curve of Church Lane in making a significant contribution to the character of the area. The rubble stone, timber framed and thatched building of the Grade II listed barn at Middle Farm also makes a contribution in its own right as well as part of this group of listed buildings and open space.
BHCI.3.13	Proposals should acknowledge the significance of the front garden of Swan Cottage as an Important Open Space (as identified in this Code Analysis) in its contribution to visually extending the open character of the area.
BHCI.3.14	Proposals should acknowledge the group value of the Grade II listed Old Priory Cottage, the Old Priory and its barn and Little Lane Cottage creating an intimate enclosure around the path of Little Lane.

5. Design Codes

Brightwell Historic Core

	Place and Setting
<i>1.3</i>	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
BHCI.3.15	Proposals should acknowledge the significance of the informal surface of Little Lane contrasting with the hard edge provided by the old flint wall bordering Old Priory Cottage garden to protect the important contribution of this combination to the character of the area.
BHCI.3.16	Proposals should acknowledge the significance of trees, hedgerows and vegetation and the general absence of walls and fences in modern development on Church Lane in its contribution to retaining the established character of the historic centre of Brightwell.
BHCI.3.17	Proposals should limit the impact of light pollution to protect the rural setting and character of this part of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centres of Didcot and Wallingford and proposed future growth proposals.



BHCI.3.19
Stranger's Place, The Village Hall and Fairthorne Memorial Cottage, together with the flint wall opposite are an important village group



BHCI.3.12 Abott's House and Middle Farm



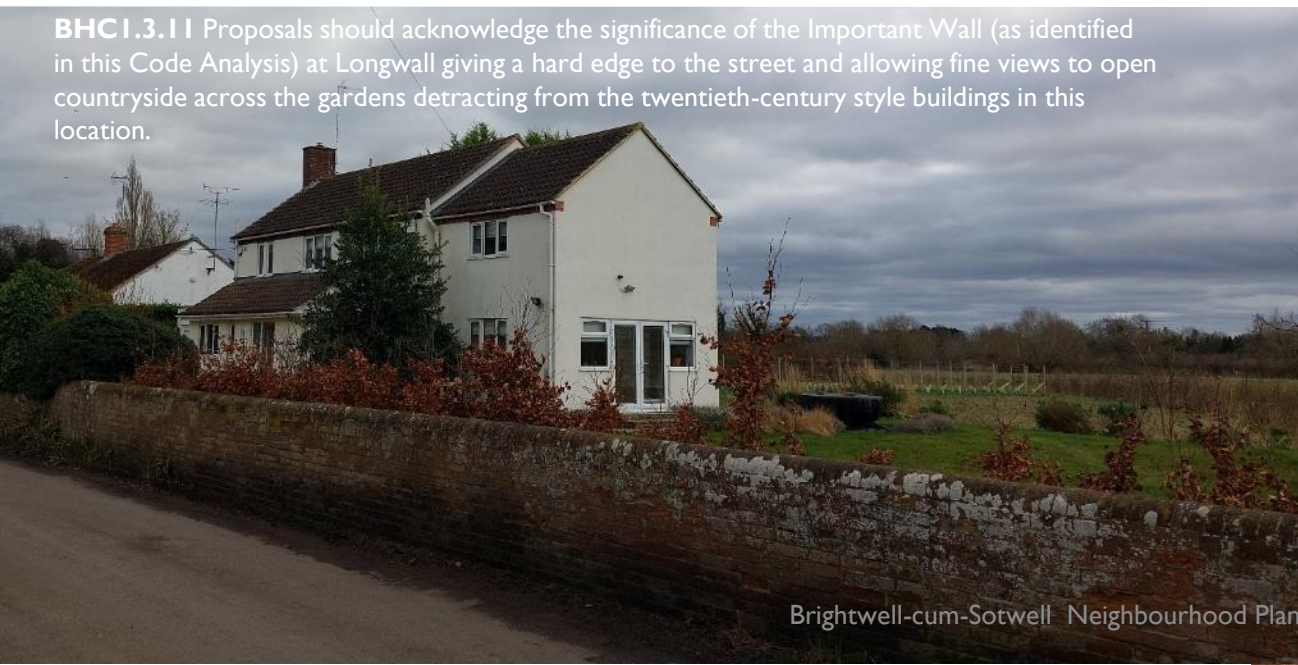
BHCI.3.2 Woodleys with Orchard Cottage beyond



BHCI.2.1 West End



BHCI.3.6 Proposals should acknowledge the significance of the Grade II listed Moat Cottage, Red Lion and the adjoining cottage Thatch End, as major landmarks in the village.



BHCI.3.11 Proposals should acknowledge the significance of the Important Wall (as identified in this Code Analysis) at Longwall giving a hard edge to the street and allowing fine views to open countryside across the gardens detracting from the twentieth-century style buildings in this location.



BHCI.3.14 Proposals should acknowledge the group value of the Grade II listed Old Priory Cottage, the Old Priory and its barn and Little Lane Cottage creating an intimate enclosure around the path of Little Lane.

5. Design Codes

Brightwell Historic Core

Place and Setting	
1.3	<p><i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i></p>
BHCI.3.18	<p>Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area:</p> <ul style="list-style-type: none">B1 School HouseB2 Brick outbuildings at PurbrookB3 Stranger's PlaceB4 St CeciliaB5 Fairlight House and wallB6 Stewart Village HallB7 1-2 Fairthorne MemorialB8 LilicotB9 ThistledownB10 2-3 The SquareB11 Old ForgeB12 Woods CottageB13 Swan CottageB14 The Old RectoryB15 1-2 Meadow ViewB16 High Barn CottageB17 1-2 The AlmshousesB18 Stewarts MemorialB19 Japonica CottageB20 Chestnut CottageB21 AllnutsB22 Stores CottageB23 The Croft

5. Design Codes

Brightwell Historic Core

	Place and Setting
BHCI.3.18	<p>B24 Homewood B25 The Telephone Box (The Red Box Gallery) B26 The Post Box B27 Brightwell/Sotwell Joining Stone B28 The Vine House Orchard</p>

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
BHCI.3.19	Proposals should retain and enhance the built form and architectural features of Stranger’s Place, Stewart Village Hall, Fairthorne Memorial Cottages and the flint wall to Fairlight House as assets of local heritage value and should acknowledge the prominent role the buildings play in the setting of the Grade II listed Woodley’s and Orchard Cottages and their group value as a major feature in views up and down the lane.
BHCI.3.20	Proposals should acknowledge the significance of the telephone box as an asset of local heritage value and its role in marking the historic significance of the boundary between Brightwell and Sotwell.
BHCI.3.21	Proposals should retain and enhance the built form and architectural features of The Croft and Homewood on the corner of Mackney Lane opposite the Red Lion Public House as assets of local heritage value and should acknowledge the group value, alongside the Grade II listed Moat Cottage in framing the entrance to Sotwell Village seen from the west.
BHCI.3.22	Proposals adjacent to, and within the setting, of The Square should retain and enhance its open character and acknowledge its historical significance as an area of special character, which is an asset of local heritage value.

5. Design Codes

Brightwell Historic Core

Place and Setting	
1.6	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
BHCI.6.1	Infill developments and extensions to existing buildings will be required to demonstrate that proposed buildings on infill plots or proposed extensions will not harm important gaps between buildings or groups of buildings which provide views to the open land surrounding the settlement which are characteristic of the polyfocal settlement pattern and make a significant contribution to the Conservation Area.
BHCI.6.2	Proposals should maintain or reinforce features which contribute to views within, and out, of the settlement, and Important Open Space and Trees (as defined in this Code Analysis and in the Design Code) which play a role in defining the essential cores of the eastern and western end of Brightwell, the Green Heart, Sotwell, Slade End, Wellsprings, Greenmere and Little Martins.
1.8	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
BHCI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
BHCI.8.2	Proposals adjacent to The Butts footpath and Back Lane leading east from Church Lane to the Green Heart which include the provision of new boundary treatments should seek to replace close-boarded fencing with treatments more appropriate to the informality and roughness of these footpaths such as woven fencing.
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
BHCI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity, and in any event, the ridgeline should be no higher than 8 metres from the ground.
BHCI.9.2	Proposals should include either detached, semi-detached or bungalows built form only. Short rural terraces will only be acceptable where the proposal will not harm the character and appearance of the street scene. The Little Martins development is a good example of appropriate use of short terraces.
BHCI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials. The recent development of Little Martins is a good example of modern development using a simple, traditional and local vernacular approach to appearance.

5. Design Codes

Brightwell Historic Core

Place and Setting	
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
BHCI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.
BHCI.9.5	Proposals on the eastern part of Brightwell Street should acknowledge the pattern of houses facing the street set towards the front of long, narrow plots.
BHCI.9.6	Proposals at the western part of Brightwell Street, West End and on Church Lane should include a less formal relationship with the road with houses set further back in large front gardens.
BHCI.9.7	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
BHCI.9.8	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
BHCI.9.9	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.



Surface water flooding The Square



BHC2.16.1 Swift bricks should be installed on all new build



BHC2.13.1 Traditional orchards characterise many private back gardens



Fabulous new SUD at Little Martins – full of native wild flowers

5. Design Codes

Brightwell Historic Core

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes BHCI.0.1 & 1.0.2; and BHCI.1.1 & 1.1.2
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
BHC2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
BHC2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
BHC2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
BHC2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
BHC2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

Brightwell Historic Core

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
BHC2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
BHC2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
BHC2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' and deer runs between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

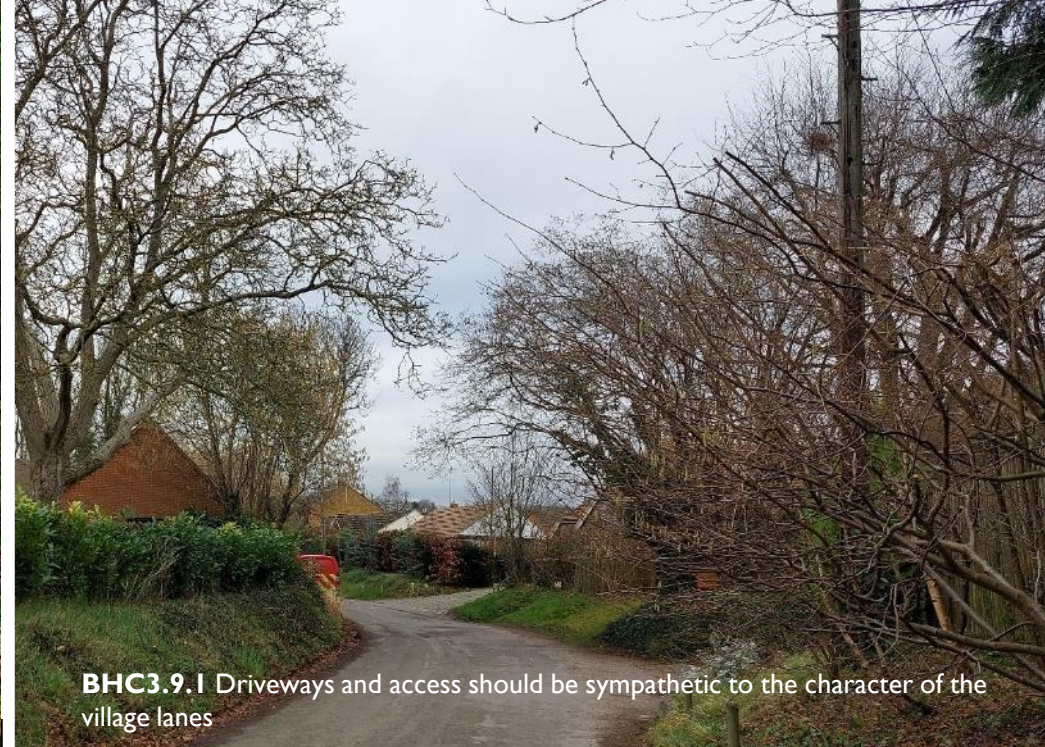
Brightwell Historic Core

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
BHC3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible where removal has been sufficiently justified. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic village.
BHC3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highway infrastructure to preserve the rural character of the area.
BHC3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
BHC3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.



