

Cassington Design Code

July 2022



-The Red Lion and 'The Cottage'.

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Front Cover Image source: Cassington and Worton Village Appraisal

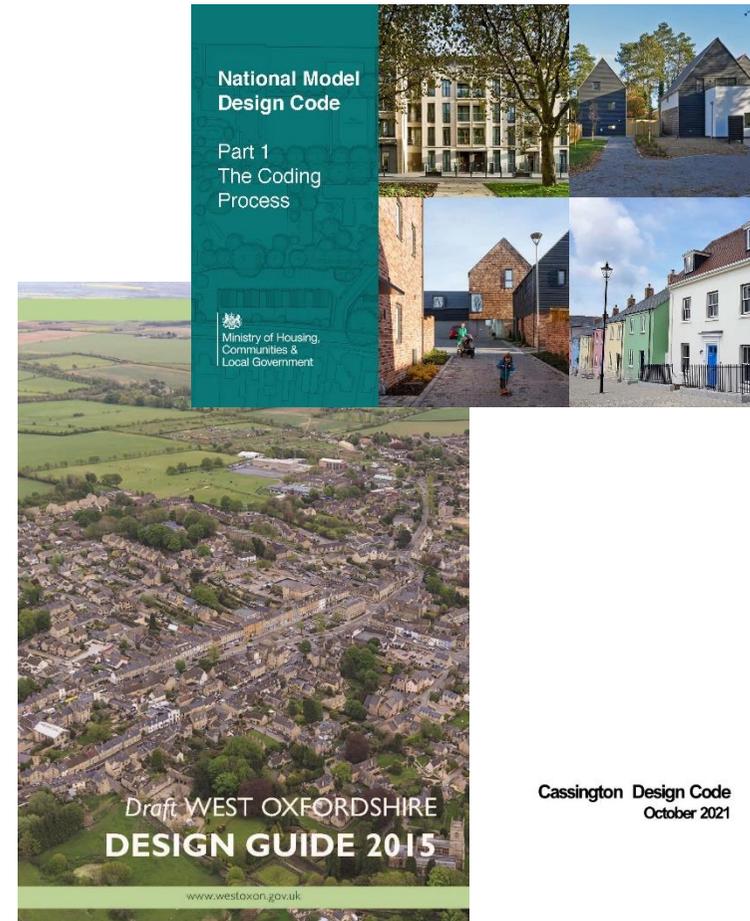
1. What is a Design Code?

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 West Oxfordshire Design Guide that covers the whole of West Oxfordshire District. This Design Code Document appraises the main village settlement outside of the Cassington Conservation Area. Cassington Conservation Area was designated in 1992 and its Conservation Area Appraisal sets out the special character and details contributions to its appearance. The Code has been informed by the Cassington Conservation Area Appraisal and Proposals for Preservation & Enhancement produced by West Oxfordshire District Council in 2007 and the analysis of the remainder of the village in this document.

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 Cassington Neighbourhood Plan to bring clarity to the definition of the village and to raise the standards of design for the purpose of managing future infill development proposals and/or rural exception sites.



3. Understanding, Responding to and Applying the Code

The West Oxfordshire Design Guide comprises 20 sections. The Cassington Design Code relates itself to the relevant sections and refines the guidance in a way that reflects the distinct characteristics of the main village settlement.

Applicants preparing development proposals should be familiar with the West Oxfordshire 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 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 West Oxfordshire 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. Given the Green Belt status of the Neighbourhood Area, for which full regards needs to be paid to national policy, the scope for change in character will remain very limited. However, in all cases, the burden will be on the applicant to demonstrate that the West Oxfordshire 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.

Design Guide: Contents

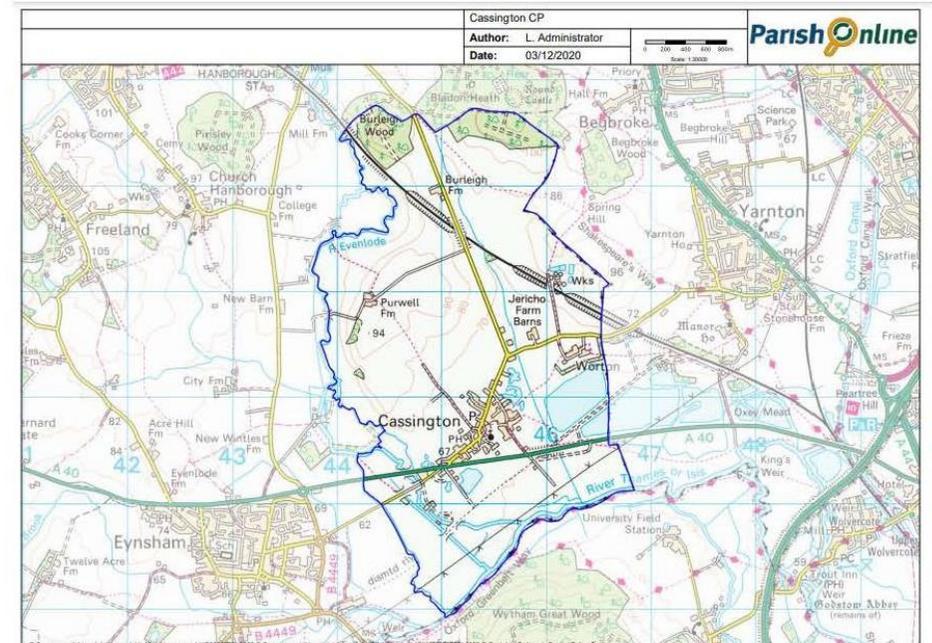
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4. Analysis

