

Draft Ducklington Neighbourhood Plan 2026-2043

Vision

The vision for the DNDP is to support a good quality of life for current and future inhabitants, and continue to foster the strong sense of ‘community spirit’ that already exists. This will be achieved primarily by maintaining the identity of the village, as a clearly defined settlement within a predominantly rural area; protecting and enhancing the natural capital within the Parish, including green spaces, habitats, and countryside; and supporting new development and infrastructure that sustains and improves the Parish.

Objectives

Theme	Objectives
Housing Development	• To support development within a defined settlement boundary • To ensure new housing development meets identified Ducklington needs
Character and Design	• To ensure new development conserves and enhances the rural and historic character of the village • To encourage exemplary design quality and innovation
Nature and Climate	• To seek opportunities for biodiversity net gain and nature recovery • To pursue local climate change mitigation and adaptation initiatives
Community Infrastructure	• To protect important green spaces from development • To protect community facilities and services from unnecessary loss and encourage proposals to sustain and improve their viability

Policies

Housing Development

HD1 – Settlement Boundary

- A. The Neighbourhood Plan defines the Settlement Boundary as shown on the Figure 4.**
- B. Development proposals within the boundary should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, as described at Section S4, paragraph 2 of the NPPF.**
- C. Only certain forms of development proposals outside the boundary should be approved outside the settlement boundary, as described at Section S5, paragraph 1 of the NPPF.**

Policy HD2 – Housing Mix and Need

- A. Planning applications on sites of ten units or more are encouraged to:**
 - i. Provide a higher proportion of affordable housing units than that set out in Local Plan policy;**
 - ii. Offer a maximal number of units to those in affordable housing need with a local connection to Ducklington parish; and**
 - iii. Provide a higher proportion of 2 and 3-bedroom open market homes to take account of local needs.**
- B. Up-to-date, site-specific evidencing of the precise mix to be applied on any major residential development should include evidence derived from a Local Housing Needs Survey undertaken in the previous two years. Where a Housing Needs Survey has not been undertaken in the previous two years, this should be undertaken by the applicant**
- C. Proposals for Rural Exception Site development and community-led housing projects, including modular self-build/custom build homes, will be welcomed and will be supported where they comply with other policies in the Development Plan.**

Character and Design

Policy CD1 – Landscape and Historic Character

- A. Development proposals will be supported provided, as appropriate to their nature and scale:**
- i. They are in keeping with the scale, density, height, design and appearance, orientation, roofscapes, layout and use of materials of adjacent development;**
 - ii. They reference important characteristics, such as key spaces, verges, walls as well as building styles, plot occupancy, rural setting, and the relationship to key views;**
 - iii. They protect small areas of greenery, including verges, for the contribution they make to the streetscape and environment;**
 - iv. They enhance the special interest and significance of any designated heritage asset and its setting in keeping with its immediate setting;**
 - v. They do not result in adverse impacts on noise, odour, air pollution and light pollution;**
 - vi. They provide sufficient suitable outdoor storage space and siting for refuse, recycling and parking of cars and bicycles. These should be discreetly sited wherever possible, i.e. not in front of dwellings; and**
 - vii. They safeguard trees, hedgerows and water features that have high amenity value, are important to the character of Ducklington and are valued community assets in terms of their natural capital and contribution to wellbeing.**
- B. Development proposals in, adjacent to, or impacting the Lower Windrush Valley (including the Lower Windrush Valley Project Area) and Eastern Thames Fringes and Bampton Vale, should demonstrate how they have positively responded to and addressed the landscape setting and sensitivities described in the West Oxfordshire Landscape Assessment (summarised in Table 4, above)**

CD2 – Key Views

Development proposals will be expected to have regard to the key views and, wherever possible, should seek to maintain and enhance to the key characteristics and features within the view (identified at Figure 5 and described in Table 5)

Windrush Valley

- KV1: Views from Northern Cross Valley Way, around Windrush River

Bampton Vale

- KV2: Views from PRow 194/9/20, around Home Farm

Historic Core

- KV3: Views along Back Lane
- KV4: Views along Church Street
- KV5: Views along Aston Road

Nature and Climate

Policy NC1 –Nature Recovery

Development should maintain and enhance the unique features of the natural environment of Ducklington and its intrinsic ecological value. As appropriate to their nature and scale, development proposals, as appropriate to their nature, scale and location, development proposals should:

- I. Seek to deliver a minimum biodiversity net gain of 20% and measured by a recognised biodiversity accounting metric against a baseline ecological survey detailing wildlife habitats, including trees and hedgerows and their conditions;**
- II. Demonstrate how potential impacts on Designated Sites (described above and at Figure 4) and habitats of high conservation interest, where relevant, have been considered;**
- III. Demonstrate consideration for nature recovery improvement measures as described in the Local Nature Recovery Strategy; Lower Windrush Valley CTA and Lower Windrush Project Area as relevant to the DNDP area;**

- IV. Undertake appropriate ecological surveys from a suitably qualified ecologist;**
- V. Provide wildlife corridors that allow wildlife to move from one area of habitat to another;**
- VI. Incorporate features into fences and walls that allow dispersal of wildlife through areas of green space and gardens, where ecologically relevant;**
- VII. Incorporate features within the built environment such as roosting or nesting bricks and boxes, green roofs, and habitat piles of stones and wood; and**
- VIII. Ensure lighting within and around development respects the ecological functionality of movement corridors. Certain species of invertebrate and mammal are highly sensitive to inappropriate lighting. In these circumstances surveys are expected to determine where these movement corridors are and measures put forward that demonstrate how these will be protected and enhanced, including but not limited to: minimising light spill from internal lighting; using a warm spectrum of light for external lighting; shielding lighting to avoid upward light spill and avoiding uplighting; using timers and movement sensors to avoid the use of external lighting when it is not needed for safety reasons.**

Policy NC2 – The Water Environment

As appropriate to their nature, scale and location, development proposals should:

- I. Include measures to ensure that watercourses are protected to preserve the sensitive environment on site and downstream, including preserving or enhancing their status as defined by the Water Framework Directive;**
- II. Provide a minimum of a 10m buffer of complimentary habitat between the built environment and top of the bank of the watercourse on development adjoining rivers or streams;**
- III. Supply details of ecologically beneficial management of buffer habitats to protect the aquatic environment from pollution and disturbance, and to create movement and habitat corridors for wildlife;**
- IV. Take opportunities, where possible, to restore degraded aquatic environments to a more semi natural condition; and**
- V. Explore the provision of new ponds and areas of wetland where appropriate.**

Policy NC3 – Planting and climate resilience

- A. Proposals for new development should retain veteran / high quality trees or hedgerows within sufficient space to allow them to be assets into the future and retain their integrity.**
- B. As appropriate to their nature, scale, and location development proposals should provide additional native tree and hedgerow planting that:**

- I. Incorporates planting and seeding which is informed by the local landscape, geology, and ecology; prioritising species which are native and resilient to climate change, taking into account the findings of the Ducklington Biodiversity Report;
 - II. Use species and planting distances appropriate to the location, balancing public amenity and biodiversity;
 - III. Design planting adjacent to paths and other publicly accessible areas to maximise user safety and minimise opportunities for anti-social behaviour;
 - IV. Include a clear planting plan demonstrating resilience to disease, pests and climate change;
 - V. Ensure planting, where possible, is visible in whole or part from the public realm to capture associated well-being benefits.
- C. Protective buffers and/or complementary habitat will be expected to adjoin these features, sufficient to protect against root damage and improvement of their long-term condition.

Community Infrastructure

Policy CI1 – Local Green Spaces

Research is ongoing as to the possibility of protecting certain spaces from development by allocating them as Local Green Spaces in the Neighbourhood Plan

Policy CI2 – Community Facilities

- A. Proposals to create additional and new recreational facilities (including but not limited to potential improvement projects set out at Appendix 5 – Community improvement projects) which are compatible with the existing village character and form, and support a more inclusive community, will be supported.
- B. Development proposals for additional or new recreational facilities which would involve the re-use of suitable, existing buildings will be particularly supported.
- C. Changes of use or loss of buildings and areas currently designated for recreation and play will not be supported unless the change of use is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current use.

- D. Where appropriate, development taking place within Ducklington will be expected to be supported by appropriate investment in supporting community infrastructure – both on and off-site. The type and nature of this infrastructure should be based on a current and future community needs, as identified via discussion with the Parish Council.**
- E. Any proposal for a change of use which would adversely affect or result in the loss of any Key Local Asset as set out in Table 9 (above) will not be permitted unless in exceptional circumstances and where it has been clearly shown as the only, or most locally acceptable option, taking into account all relevant factors including, to the extent that each factor is applicable: full exploration of options to secure the continuation of the facility; designation as an Asset of Community Value and community purchase; and alternative provision.**
- F. Where the management and maintenance of any community asset is a relevant consideration, developers should propose and discuss with the Parish Council at the earliest opportunity appropriate long-term stewardship arrangements, the details of which will be secured through a Section 106 agreement or other suitable mechanism.**