BHC2.2.1 Measures such as retaining deadwood on site can have huge wildlife benefits



BHC3.9.1 Driveways and access should be sympathetic to the character of the village lanes



BHC2.16.1 Wildlife hole in fence should be encouraged



Lighting should be appropriate to its context and only light those areas that need lighting

5. Design Codes

Brightwell Historic Core

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
BHC4.2.1	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
BHC4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Brightwell Historic Core

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes BHCI.6.1 & 1.6.2; BHCI.9.2 – 1.9.6.
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code BHCI.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes BHCI.1.1 & 1.1.2.; BHCI.2.1 – 1.2.7.; and BHCI.3.1 – 1.3.19.
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code BHCI.9.3

5. Design Codes

Brightwell Historic Core

Built Form	
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
BHC5.4.1	Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.
	See also Design Code BHC2.13.1



5. Design Codes

Brightwell Historic Core

Built Form	
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
BHC5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See Design Codes BHCI.2.1 – 1.2.7; BHCI.3.1 – 1.3.19; BHCI.6.1 & 1.6.2; and BHC4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See Design Codes BHCI.3.1 – 1.3.19; BHCI.8.1; BHCI.9.5 – 1.9.9; BHC2.3.1; and BHC3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
BHC5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Brightwell Historic Core

Climate and Sustainability	
	<i>Joint Design Guide: “Achieve an optimal active design approach.”</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
BHC6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations;Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
BHC6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

Steel Farm, Northumberland



Burnham Over Staithe, Norfolk



BHC6.2.1 A selection of Passivhaus schemes to demonstrate that there is no need to compromise on appearance. Images sourced from the Passivhaus Trust.

The Barrel Store, Cirencester



River Studio, Leamington Spa



Wereham Village Hall, Norfolk



5. Design Codes

Sotwell Historic Core



5. Design Codes

Sotwell Historic Core

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
SHCI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, in their contribution to a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
SHCI.0.2	Proposals should maintain the long-established historic envelope of the village formed by Croft Path to the south to protect the relationship of the historic village envelope with the open countryside of the Thames Valley.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
SHCI.1.1	Proposals should acknowledge the key characteristics of the Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area identified in this Code.
SHCI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
SHCI.2.1	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of Sotwell Street, Bell Lane, Pennygreen Lane and Bakers Lane (identified in this Code Analysis).
SHCI.2.2	Proposals should acknowledge the variety of views along Croft Path and those across open fields towards Mackney and the Berkshire Downs beyond on Croft Path (identified in this Code Analysis).



SHCI.1.1 Proposals should acknowledge the key characteristics of the Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area identified in this Code. To protect the setting of the AONB it is important that development does not creep to the edge of the northern bypass

5. Design Codes

Sotwell Historic Core

	Place and Setting
<i>1.2</i>	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
SHCI.2.3	Proposals should acknowledge views into, out of, and around the Conservation Area and towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and connect residents with the surrounding countryside and the Berkshire Downs beyond.
SHCI.2.4	Proposals should acknowledge views of the distinctive tower of the Grade II* listed St James's Church from Sotwell Street and Baker's Lane.
SHCI.2.5	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.
SHCI.2.6	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis)

5. Design Codes

Sotwell Historic Core

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
SHCI.3.1	Proposals should acknowledge the special interest of this part of the Brightwell-cum-Sotwell Conservation Area as highlighted in the Design Codes, including the following characteristics: <ol style="list-style-type: none"> The origins of the main village settlement along a narrow east-west gravel terrace around the site of two permanent springs; Areas of archaeological significance as evidenced by the archaeological finds to date; The significance of grass verges, trees, remnants of old orchards, green spaces between buildings and views out across the open countryside in their contribution to the rural character of the village; The significance of the hedges and walls along the northern side of Croft Path, glimpses of gardens and roofs, low-key post and rail fence along the edge of the field on the southern side, and the rough grass verges on either side of Croft Path in contributing to the special character of this area.
SHCI.3.29	Proposals should acknowledge the significance of the thatched roof of the Grade II listed The Knowle forming a focal point at the curve of Bell Lane.
SHCI.3.3	Proposals should acknowledge the significance of the orchard east of the Grade II listed Benjamin House, separated from the grass track running north to Sotwell Street by a simple iron fence, as a particularly important rural past feature along Croft Path.
SHCI.3.4	Proposals should maintain and reinforce high banks, enclosed by hedges and trees, bordered by gardens and not overlooked by buildings, at Pennygreen Lane to protect the lane's secluded character.
SHCI.3.5	Proposals should acknowledge the role of the curved path and greenery behind a wrought-iron gate at the Grade II listed Pennygreen Cottage in its contribution to the secluded character of this area which should be maintained and reinforced.
SHCI.3.6	Proposals should acknowledge the prominent location of the white gable end of the Grade II listed Pennygreen Cottage in the view eastwards back along Sotwell Street, marking the north-western corner of the Conservation Area.
SHCI.3.7	Proposals should acknowledge the role of the large yew trees, grass paths and an area of rough grass to the south, where the churchyard is set high above Sotwell Street, play in creating a secluded character which should be maintained and reinforced.



SHCI.3.24 The Dr Bach Centre



South Barn Bakers Lane – note the historic walls with hedgerow opposite



SHCI.3.10 The setting of St James Church with the wall, hedgerow and mature trees of Sotwell Manor opposite



SHCI.3.14 Longwall Sotwell Street



SHCI.3.9 The Knowle provides a focal point at the junction of Bakers and Bell Lanes



Abotts House and Middle Farm

Orchard adjacent to Dobson's Lane



SHCI.0.1 Style Acre Lane – a rural path on the edge of the built settlement. It is important that footpaths are not enclosed by close boarded fence panels



Penney Green Lane



SHCI.3.21 Dobson's flint wall



SHCI.3.17 The discreet entrance to The Spinney



SHCI.3.18 Sotwell Street with the mature hedge behind Blackstone House



SHCI.3.24 Croft Villas



Sotwell Street with mature trees on the old Sotwell Common

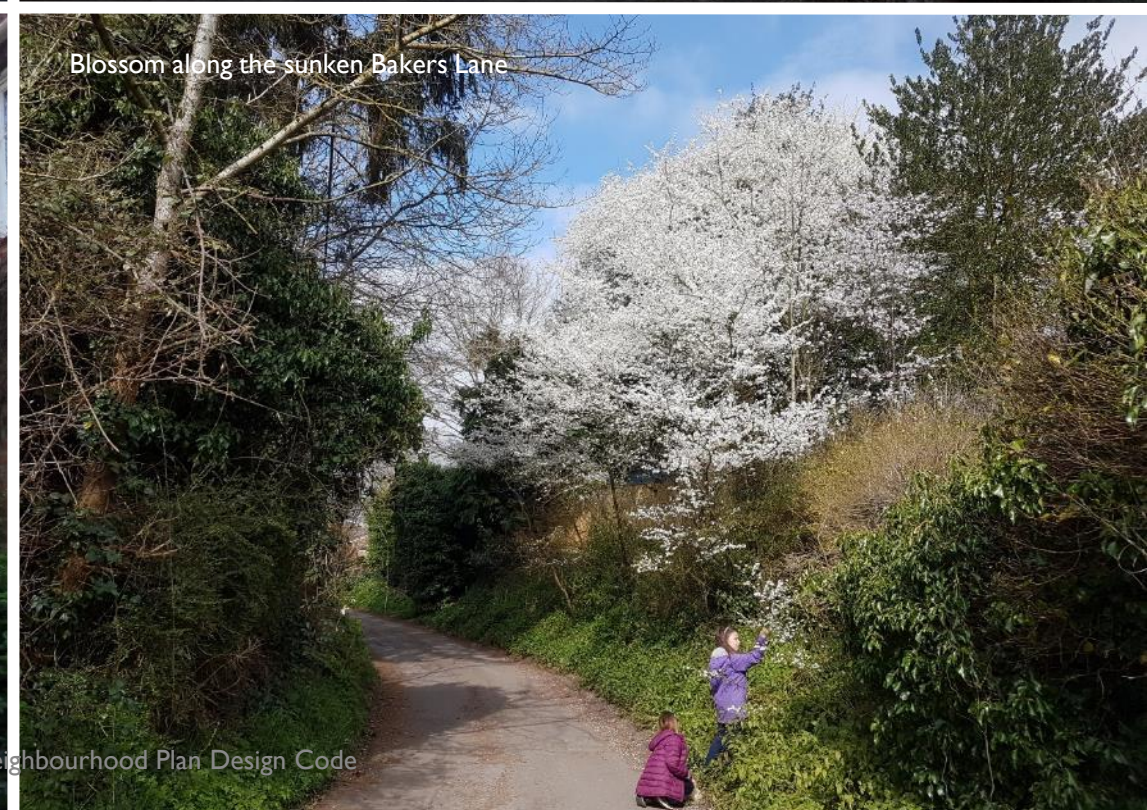


Aponts House and Middle Farm

SHCI.3.23 The magnificent beech tree outside Sotwell Manor



Brightwell-cum-Sotwell Neighbourhood Plan Design Code



Blossom along the sunken Bakers Lane



5. Design Codes

Sotwell Historic Core

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
SHCI.3.8	Proposals should maintain and reinforce the grounds of Blackstone House and the trees in the gardens of houses on the north side of Baker's Lane to protect the open character of the northern side of the churchyard.
SHCI.3.9	Proposals should acknowledge the timbered gable of Grade II listed Beech Cottage in providing a focal point where Baker's Lane narrows towards its west end.
SHCI.3.10	Proposals should maintain and reinforce the boundary wall of the Grade II* listed St James's Church and the shrubs in the garden of Little Barn to protect their role in providing a sense of enclosure to Baker's Lane.
SHCI.3.11	Proposals should acknowledge the section of brick wall concealing part of the garden of no. 1 Sotwell Manor, the wall which curves into the entrance of Plus Four opposite, and the grassy track leading to Barberry in its contribution to the character of this part of the Conservation Area.
SHCI.3.12	Proposals should maintain and reinforce the length of hedge to the east of the Edwardian wing of St James's House and the grass verges along this section of Sotwell Street to protect the semi-rural character of the Conservation Area.
SHCI.3.13	Proposals should maintain and reinforce of the open space created by large front gardens to the north in creating a contrasting character with the old red brick wall of the Red House forming a hard edge to Sotwell Street in this location.
SHCI.3.14	Proposals should maintain and reinforce the Important Wall (as identified in this Code Analysis) at Long Wall Cottage as an important feature in Sotwell Street.
SHCI.3.15	Proposals should maintain and reinforce low density building and large gardens to protect the character of the historic village.
SHCI.3.16	Proposals should acknowledge the Grade II listed The Small House as a landmark in Sotwell.
SHCI.3.17	Proposals should maintain and reinforce the low-key wooded driveway to the Spinney with a belt of beech trees behind to protect its role in forming a backdrop to the lane and how it combines visually with the trees in the garden of the Grade II listed Church Cottage and the churchyard, and with the vegetation below the churchyard walls to create a semi-rural and intimate character in this part of Sotwell Street.

5. Design Codes

Sotwell Historic Core

	Place and Setting
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
SHCI.3.18	Proposals should maintain and reinforce the trees in the raised gardens of Blackstone House and the border of thick vegetation growing below them alongside the road, and the verges of the grassy track beyond the Grade II listed Dobson’s spilling out into the road to protect the semi-rural character of the area and connecting with the countryside in the south.
SHCI.3.19	Proposals should maintain and reinforce the outbuilding between the Grade II listed buildings Dobson’s and The Gables with the sweep of the barn’s tiled roof and its weatherboarded gable turned hard against the edge of the road to protect its role as a distinctive feature in the view east along Sotwell Street.
SHCI.3.20	Proposals should maintain and reinforce the Grade II listed Dobson’s as a significance feature in Sotwell Street.
SHCI.3.21	Proposals should acknowledge the distinctive Grade II listed flint and brick wall at Dobson’s giving a hard edge to the eastern side of the path leading from Sotwell Street to Croft Path to protect its role in acting as a pointer to the open countryside beyond.
SHCI.3.22	Proposals should limit the impact of light pollution to protect the rural setting and character of this part of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centre of Wallingford and proposed future growth proposals.
SHCI.3.23	Proposals should maintain and reinforce the mature copper beech in front of Sotwell Manor acknowledging its role in views out of the character area from Baker’s Lane.

5. Design Codes

Sotwell Historic Core

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
SHCI.3.24 (cont)	<p>Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area:</p> <ul style="list-style-type: none"> S1 Mount Vernon S2 North Barn S3 South Barn S4 Old Woodlands House S5 Blackstone House S6 1-2 Sotwell Manor S7 Little Barn S8 New Barn Court S9 Hazel Cottage S10 Old Barn S11 The Granary Barn S12 Rose Cottage S13 White Cottage S14 South Cottage S15 Meadowcroft S16 Barncroft S17 Pleasant Cottage S18 Honeysuckle Barn S19 Red House (West, Centre, East) including wall S20 Brightwell Free Church S21 St James's House S22 Post Box S23 Rainbow House
SHCI.3.25	Proposals should retain and enhance the built form and architectural features of White Cottage, South Cottage, Meadowcroft and Barncroft (Croft Villas) as assets of local heritage value and should acknowledge the prominent role the buildings play in the character and significance of the Conservation Area and their group value as a major feature in views to the Conservation Area.

5. Design Codes

Sotwell Historic Core

Place and Setting	
1.6	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
SHCI.6.1	Infill developments and extensions to existing buildings will be required to demonstrate that proposed buildings on infill plots or proposed extensions will not harm important gaps between buildings or groups of buildings which provide views to the open land surrounding the settlement which are characteristic of the polyfocal settlement pattern and makes a significant contribution to the Conservation Area.
SHCI.6.2	Proposals should maintain or reinforce features which contribute to views within, and out, of the settlement, and Important Open Space and Trees (as defined in this Code Analysis and in the Design Code) which play a role in defining the essential cores of the eastern and western end of Brightwell, the Green Heart, Sotwell, Slade End, Wellsprings, Greenmere and Little Martins.
1.8	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
SHCI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
SHCI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity, and in any event, the ridgeline should be no higher than 8 metres from the ground.
SHCI.9.2	Proposals should include either detached or bungalows built form only. Short rural terraces will only be acceptable where the proposal will not harm the character and appearance of the street scene. The Little Martins development is a good example of appropriate use of short terraces.
SHCI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials.
SHCI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.

5. Design Codes

Sotwell Historic Core

Place and Setting	
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
SHCI.9.5	Proposals on the southern side of Sotwell Street, with the exception of Red House, Long Wall Cottage, The Spinney, Barncroft, Meadowcroft, South Cottage and White Cottage, and on Baker's Lane should acknowledge the pattern of houses built closely to the road with their large gardens running back towards open country beyond at Sotwell Street only.
SHCI.9.6	Proposals at the exceptions identified in Code SHCI.9.5 and on the northern side of the eastern section of Sotwell Street should acknowledge a less formal relationship with the road with houses set further back in large front gardens.
SHCI.9.7	Proposals at Pennygreen Lane should avoid introducing buildings and extensions which would harm the features identified in this Code to maintain the secluded character of the area.
SHCI.9.8	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
SHCI.9.9	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
SHCI.9.10	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

Sotwell Historic Core

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes SHC1.0.1 & 1.0.2; and SHC1.1.1 & 1.1.2
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
SHC2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
SHC2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
SHC2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.

5. Design Codes

Sotwell Historic Core

Natural Environment	
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
SHC2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
SHC2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site’s soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
SHC2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
SHC2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
SHC2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a ‘net gain’, including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, ‘hedgehog holes’ between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

Sotwell Historic Core

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
SHC3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible where removal has been sufficiently justified. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic village.
SHC3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid the use of urbanising highway infrastructure to preserve the rural character of the area.
SHC3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
SHC3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

Sotwell Historic Core

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
SHC4.2.1.	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
SHC4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Sotwell Historic Core

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes SHCI.6.1 & 1.6.2; SHCI.9.2 – 1.9.7
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code SHCI.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes SHCI.1.1 & 1.1.2; SHCI.2.1 – 1.2.6; and SHCI.3.1 – 1.3.23.
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code SHCI.9.3

5. Design Codes

Sotwell Historic Core

Built Form	
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
SHC5.4.1	Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.
	See also Design Code SHC2.13.1
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
SHC5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.

5. Design Codes

Sotwell Historic Core

	Built Form
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See Design Codes SHC1.2.1 – 1.2.6; SHC1.3.1 – 1.3.23; SHC1.6.1 & 1.6.2; and SHC4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See Design Codes SHC1.3.1 – 1.3.23; SHC1.8.1; SHC1.9.5 – 1.9.9; SHC2.3.1; and SHC3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
SHC5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Sotwell Historic Core

Climate and Sustainability	
	<i>Joint Design Guide: “Achieve an optimal active design approach.”</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
SHC6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
SHC6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes

Slade End



5. Design Codes

Slade End

Place and Setting	
	Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”
I.0	A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)
SEI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, in their contribution to a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
SEI.0.2	Proposals should maintain the spacious character of this historic hamlet, including the open fields to the east and south – at the very edge of the village as a whole – and the open spaces formed by gardens between houses to protect the character of this historic hamlet, its setting and the wider village envelope with the open countryside of the Thames valley.
I.1	A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas
SEI.1.1	Proposals should acknowledge the key characteristics of the Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area identified in this Code.
SEI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
I.2	A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site
SEI.2.1	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of Sotwell Street, and Slade End (identified in this Code Analysis).
SEI.2.2	Proposals should acknowledge the variety of views along Croft Path and those across open fields towards Mackney and the Berkshire Downs beyond on Croft Path (identified in this Code Analysis).

5. Design Codes

Slade End

Place and Setting	
I.2	A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site
SEI.2.3	Proposals should acknowledge views into, out of, and around the Conservation Area and towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and connect residents with the surrounding countryside and the Berkshire Downs beyond.
SEI.2.4	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis).
SEI.2.5	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.

A remnant from a distant past: a sarcen stone
On the boundary between Slade End and Sotwell





The lane between St James House and Slade End is characterised by mature trees and hedgerows



Abotts House and Middle Farm

St Agatha's Church with Brightwell Manor beyond



Outbuilding at Applecroft



New development at Slade End



Green Lane at Sotwell Street



Abotts House and Middle Farm

Slade End Green is characterised by former agricultural barns set around a central courtyard



Triangle Cottage



Measures to respect the character of Casaplade and Honeysuckle Cottage are important

5. Design Codes

Slade End

	Place and Setting
I.3	A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains
SEI.3.1	<p>Proposals should acknowledge the special interest of this part of the Brightwell-cum-Sotwell Conservation Area as highlighted in the Design Codes, including the following characteristics:</p> <ol style="list-style-type: none"> The origins of the main village settlement along a narrow east-west gravel terrace around the site of two permanent springs; Areas of archaeological significance as evidence by the archaeological finds to date; The significance of grass verges, trees, remnants of old orchards, green spaces between buildings and views out across the open countryside in their contribution to the rural character of the village; The importance of large gardens, vegetable plots, hedges and trees of deciduous and native species in blending the edge of the village with the open countryside beyond The importance of the large front gardens of the modern development to the north in their contribution to the rural character of the area.
SEI.3.2	Proposals should maintain and reinforce the Important Open Space at the corner of Slade End Road currently maintained by the large gardens and Important Trees (as identified in this Code Analysis) at Grade II listed Peacock Cottage, a major historic building in Slade End.
SEI.3.3	Proposals should acknowledge the iron railings and wide gateway in front of the Grade II listed Slade End Farmhouse in their contribution as a distinctive feature in the street and displaying the front elevation of the house to good effect.
SEI.3.4	Proposals should acknowledge the significance of the picket fencing, grass verge and Important Open Space (as identified in this Code Analysis) at Slade End Farm in providing a setting for the house and allowing views to a backdrop of deciduous trees and various historic buildings.
SEI.3.5	Proposals should acknowledge the significance of the flint wall with half-round brick coping at the Grade II listed Triangle Cottage in providing a hard edge to the street as an important contribution in the street scene.
SEI.3.6	Proposals should maintain and reinforce the use of traditional materials, such as the weatherboarding of an old shed built hard on the edge of the road in front of Applecroft, to protect the rural character of the Conservation Area, currently eroded by the style and materials of the more modern houses on the north side.

5. Design Codes

Slade End

	Place and Setting
1.3	A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains
SE1.3.7	Proposals should maintain and reinforce the Important Trees (as identified in this Code Analysis) and grassy banks at Hillfoot, Elmleigh and Tree Haven to protect the impression of a green and enclosed country lane running between two historic settlements.
SE1.3.8	Proposals should acknowledge the role of the garden and trees of Elmleigh in maintaining a green area between Slade End and Sotwell in helping to define the division between the two historical settlements.
SE1.3.9	Proposals should maintain and reinforce the illusion of the Grade II listed Honeysuckle Cottage and of Cappsalade Cottage being set in a woodland clearing which is currently maintained by the buildings' surrounding gardens and the overgrown Slade End Nursery site*. *Policy BCS5B of the made Neighbourhood Plan requires the landscape scheme to make provision for an appropriate boundary along the Croft as well as having full regard to sustaining the character of the adjoining Conservation Area and setting of the adjacent listed buildings and their setting.
SE1.3.10	Proposals should limit the impact of light pollution to protect the rural setting and character of this part of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centre of Wallingford and proposed future growth proposals.
SE1.3.11	Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area: SE1 Elmleigh SE2 Cappsalade Cottage SE3 Coombe House SE4 Slade End Cottage SE5 Slade End Sarcen Stone

5. Design Codes

Slade End

Place and Setting	
I.6	A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.
SEI.6.1	Infill developments and extensions to existing buildings will be required to demonstrate that proposed buildings on infill plots or proposed extensions will not harm important gaps between buildings or groups of buildings which provide views to the open land surrounding the settlement which are characteristic of the polyfocal settlement pattern and makes a significant contribution to the Conservation Area.
SEI.6.2	Proposals should maintain or reinforce features which contribute to views within, and out, of the settlement, and Important Open Space and Trees (as defined in this Code Analysis and in the Design Code) which play a role in defining the essential cores of the eastern and western end of Brightwell, the Green Heart, Sotwell, Slade End, Wellsprings, Greenmere and Little Martins.
I.8	A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.
SEI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
SEI.8.2	Proposals should retain and enhance the rural and open character of the hamlet created by a combination of front gardens, grass verges and Important Trees (as identified in this Code Analysis).
I.9	A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.
SEI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity, and in any event, the ridgeline should be no higher than 8 metres from the ground.
SEI.9.2	Proposals should include either detached or bungalows built form only. Short rural terraces will only be acceptable where the proposal will not harm the character and appearance of the street scene. The Little Martins development is a good example of appropriate use of short terraces.
SEI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials.
SEI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.

5. Design Codes

Slade End

	Place and Setting
1.9	A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.
SE1.9.5	Proposals at Slade End road and on Green Lane should maintain, and avoid introducing buildings and extensions which would harm the blending the edge of the village with the open countryside beyond to maintain the historic envelope of the hamlet.
SE1.9.6	Proposals on Slade End road should maintain, and avoid introducing buildings and extensions which would harm, the features listed in this Code to maintain the open and rural character of the area.
SE1.9.7	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
SE1.9.8	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
SE1.9.9	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

Slide End

Natural Environment	
	Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”
2.0	retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design
	See Design Codes SE1.0.1 & 1.0.2; and SE1.1.1 & 1.1.2
2.2	is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces
SE2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
SE2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development
SE2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	trees are designed appropriately into the layout. This should be explained in the landscaping strategy
SE2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
SHC2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

Slide End

Natural Environment	
2.11	The tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest
BHC2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes.
2.13	retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)
SE2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.16	demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric
SE2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

Slide End

Movement and Connectivity	
	Joint Design Guide: “A place that is easy to get to and move through for all users.”
3.9	encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)
SE3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic hamlet.
SE3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid the use of urbanising highway infrastructure to preserve the rural character of the area.
SE3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties
SE3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. *Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

Slade End

Space and layout	
	Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”
4.2	consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space
SE4.2.1.	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	Joint Design Guide: “Integrate parking to support attractive streets and spaces.”
4.32	shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended
SE4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Slide End

Built Form	
	Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”
5.0	complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.
	See Design Codes SE1.6.1 & 1.6.2.; SE1.9.2 – 1.9.8
5.1	is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;
	See Design Code SE1.9.1
5.2	works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site
	See Design Codes SE1.1.1 & 1.1.2.; SE1.2.1 – 1.2.5.; and SE1.3.1 – 1.3.11.
5.3	uses materials that are sustainable and have been informed by the character and appearance of the surrounding area
	See Design Code SE1.9.3

5. Design Codes

Slade End

Built Form	
5.4	incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.
SE5.4.1	Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.
	See also Design Code SE2.13.1
	Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”
5.25	maintains established building lines and predominant plot patterns
SE5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.

5. Design Codes

Slide End

Built Form	
5.56	Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots
	See Design Codes SE1.2.1 – 1.2.5; SE1.3.1 – 1.3.11; SE1.6.1 & 1.6.2; and SE4.2.1
5.58	In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape
	See Design Codes SE1.3.1 – 1.3.11; SE1.8.1 & 1.8.2; SE1.9.5 – 1.9.8; SE2.3.1; and SE3.9.1 – 3.9.3
5.59	the proposed design must preserve or enhance the original features and/or contribute to its significance
SE5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Slide End

Climate and Sustainability	
	Joint Design Guide: “Achieve an optimal active design approach.”
6.2	optimises the orientation of buildings to utilise solar gain and shading
SE6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	all development aspires to go beyond Part L Assessment under the Building Regulations;Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon
SE6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes

The Green Heart including Wellsprings



5. Design Codes

The Green Heart (including Wellsprings)

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
GHI.0.1	Proposals should acknowledge the Green Heart as an Important Open Space and acknowledge it and Important Trees within it (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, as a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
GHI.0.2	Proposals should maintain the long-established historic envelope of the village formed by the grounds of Sotwell House in marking the western end of Sotwell, and Croft Path to the south to protect the relationship of the historic village envelope with the open countryside of the Thames Valley.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
GHI.1.1	Proposals should acknowledge the key characteristics of the Flat, semi-enclosed farmland and the Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area identified in this Code.
GHI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
GHI.2.1	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of Sotwell Street, Bell Lane, and Wellsprings (identified in this Code Analysis) including those from the public footpaths into adjacent paddocks, playing fields and orchards.
GHI.2.2	Proposals should acknowledge the variety of views along Croft Path and those across open fields towards Mackney and the Berkshire Downs beyond on Croft Path (identified in this Code Analysis).

5. Design Codes

The Green Heart (including Wellsprings)

Place and Setting	
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
GHI.2.3	Proposals should acknowledge views into, out of, and around the Conservation Area and towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and connect residents with the surrounding countryside and the Berkshire Downs and North Wessex Downs beyond.
GHI.2.4	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis).
GHI.2.5	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.
GHI.2.6	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis).



GHI.3.2 The view across Wellsprings towards Snail Cottage. Equally important to making the character of The Green Heart are the numerous kinetic views from the public footpaths into the meadows, pasture and orchards



GH2.13.1 Water is an important element in the Green Heart



Sotwell House Paddock from Wellsprings



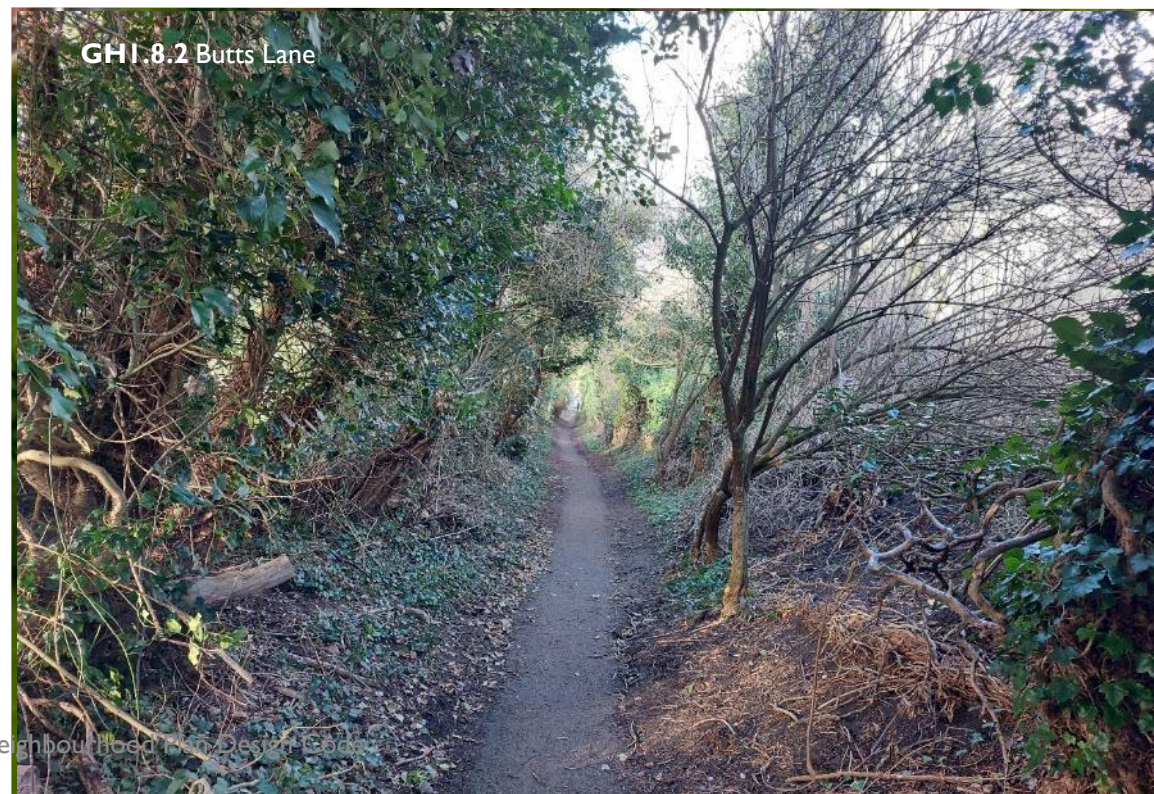
GH1.2.1 Kinetic views into paddocks and orchards from public footpaths are important



The Green Heart from the air



GHI 8.1 Bell Lane verge planted with native fruit trees



GHI 8.2 Butts Lane

5. Design Codes

The Green Heart (including Wellsprings)

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
GHI.3.1	Proposals should acknowledge the special interest of this part of the Brightwell-cum-Sotwell Conservation Area as highlighted in the Design Codes, including the following characteristics: <ol style="list-style-type: none"> The origins of the main village settlement along a narrow east-west gravel terrace around the site of two permanent springs; Areas of archaeological significance as evidence by the archaeological finds to date; The significance of the Green Heart, grass verges, trees, remnants of old orchards, green spaces between buildings and views out across the open countryside in their contribution to the rural character of the village.
GHI.3.2	Proposals should maintain and reinforce the deeply rural character and sense of being a place set apart from the larger village at Wellsprings acknowledging the contribution of Wellsprings Pond overhung by trees and framed on either side by paddocks, where the paddock behind Sotwell House, Bakers Lane and Wellsprings as an asset of local heritage value, the historic Grade II listed Wellsprings and Snail Cottage, and the mature and visually Important Trees (as identified in this Code Analysis) in the deep front garden of Wellsprings Orchard and the informal road surface.
GHI.3.3	Proposals should maintain and reinforce the slight curve in the road at Spring Cottage, buildings beyond Spring Cottage set behind grassy banks, hedges and trees in creating the illusion of a secluded lane leading out of the village contributing to the self-contained character of Wellsprings.
GHI.3.4	Proposals should limit the impact of light pollution to protect the rural setting and character of this part of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centres of Wallingford and Didcot and proposed future growth proposals.
GHI.3.5	Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area: <ul style="list-style-type: none"> G1 Spring Cottage G2 1, 3,4 Wellsprings G3 Paddock behind Sotwell House

5. Design Codes

The Green Heart (including Wellsprings)

Place and Setting	
1.6	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
GHI.6.1	Infill developments and extensions to existing buildings will be required to demonstrate that proposed buildings on infill plots or proposed extensions will not harm the functioning and open character of the Green Heart which makes a significant contribution to the Conservation Area.
GHI.6.2	Proposals should maintain or reinforce features which contribute to views within, and out, of the settlement, and Important Open Space and Trees (as defined in this Code Analysis and in the Design Code) which play a role in defining the essential cores of the eastern and western end of Brightwell, the Green Heart, Sotwell, Slade End, Wellsprings, Greenmere and Little Martins.
1.8	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
GHI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
GHI.8.2	Proposals adjacent to Butts Lane and Back Lane, the footpath leading east from Church Lane to the Green Heart which include the provision of new boundary treatments should seek to replace close-boarded fencing with treatments more appropriate to the informality and roughness of these footpaths such as woven fencing.
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
GHI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity, and in any event, the ridgeline should be no higher than 8 metres from the ground.
GHI.9.2	Proposals should include either detached or bungalows built form only. Short rural terraces will only be acceptable where the proposal will not harm the character and appearance of the street scene. The Little Martins development is a good example of appropriate use of short terraces.
GHI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials.
GHI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.

5. Design Codes

The Green Heart (including Wellsprings)

Place and Setting	
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
GHI.9.5	Proposals at Wellsprings should maintain, and avoid introducing buildings and extensions which would harm, the features identified in this Code to maintain the deeply rural and self-contained character of the area.
GHI.9.6	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
GHI.9.7	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
GHI.9.8	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

The Green Heart (including Wellsprings)

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes GHI.0.1 & I.0.2; and GHI.1.1 & I.1.2
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
GH2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
GH2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
GH2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
GH2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
GH2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

The Green Heart (including Wellsprings)

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
GH2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
GH2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
GH2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

The Green Heart (including Wellsprings)

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
GH3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic hamlet.
GH3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid the use of urbanising highway infrastructure to preserve the rural character of the area.
GH3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
GH3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

The Green Heart (including Wellsprings)

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
GH4.2.1.	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
GH4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

The Green Heart (including Wellsprings)

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes GH1.6.1 & 1.6.2; GH1.9.2 – 1.9.6.
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code GH1.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes GH1.1.1 & 1.1.2; GH1.2.1 – 1.2.6; and GH 1.3.1 – 1.3.6
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code GH1.9.3
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
GH5.4.1	Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape. This will be particularly supported on this character area.
	See also Design Code GH2.13.1

5. Design Codes

The Green Heart (including Wellsprings)

Built Form	
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
GH5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See Design Codes GH1.2.1 – 1.2.6; GH1.3.1 – 1.3.6; GH1.6.1 & 1.6.2; and GH4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See Design Codes GH1.3.1 – 1.3.6; GH1.8.1; GH1.9.6 & 1.9.7; GH2.3.1; and GH3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
GH5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

The Green Heart (including Wellsprings)

Climate and Sustainability	
	<i>Joint Design Guide: "Achieve an optimal active design approach."</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
GH6.2.1	All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
GH6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes Predominantly Contemporary



5. Design Codes

Predominantly Contemporary

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
PCI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, as an important contribution to the rural and open character of the village and as an opportunity for additional habitat provision. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
PCI.0.2	Proposals should acknowledge the way in which the edge of the settlement does not extend to the A4130 reinforcing the rural character of the parish.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
PCI.1.1	Proposals should acknowledge the key characteristics of the Flat, semi-enclosed Farmland and Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area, as applicable, and the Moreton Plan Character Area in the Downs and Scarp Landscape Type as identified in this Code.
PCI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
PCI.2.1	Proposals should acknowledge the view across Rectory Meadow through a small gap between Grove Cottages and the Graveyard which provide a connection between the countryside and the built area.
PCI.2.2	Proposals should acknowledge the variety of attractive views into the Conservation Area and within and towards the AONB (as identified in this Code Analysis).
PCI.2.3	Proposals should acknowledge the variety of attractive internal views on the historic village lanes of Didcot Road and Church Lane (as identified in this Code Analysis).
PCI.2.4	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.

5. Design Codes

Predominantly Contemporary

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
PCI.3.1	Proposals should acknowledge the role the gardens, boundary beech hedges and grass verges bordering Bell Lane play in creating a semi-rural character in this area, reinforced by the trees along the boundary of the paddock opposite, on the western side of the road.
PCI.3.2	Proposals should acknowledge the significance of trees, hedgerows and vegetation and the general absence of walls and fences in modern development on Church Lane in its contribution to retaining the established character of the historic centre of Brightwell.
PCI.3.3	Proposals should limit the impact of light pollution to protect the rural setting and character of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centres of Didcot and Wallingford and proposed future growth proposals.
PCI.3.4	Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area: P1 Woodbine Cottage P2 Little Thatch P3 Pound Cottage P4 1-7 High Road
1.6	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
PCI.6.1	Proposals should acknowledge the very regular pattern of plot orientation and building lines.

5. Design Codes

Predominantly Contemporary

	Place and Setting
1.8	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
PCI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
PCI.8.2	Proposals which include the provision of new boundary treatments should seek to replace close-boarded fencing with treatments more appropriate to the informality and roughness of the historic village.
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
PCI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity, and in any event, the ridgeline should be no higher than 8 metres from the ground.
PCI.9.2	Proposals should include a variety of either detached, semi-detached, bungalow or short terraces built form only.
PCI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials.
PCI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.
PCI.9.5	Proposals should retain and enhance trees and mature planting in front gardens to soften the impact on the rural edge of the historic village.
PCI.9.6	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
PCI.9.7	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
PCI.9.8	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

Predominantly Contemporary

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes PCI.0.1 & I.0.2; and PCI.1.1 & I.1.2
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
PC2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
PC2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
PC2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
PC2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
PC2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

Predominantly Contemporary

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
PC2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes. New planting of local indigenous species will be particularly supported in this character area.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
PC2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
PC2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

Predominantly Contemporary

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
PC3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic village.
PC3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highway infrastructure to preserve the rural character of the area.
PC3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
PC3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.



PCI.3.2 Church Lane



The High Road



PCI.3.1 Bell Lane



Grove Cottages

5. Design Codes

Predominantly Contemporary

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
PC4.2.1.	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
PC4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Predominantly Contemporary

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes PCI.6.1; and PCI.9.2 – 1.9.6.
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code PCI.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes PCI.1.1 & 1.1.2.; PCI.2.1 – 1.2.4.; and PCI.3.1 – 1.3.4
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code PCI.9.3
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
PC5.4.71	<i>Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.</i>
	See also Design Code PC2.13.1

5. Design Codes

Predominantly Contemporary

Built Form	
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
PC5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See Design Codes PCI.2.1 – 1.2.4; PCI.3.1 – 1.3.4; PCI.6.1; and PC4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See Design Codes PCI.3.1 – 1.3.4; PCI.8.1; PCI.9.5 – 1.9.8; PC2.3.1; and PC3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
PC5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Predominantly Contemporary

Climate and Sustainability	
	<i>Joint Design Guide: “Achieve an optimal active design approach.”</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
PC6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
PC6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes

Designed Estates



5. Design Codes

Designed Estates

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
DEI.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, as an important contribution to the rural and open character of the village and as an opportunity for additional habitat provision. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
DEI.0.2	Proposals should acknowledge the way in which the edge of the settlement does not extend to the A4130 reinforcing the rural character of the parish.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
DEI.1.1	Proposals should acknowledge the key characteristics of the Flat, semi-enclosed Farmland and Open Rolling Downs landscape types in the Wessex Downs & Western Vale Fringes Character Area, as applicable, and the Moreton Plan Character Area in the Downs and Scarp Landscape Type as identified in this Code.
DEI.1.2	Proposals should acknowledge the topography of the main village and its importance in maintaining the landscape character in that the shape of the village is hidden in its landscape.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
DEI.2.1	Proposals should acknowledge the variety of attractive within and towards the AONB (as identified in this Code Analysis).
DEI.2.2	Proposals should acknowledge the variety of attractive internal views on the public bridleway of Watermans Lane (as identified in this Code Analysis).
DEI.2.3	Proposals should acknowledge the view across the green space of Little Martins Meadow, with glimpses through gaps in the public bridleway of Watermans Lane across Great Martins Field which provide a connection between the countryside and the built area.
DEI.2.4	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.

5. Design Codes

Designed Estates

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
DEI.3.1	Proposals should limit the impact of light pollution to protect the rural setting and character of the Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centres of Didcot and Wallingford and proposed future growth proposals.
DEI.3.2	Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area: Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area: D1 Datchet Green D2 Greenmere The Greens
DEI.3.3	Proposals adjacent to, and within the setting, of The Green should retain and enhance its open character and acknowledge its local significance as an area of special character, which is an asset of local heritage value, in bringing together the old and new communities of the village.
1.6	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
DEI.6.1	Proposals should acknowledge the very regular pattern of plot orientation and building lines.



Greenmere



Monks Mead



Kings Orchard



Datchet Green

5. Design Codes

Designed Estates

Place and Setting	
1.8	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
DEI.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
DEI.8.2	Proposals which include the provision of new boundary treatments should seek to replace close-boarded fencing with treatments more appropriate to the informality and roughness of the historic village.
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
DEI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity.
DEI.9.2	Proposals should include a variety of either detached, semi-detached, bungalow or short terraces built form only.
DEI.9.3	Proposals should include the use of a variety of architectural styles and traditional building materials.
DEI.9.4	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.
DEI.9.5	Proposals should retain and enhance trees and mature planting in front gardens to soften the impact on the rural edge of the historic village.
DEI.9.6	Proposals should avoid introducing planting which obscure Important Views (as identified in this Code Analysis).
DEI.9.7	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Brightwell-cum-Sotwell provide examples and standards for new walls.
DEI.9.8	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

Designed Estates

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes DE1.0.1 & 1.0.2; and DE1.1.1 & 1.1.2
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
DE2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
DE2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
DE2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
DE2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
DE2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

Designed Estates

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
DE2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes. New planting of local indigenous species will be particularly supported in this character area
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
DE2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area including native fruit growing species such as blackthorn, wild cherry and crab apple. Fruit trees such as Victoria plum, over 80 different variety of apples, mulberry, walnut and cherries were once common in hedgerows but now largely lost.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
DE2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

Designed Estates

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
DE3.9.1	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic village.
DE3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highway infrastructure to preserve the rural character of the area.
DE3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout found in the village.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
DE3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

Designed Estates

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
DE4.2.1.	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
DE4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Designed Estates

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes DE1.6.1; and DE1.9.2 – 1.9.6.
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code DE1.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes DE1.1.1 & 1.1.2.; DE1.2.1 – 1.2.4.; and DE1.3.1 – 1.3.2
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code DE1.9.3
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
DE5.4.1	Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.
	See also Design Code DE2.13.1

5. Design Codes

Designed Estates

Built Form	
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
DE5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See DE1.2.1 – 1.2.4; DE1.3.1 – 1.3.2; DE1.6.1; and DE4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See DE1.3.1 – 1.3.2; DE1.8.1; DE1.9.5 – 1.9.8; DE2.3.1; and DE3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
DE5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Designed Estates

Climate and Sustainability	
	<i>Joint Design Guide: “Achieve an optimal active design approach.”</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
DE6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
DE6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes

Madkney



5. Design Codes

Madney Conservation Area

Place and Setting	
	<i>Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”</i>
1.0	<i>A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)</i>
MCA1.0.1	Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, as a valuable historic setting in the character and appearance of the Conservation Area contributing to the tranquillity of rural life and as a haven for wildlife. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.
MCA1.0.2	Proposals should maintain the long-established historic envelope of the hamlet on a former ‘island’ rising above the valley bottom to protect the compact character of the settlement and the relationship with the open countryside of the Thames valley.
1.1	<i>A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas</i>
MCA1.1.1	Proposals should acknowledge the key characteristics of the Flat floodplain pasture, Flat, semi-enclosed farmland and Open rolling downs landscape types, as appropriate to the location of the proposal, in the Wessex Downs & Western Vale Fringes Character Area identified in this Code Analysis.
MCA1.1.2	Proposals should acknowledge the scope for wetland enhancements, including additional tree planting, to preserve and enhance the flat former marshland area that wraps around Mackney island.
1.2	<i>A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site</i>
MCA1.2.1	Proposals should acknowledge the variety of attractive internal views on the historic lane surrounding the island (as identified in this Code Analysis).
MCA1.2.2	Proposals should acknowledge views into, out of, and around the Conservation Area and towards the AONB (identified in this Code Analysis) all of which contribute to the character and significance of the Conservation Area and reinforces its position within the countryside and the Berkshire Downs beyond.
MCA1.2.3	Proposals should acknowledge the role of Important Trees (as identified in this Code Analysis) in their contribution to many of the Important Views (as identified in this Code Analysis).
MCA1.2.4	Proposals should avoid the planting of fast-growing species such as leylandii which are uncharacteristic and can alter and block Important Views.

5. Design Codes

Mackney Conservation Area

	Place and Setting
<i>1.3</i>	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
MCA1.3.1	Proposals should acknowledge the special interest of the Mackney Conservation Area as highlighted in the Design Codes, including the following characteristics: <ol style="list-style-type: none"> The origins of the hamlet on an ‘island’ rising above the valley bottom largely confined within an area enclosed by Mackney Lane and buildings within this enclosure loosely arranged; Areas of archaeological significance as evidenced by the archaeological finds to date; The significance of grass verges, trees, remnants of old orchards, green spaces between buildings and views out across the open countryside in their contribution to the rural character of the area.
MCA1.3.2.	Proposals should maintain and re-provide trees and other well-established vegetation on Mackney Lane which contributes to the secretive’ quality of the Grade I listed Small’s House and the Grade II listed Walnuts which are set back from the lane and largely hidden by trees and other well-established vegetation in the approach from the east, with the Grade I listed Small’s House the most important historic building of Mackney.
MCA1.3.3	Proposals should maintain and reinforce the illusion of the Grade II listed Mackney Lodge appearing to be set in a woodland clearing, currently maintained by the surrounding gardens, Important Trees (as identified in this Code Analysis) and other vegetation of the Grade I listed Small’s House and the Grade II listed Walnuts.
MCA1.3.4	Proposals should acknowledge the prominent location of the Grade II listed Mackney Lodge in the street scene in views on its approach from the east.
MCA1.3.5	Proposals should maintain and reinforce the use of traditional materials to protect the rural character of the Conservation Area, currently eroded by the style and materials of some of the more modern houses in the hamlet.
MCA1.3.6	Proposals should maintain and re-provide Important Walls (as identified in this Code Analysis) as a significant feature of the hamlet.
MCA1.3.7	Proposals should limit the impact of light pollution to protect the rural setting and character of this Conservation Area which is in danger of being spoiled by light pollution from the adjoining larger centres of Dicot and Wallingford and proposed future growth proposals.

5. Design Codes

Madkney Conservation Area

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
MCA1.3.8	<p>Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene and the character and significance of the Conservation Area:</p> <ul style="list-style-type: none">M1 The White HouseM2 Granary Barn at White HouseM3 Outbuilding at AshleyM4 Sherwood Farm WallM5 Mackney Post BoxM6 Black Barn at Sherwood FarmM7 Elm CottageM8 1 Sherwood CottageM9 3,4 Sherwood CottagesM10 Sherwood House inc. wallM11 Malthouse CottagesM12 Mackney Court Farm BarnM13 Granary Barn Sherwood Farm

5. Design Codes

Madney Conservation Area

	Place and Setting
<i>1.6</i>	<i>A contextual analysis should settlement structure of the site and surrounding area: this includes studying the historical development of the settlement, its townscape; structure and hierarchy of streets, spaces, facilities, existing connections (including footpaths and cycle routes), gateways, nodes, density, plot and block sizes. Figure ground diagrams can help explain a settlement structure.</i>
MCA1.6.1	Proposals will be required to demonstrate that proposed buildings or extensions will reinforce local distinctiveness through incorporating open spaces which are characteristic of the more dispersed style of buildings arranged within the hamlet and makes a significant contribution to the Conservation Area.
MCA1.6.2	Proposals should maintain or reinforce features which contribute to views within, and out, of the settlement, and Important Open Space and Trees (as defined in this Code Analysis and in the Design Code) which play a role in defining the rural character of the area.
<i>1.8</i>	<i>A contextual analysis should identify the streets and public spaces surrounding the site, the enclosure of streets and public open spaces, the layout and form of spaces and the public and private interface.</i>
MCA1.8.1	Proposals should maintain or reinforce the informal nature of roads, driveways, footpaths, and grass verges contributing to the rural character of the area and avoid introducing urbanising elements such as extensive areas of asphalt or concrete surfaces, guardrails or bollards more appropriate to urban areas.
MCA1.8.2	Proposals which include the provision of new boundary treatments should seek to replace close-boarded fencing with treatments more appropriate to the informality and roughness of the historic hamlet.

5. Design Codes

Madkney Conservation Area

	Place and Setting
1.9	<i>A contextual analysis should identify built character: the scale, form and massing of the built environment, treatment of building frontages and boundaries, building types and materials. This should all be included in a Character Study.</i>
MCAI.9.1	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity.
MCAI.9.2	Proposals should include either detached or bungalows built form only, with the exception of old barn developments which should respect and enhance the architectural and historic interest, and setting of the buildings minimising loss to significant historic fabric and retaining distinctive features.
MCAI.9.3	Proposals for new buildings should be centralised on the plot and/or providing distance away from boundaries with neighbouring properties to promote openness.
MCAI.9.4	Proposals should include the use of a variety of architectural styles and traditional building materials.
MCAI.9.5	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks.
MCAI.9.6	Proposals should acknowledge the pattern of houses facing the street.
MCAI.9.7	Proposals should avoid introducing planting which would obscure Important Views (as identified in this Code Analysis).
MCAI.9.8	Proposals for walls, fences and gates should include the use of simple forms in traditional materials whilst avoiding harm to Important Views (as identified in this Code Analysis). The many fine old walls in Mackney provide examples and standards for new walls.
MCAI.9.9	Proposals should retain trees, hedgerows and verges as boundary treatments unless it can be demonstrated there is sufficient justification to remove the trees, hedgerows and verges. Where the removal of planting is required, proposals should replace as much lost planting as possible.

5. Design Codes

Madkney Conservation Area

Natural Environment	
	<i>Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”</i>
2.0	<i>retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design</i>
	See Design Codes MCA1.0.1 & 1.0.2; and MCA1.1.1 & 1.1.2.
2.2	<i>is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces</i>
MCA2.2.1	All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.
MCA2.2.2	Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
2.3	<i>implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development</i>
MCA2.3.1	Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.
2.9	<i>trees are designed appropriately into the layout. This should be explained in the landscaping strategy</i>
MCA2.9.1	Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.
MCA2.9.2	If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.



Mackney has a large working farm



MCAI .2.1 The view from Mackney Lodge to The White House



MCAI .3.2. Small's House



Sherwood Farm

5. Design Codes

Madney Conservation Area

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
MCA2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
MCA2.13.1	Proposals should consider the prevalence of hedgerows, streams, ditches, Traditional Orchards and Deciduous Woodland priority habitats dominating in this character area.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
MCA2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

Madkney Conservation Area

Movement and Connectivity	
	<i>Joint Design Guide: “A place that is easy to get to and move through for all users.”</i>
3.9	<i>encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to Manual for Streets 1 (2007) and 2 (2010)</i>
MCA3.9.1.	Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic hamlet.
MCA3.9.2	Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highway infrastructure to preserve the rural character of the area.
MCA3.9.3	Proposals should reinforce the traditional ‘lane’ type road layout enclosing much of the hamlet.
3.25	<i>that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties</i>
MCA3.25.1	Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot. <i>*Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: Institute of Lighting Professionals Guidance Note 01/21</i>

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

Madney Conservation Area

Space and layout	
	<i>Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”</i>
4.2	<i>consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space</i>
MCA4.2.1	The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.
	<i>Joint Design Guide: “Integrate parking to support attractive streets and spaces.”</i>
4.32	<i>shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended</i>
MCA4.32.1	Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution (Link). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

Madney Conservation Area

Built Form	
	<i>Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”</i>
5.0	<i>complements/responds positively to the character and local vernacular (architectural style) identified as part of the character assessment of the area. This includes wider character such as streets rhythm, walls, railing, gardens, trees, etc.</i>
	See Design Codes MCA1.6.1 & 1.6.2; MCA1.9.2 – 1.9.7.
5.1	<i>is sensitive to its context regarding scale, massing and height. In most instances new development should adopt a simple form. An uplift in scale, massing or height may be appropriate for landmark buildings in a key location, or more complex forms, when responding to a specific character area;</i>
	See Design Code MCA1.9.1
5.2	<i>works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site</i>
	See Design Codes MCA1.1.1 & 1.1.2.; MCA1.2.1 – 1.2.4.; and MCA1.3.1 – 1.3.8.
5.3	<i>uses materials that are sustainable and have been informed by the character and appearance of the surrounding area</i>
	See Design Code MCA1.9.3
5.4	<i>incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.</i>
MCA.5.4.1	<i>Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.</i>
	See also Design Code MCA2.13.1

5. Design Codes

Madney Conservation Area

Built Form	
	<i>Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”</i>
5.25	<i>maintains established building lines and predominant plot patterns</i>
MCA5.25.1	Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.
5.56	<i>Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots</i>
	See MCA1.2.1 – 1.2.4; MCA1.3.1 – 1.3.8; MCA1.6.1 & 1.6.2; and MCA4.2.1
5.58	<i>In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape</i>
	See MCA1.3.1 – 1.3.8; MCA1.8.1; MCA1.9.7 – 1.9.9; MCA2.3.1; and MCA3.9.1 – 3.9.3
5.59	<i>the proposed design must preserve or enhance the original features and/or contribute to its significance</i>
MCA5.59.1	In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

Madkney Conservation Area

Climate and Sustainability	
	<i>Joint Design Guide: “Achieve an optimal active design approach.”</i>
6.2	<i>optimises the orientation of buildings to utilise solar gain and shading</i>
MCA6.2.1	All development should be ‘zero carbon ready’ by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.
6.13	<i>all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon</i>
MCA6.13.1	All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

5. Design Codes The Countryside



5. Design Codes

The Countryside

Place and Setting

Joint Design Guide: “Ensure: A contextual analysis including an opportunities and constraints plan (which will inform your design rationale) of the wider and immediate site context has been prepared.”

1.0 A contextual analysis should identify existing networks of natural features, including watercourses, trees, woodland, hedgerows, green spaces, field patterns, habitats and public rights of way (footpaths, bridleways, etc.)

CI.0.1 Proposals should acknowledge Important Open Space and Important Trees (identified in this Code Analysis), as well as scrub and ivy, and the rural nature of the public rights of way network where applicable, as an important contribution to the rural and open character of the countryside and as an opportunity for additional habitat provision. Proposals to soften/green boundaries to an existing public right of way will be particularly supported.

1.1 A contextual analysis should identify the landscape character, natural features and topography highlighting visually prominent areas

CI.1.1 Proposals should acknowledge the key characteristics of the Flat floodplain pasture Flat open Farmland, Flat, semi-enclosed Farmland, Open Rolling Downs and Parkland and estate farmland landscape types in the Wessex Downs & Western Vale Fringes Character Area, as applicable, and the Moreton Plan Character Area in the Downs and Scarp Landscape Type as identified in this Code.

1.2 A contextual analysis should identify attractive and/or sensitive views (both of and from built and natural features) into, out of and within the site

CI.2.1 Proposals should acknowledge the variety of attractive views into, within and towards the AONB (as identified in this Code Analysis).

5. Design Codes

The Countryside

Place and Setting	
1.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
CI.3.1	Proposals should limit the impact of light pollution on the character of the Conservation Areas and wildlife in the Parish.
CI.3.2	<p>Proposals should retain the built form and architectural features of the following buildings and structures as assets of local heritage value and should acknowledge the role that they play as a positive contribution to the street scene, where applicable, as well as the landscape character of the Parish:</p> <ul style="list-style-type: none">C1 Workmans Cottage Mackney LaneC2 Wilkins Cottage Mackney LaneC3 Hope Cottage Mackney LaneC4 Shillingford Bridge HotelC5 The Lodge ClapcotC6 Barn Cottage ClapcotC7 Rush BarnC8 Severalls Farm HouseC9 Saxon BarnC10 Meadow View BarnC11 The BothyC12 Severall Farm Hay BarnC13 The StablesC14 Severalls Farm CottagesC15 Pillbox FW2/28A west of Benson LockC16 Haddon CloseC17 North FarmC18 North Farm BarnC19 1-2 North Farm CottagesC20 The HighlandsC21 Thames Conservancy Marker Shillingford Point

5. Design Codes

The Countryside

Place and Setting	
I.3	<i>A contextual analysis should identify buildings and structures of historical importance including listed buildings, associated setting and historic views, historic landscape pattern and features (historic landscape character), conservation areas, historic parks and gardens and archaeological remains</i>
CI.3.3	Proposals should protect, and where appropriate, enhance, the significance of Pillbox Type FW2/28A West of Benson Lock as an asset of local heritage value and an integral part of Britain's military history.
CI.3.4	Proposals should retain the built form and architectural features of The Highlands as an asset of local heritage value and should acknowledge the prominent role the building plays in the setting of the of the historic Highlands Farm complex and its role in the character and appearance of the North Wessex Downs AONB.

5. Design Codes

The Countryside

Natural Environment

Joint Design Guide: “The site layout should respect its physical features and those of its adjacent land including its topography, orientation, landform, geology, drainage patterns, field patterns/boundaries and vegetation cover, for example.”

2.0 *retains and strengthens the site’s landscape features; using the physical features of the site and results of technical studies positively and imaginatively in its design*

See Design Codes C1.0.1 & 1.0.2; and C1.1.1 & 1.1.2

2.2 *is designed to maximise the benefits of natural resources (utilising landform, orientation, geology, and natural drainage patterns) and does not negatively impact on the benefits enjoyed by neighbouring properties and spaces*

C2.2.1 All development should contribute to the maintenance and delivery of a high quality multi-functional network of Green and Blue Infrastructure in the Parish to provide long-term benefits for people, places and nature, in ways that reinforce local character.

C2.2.2 Proposals should not lead to the reduction in the effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.

2.3 *implements SuDs (Sustainable Drainage Systems) as an integral part of the development’s open space network. SuDs should be designed into the development from the outset with features such as: wetlands, basins, ponds, scrapes, swales, retention planters (rainwater gardens), combined with good landscaping to make a positive contribution to the biodiversity, character and appearance of a development*

C2.3.1 Proposals should also consider flood resistance and resilience measures such as the use of permeable paving surfaces and green, blue and brown roofs.

2.9 *trees are designed appropriately into the layout. This should be explained in the landscaping strategy*

C2.9.1 Proposals to fell any tree having a diameter of 9” (225mm) or more measured at 2’0” (600mm) above the ground will not be supported unless it can be demonstrated there is sufficient justification to remove the tree or it is dead, dying, dangerous or diseased.

C2.9.2 If it is necessary to remove trees to carry out a development, proposals should make provision for the replacement on a ‘one for one’ basis or where the existing tree has been identified as Important in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of a reasonable size and quality.

5. Design Codes

The Countryside

Natural Environment	
2.11	<i>the tree planting scheme uses a range of species and sizes, appropriately spaced to correspond to the nature and hierarchy of the street and suited to the site's soil type. A mix of species is required with no more than 20% of any genus and no more than 10% of a particular species on the site. This is to improve the bio security, wayfinding and seasonal interest</i>
C2.11.1	Proposals should include trees and hedges of local indigenous species and avoid the planting of more exotic imports and non-native species in landscape schemes.
2.13	<i>retains and enhances existing important habitats, creates new habitats and aims to deliver at least 10% Biodiversity Net Gain (Environment Bill 2020)</i>
C2.13.1	Proposals should consider the prevalence of hedgerows, The River Thames, streams, ditches, Traditional Orchards, Grassland and Deciduous Woodland priority habitats dominating in this character area.
2.16	<i>demonstrates that your development will deliver a net gain for biodiversity using a biodiversity metric</i>
C2.16.1	Proposals should embed green and blue infrastructure in ways that help support nature recovery and reverse the decline in biodiversity resulting in a 'net gain', including the placement of swift bricks, bat box bricks, insect bricks, house martin nest boxes, 'hedgehog holes' between gardens and the external natural environment avoiding openings onto roads.

5. Design Codes

The Countryside

Movement and Connectivity

Joint Design Guide: "A place that is easy to get to and move through for all users."

3.9 encourages movement by prioritising the needs of pedestrians, people with disabilities, cyclists and public transport users, over the needs of motorists within the design of streets. Applicants should refer to *Manual for Streets 1 (2007) and 2 (2010)*

C3.9.1 Any new access points off rural lanes should wherever possible, retain trees, hedgerows and verges and replace as much lost planting as possible. Junction improvements should reduce the area of carriageway required and realign the road edge without using road markings. Kerbing should be kept to a minimum to avoid suburbanising the historic village.

C3.9.2 Proposals should ensure that any associated improvements to the highway network, where practicable, avoid urbanising highway infrastructure to preserve the rural character of the area.

C3.9.3 Proposals should reinforce the traditional 'lane' type road layout found in most of the historic parts of the Parish.

3.25 *that lighting features follow the design approach used for other street furniture and avoid causing light pollution in sensitive/darker non-urban rural areas (consider, downward lighting and reduce LUX levels in these areas). Direct glare must be avoided, from any lighting scheme to neighbouring properties*

C3.25.1 Proposals should avoid causing light pollution in this sensitive and dark rural area and will be expected to comply with the requirements of Policy BCS11 in the Brightwell-cum-Sotwell Modified Neighbourhood Plan. Whilst new development proposals in the parish should not include the use of street lighting as part of future schemes, the Parish Council will actively pursue the inclusion of curfew hours* as part of lighting schemes for proposals in the larger centres of Wallingford and Didcot.

**Curfew: The time after which stricter requirements (for the control of obtrusive light) will apply; often a condition of use of lighting applied the local planning department. Depending upon application curfew times often commence between 21:00 to 23:00 and may run until 07:00. However, exact curfew hours should be carefully applied to ensure the reduction of obtrusive light is prioritised within the immediate environment and towards sensitive human as well as fauna and flora receptors. Source: [Institute of Lighting Professionals Guidance Note 01/21](#)*

The Parish Council encourages Oxfordshire County Council, as the highways authority, to acknowledge and respond to the Movement and Connectivity Design Codes in the design of highways and highways infrastructure schemes.

5. Design Codes

The Countryside

Space and layout

Joint Design Guide: “Use an appropriate scale and density to create a place of a human scale.”

4.2 consists of perimeter blocks that respond to the grain of the existing settlements taking cues from block sizes, plot patterns, and the relationship between built and open space

C4.2.1

The characteristic pattern of development in the character area is one where the buildings are set within the landscape; where the landscape is dominant. In this rural character area, an irregular block layout, as guided by this Design Code, is considered to provide a more appropriate ‘organic’ character and perimeter blocks will therefore be resisted.

Joint Design Guide: “Integrate parking to support attractive streets and spaces.”

4.32

shows electric charging points have been provided (refer to climate mitigation and adaptation section for details). In the absence of County Council standards, we recommend one (on plot) EV charging point per dwelling. Where parking is provided communally (courtyards and flats) at least two EV points are recommended

C4.32.1

Subject to criteria, in most cases the installation of a new EV charging point will not require planning permission. There is local consideration that many houses within the main settlement do not have large driveways therefore necessitating on-road parking. With the absence of street lighting and other suitable places to instal on-road EV charging points there is a concern that installation on mass may harm the historic character of the village, The Parish Council will therefore investigate innovative solutions for on- and off-street charge point solutions currently being developed, monitoring for example the Belper Heritage Site Electric Revolution ([Link](#)). Applicants are therefore encouraged to discuss the installation of EV charging points with the Parish Council in the first instance.

5. Design Codes

The Countryside

Built Form

Joint Design Guide: “Respect the local context whilst striving for excellence in architectural quality and sustainability.”

5.2 *works with and responds positively to the existing landscape, topography and settlement pattern, including recognising glimpsed views in and out the development and important views across the site*

See Design Codes C1.1.1 & 1.1.2.; C1.2.1; and C1.3.1 – 1.3.2

5.4 *incorporates green and/or brown roofs/roof gardens on flat roof buildings and vertical gardens. Building design should seek to integrate biodiversity enhancements wherever possible. These could be through the provision of green walls/roofs, or faunal features (bird/bat boxes). They can be discretely incorporated into structures, or made into focal points, and will contribute to the need for development to deliver biodiversity net gain.*

C5.4.1 Virtually any type of roof structure can accommodate green and brown roofs and should therefore not be limited for consideration on flat roofs as flat roof forms will not be appropriate in this character area. Green, brown (now also known as biodiverse roofs) and blue roofs should be explored on all roof types as a contribution to nature recovery, surface water flood alleviation and their appearance will contribute to the village character and its hidden position in its landscape.

See also Design Code C2.13.1

5. Design Codes

The Countryside

Built Form

Joint Design Guide: “To achieve extensions to dwellings that respond to the needs of the occupants in a way that is sensitive to the character and appearance of the original dwelling and street scene.”

5.25 *maintains established building lines and predominant plot patterns*

C5.25.1 Proposals should not lead to new buildings or existing buildings extending in front of any building line to the plot frontage that is common to both adjoining buildings. Exceptions to this may be appropriate if it does not harm the character and appearance of the street scene and does not lead to the removal of Important Trees (as identified in this Code Analysis), hedgerows or established vegetation.

5.56 *Over-intensive housing development should be avoided and in lower density areas plot size should reflect the prevailing context. Visual gaps that reflect the general character of the immediate area should be retained between buildings on adjacent plots*

See C1.2.1; C1.3.1 – 1.3.2; and C4.2.1

5.58 *In more rural and lower density locations front driveways are an acceptable solution and should be landscaped and designed in such a manner that they do not dominate the front garden or streetscape*

See C1.3.1 – 1.3.2; C2.3.1; and C3.9.1 – 3.9.3

5.59 *the proposed design must preserve or enhance the original features and/or contribute to its significance*

C5.59.1 In addition, the design of all proposals should enhance the original features and contribute to the significance of local heritage assets in this Code Analysis.

5. Design Codes

The Countryside

Climate and Sustainability

Joint Design Guide: "Achieve an optimal active design approach."

6.2 *optimises the orientation of buildings to utilise solar gain and shading*

C6.2.1 All development should be 'zero carbon ready' by design to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.

6.13 *all development aspires to go beyond Part L Assessment under the Building Regulations; Note: DES10 of the adopted SODC Local Plan requires a 40% reduction in carbon emissions (compared with a code 2013 Building Regulations compliant base case, from renewable energy and other low carbon*

C6.13.1 All standalone new-build development will be expected to comply with Policy BCS6 of the Modified Neighbourhood Plan.

BRIGHTWELL CUM SOTWELL
Field Names



BCS Field Names	25 Shed Common (Gore Common)	51 Brightwell Meadows (Rushy Mead)	78 Chilton Large Field	103 (Furlong between the Roads)
(historic names are in brackets)	26 Horse Common (Mackney Lays)	52 Large Mead	79 Chilton Small Field	104 (The Hungrells)
1 Wittenham Turn (West Hill Field)	27 Big Common	53 Little Mead	80 Great Martins	105 (Oak Piece Furlong)
2 Mellow Way	28 Big Streat	54 Horse Croft	81 Little Martins	106 Green Hill
3 Wittenham Wood	29 Little Streat (Mackney Mead)	55 Wilk's Cottage (Priests Mead)	82	107 (Merebank)
4 Over Barrow	30 Home Field	56 Farm Moat Field	83 (Great Mead)	108 (Brook Piece)
5 Plumrose	31 Hill Cottage (Great Culbury)	57 Moat Field	84 Felmore Copse	109 King's Meadow
6 Top Field	32 Sherwood Long Meadow	58 Near Moat Field	85 Carr Fields?	110 The Recreation Ground
7 Barrow Field	33 Hawkins C (The Evils)	59 The Plot	86 (Dead Man's Furze)	111 (Kings Mead)
8 Behind Barns	34 Commons (Brook Place)	60 East Meadow	87 (Butt's Close)	112 (Ferry Mead)
9 Greenhill	35 Commons Triangle	61 Frogs Island	88 (Millway)	113 Oxlease Meadow
10 Piggery Field	36 Woodlan	62 Hay Croft	89 Mile Bush Piece	114 (Great Meadow)
11 Piggery Paddock	37 Middle Field (Slade End Moor)	63 Bob Elletts	90 (Coombe Piece)	115 (Long, Middle and Orchard Dean)
12 House Paddock	38 Hawkins B (Goddy Croft Gate)	64 (Sand Elms)	91 (Garbod Piece)	116 (The Dean and Shaw)
13 Drage's Paddock	39 Hawkins A (Old Mead)	65 The Butts	92 (Bloody Mere)	117 (Monkadine)
14 Island Field	40 The Croft	66 21 Acre	93 (Thorn Sands)	118 (Furze Piece)
15 The Triangle	41 The Pit	67 Bob's East (South Barn Close)	94 (Cuckoo Pen Furlong)	119 (Severall's)
16 Laura's Piece	42 Bungalow (Slade End Field or Port Furlong)	68 Bob's West (Delmeade Close)	95 (Howell Piece)	120 (Park Piece)
17 Frog's Island Farm Paddocks	43 Milneys	69 Poplars (The Oxlease)	96 (Hand Post Furlong)	121 (Job's Piece)
18 Iron Gate	44 Pitfield	70 Over Hill (Lower Hill) Farm	97 (Ten Acre Field)	122 (Gallows Acre)
19 Bushy (Little Gorse)	45 Two Pops	71 Ditch West	98 (Stream Furlong Close)	123(Orchard Dean)
20 OS 95 Bottom	46 Tower (Little Culbury)	72 Dart (Brode Lease)	99 Millennium Wood	124 (The Croft)
21 OS 95 Top	47 Long Court Meadow	73 Angus (North Ham)	100 (Dew's Acre)	125 (Hither Highway Furlong)
22 Two Pylon	48 Sheare West	74 10 Acre (South Ham)	101 (Sparrow Acre)	126 (Weichelow's Piece)
23 Dagleys	49 Sheare East	75 The Dump	102 The Swan Allotments	127 Kedgington Meadow
24 Lower Barn	50 Brightwell Meadows	76 Ferry Field	103 (Furlong between the Roads)	128 Shillingford Point
25 Shed Common (Gore Common)	51 Brightwell Meadows (Rushy Mead)	77 Bushy Bank		

BRIGHTWELL CUM SOTWELL
Footpath Names
 (including public footpaths,
 permissive pathways and alleys)

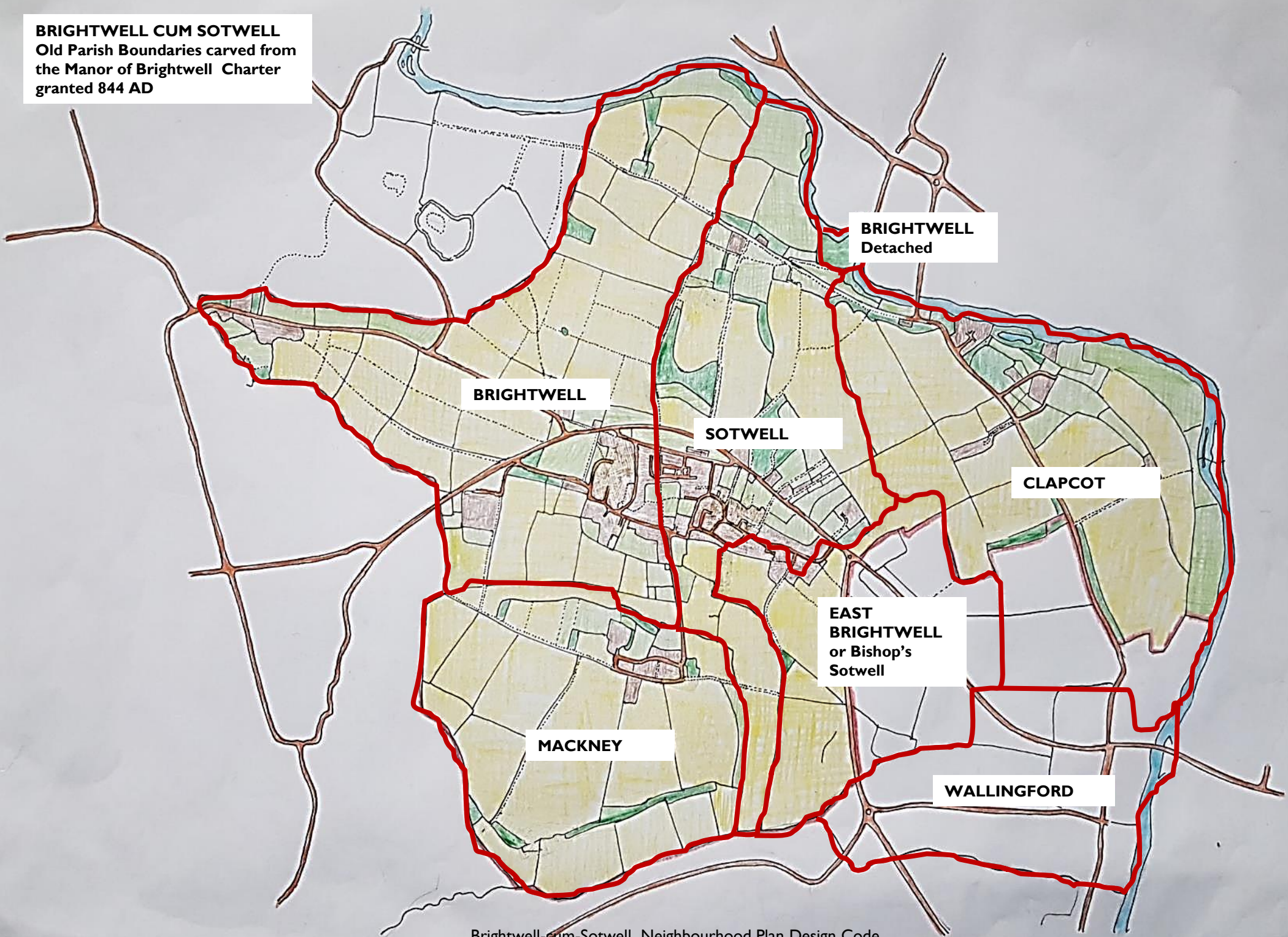
- 1 Waterman's Lane
- 2 Little Lane
- 3 Paradise Lane
- 4 Back Lane
- 5 Green Lane
- 6 Mere Lane
- 7 Butt's Lane
- 8 Wellsprings Lane
- 9 Style Acre
- 10 Ticklebelly Lane
- 11 Croft Field Path
- 12 Croft Path
- 13 Haycroft Path
- 14 Chapel Lane
- 15 Priest Mead Path
- 16 Swan Footpath





- 1 Waterman's Lane
- 2 Little Lane
- 3 Paradise Lane
- 4 Back Lane
- 5 Green Lane
- 6 Mere Lane
- 7 Butt's Lane
- 8 Wellsprings Lane
- 9 Style Acre
- 10 Ticklebelly Lane
- 11 Croft Field Path
- 12 Croft Path
- 13 Haycroft Path
- 14 Chapel Lane
- 15 Priest Mead Path
- 16 Swan Footpath
- 17 Little Martins
- 18 Old Nursery Lane
- 19 West End
- 20 Grove Cottages
- 21 The Square
- 22 Church Lane
- 23 The Street
- 24 Mackney Lane
- 25 Kings Orchard
- 26 Kings Meadow
- 27 The High Road
- 28 Bell Lane
- 29 Bakers Lane
- 30 30 Datchet Green
- 31 Pennygreen Lane
- 32 Sotwell Street
- 33 Monks Mead
- 34 Wellsprings
- 35 Slade End
- 36 Chapel Lane
- 37 Slade End Green

BRIGHTWELL CUM SOTWELL
Old Parish Boundaries carved from
the Manor of Brightwell Charter
granted 844 AD



Brightwell cum Sotwell
Neighbourhood Plan

The Clerk

Parish Office

Brightwell Cum Sotwell Parish Council

Stewart Village Hall

West End

Brightwell cum Sotwell

Maps prepared with



Prepared by

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planning for good