Location & Setting

Cassington is a rural parish within the southwestern corner of the area covered by West Oxfordshire District Council. The parish's eastern border forms West Oxfordshire District's eastern border with the Cherwell District. The main village settlement is prominent in an open landscape and is 'washed over' by the Oxford Green Belt. The village sits more or less at the centre of the parish on the northern side of the A40 between Eynsham (1 mile to its west) and the northern suburbs of Oxford (3 miles to its south east) where major strategic growth proposals are planned in the plan period to 2031. The north of the settlement is dominated by arable fields forming regularly shaped field patterns. The ancient woodlands Worton Heath and Burleigh Wood lies partly within the parish at its northern boundary. The southern part of the parish maintains a pastoral character with grazing meadows and small fields of permanent pasture. The Cassington Meadows Site of Special Scientific Interest, also part of the Oxford Meadows Special Area of Conservation, lies within this part of the parish on the north bank of the River Thames which forms the southern parish boundary.



4. Analysis

Historical Development

Source: Cassington & Worton Village Appraisal undated.

“People have been visiting Cassington and Worton since the last Ice Age. Even before the use of pottery and the introduction of domesticated animals and crops, hunter gatherers passed through the area hunting reindeer and bison, and leaving behind the flint tools that they made.

The earliest farmers settled in the parish around 6,000 years ago and the remains of their habitation sites - post-holes for small buildings and pits containing decorated pottery and finely crafted flint tools have been found in gravel workings around Cassington Mill, in the old Tuckwell's pit near Bell Lane, and in the new ARC workings to the east of the village. These Neolithic people (so-called because of their use of new, ground-stone implements) were probably nomadic pastoralists, moving around this part of the Thames Valley and the Cotswold slopes. They started to clear the forests which covered the area to create grazing for their cows and sheep.

By the time that people started to use bronze tools (in the Bronze Age between about 2,000BC and 800BC), they had settled permanently around Cassington and Worton, building small circular houses with pens for their animals and growing small plots of wheat and barley. They buried their most important people beneath round barrows, often with precious objects.

The barrow mounds have mostly been ploughed down, but the circular ditches dug to provide the soil can still be seen from the air in many parts of the parish and several were excavated during work around Cassington Mill.

As the forest was cleared in the Upper Thames Valley, so the amount of water in the river system increased, and as the ploughing intensified, soil started to be washed down into the valley. Previous settlers had mostly occupied the lowest-lying ground as it was the best pasture but, as the water table rose, the flood plain was abandoned for occupation and small permanent villages were established on the edge of the gravel terraces. We know of three Iron Age settlements in Cassington: one at Purwell Farm, another to the south-west of the village near the present A40 junction, and another to the east of Bell Lane. An Iron Age hill fort was built to the north-east of the present village on Bladon Hill and, just before the arrival of the Romans, a large earthwork fortification was begun at the confluence of the Evenlode and the Thames. The villages were occupied into and through the Roman period when they were thriving agricultural communities.

In the 14th century Cassington and Worton had almost equal numbers of people paying poll tax. From this time onwards Cassington's wealth was reduced, partly through the problem of absentee landlords. At the Dissolution, the Monastic properties reverted to the Crown and its prosperity declined further.

4. Analysis

Historical Development

Over the following centuries, the other manors gradually broke up and were sold off. Worton, which had belonged to Osney Abbey went to Christ Church, Oxford, and most of Cassington to the Duke of Marlborough. By 1525, Cassington had twice the population of Worton.

In the Domesday Book, Cassington is recorded as Cersetone (that is to say 'the tun where cress grows'), with its hamlets of Somerford (now lost) and Worton. Through the Middle Ages, Cassington's economy revolved around farming and continues to do so to a great extent. In 1851, Cassington and Worton had 15 farms which, by 1871, were reduced to 9: Manor Farm, Jericho Farm, Rectory Farm, Purwell Farm, Burleigh Farm, Glebe Farm, Thames Meade Farm and Wharf Farm. From 1920 until 1941 Christ Church kept a dairy herd in Worton which by 1941 had 95 cows and heifers and 35 bulls! Cassington men and women supplied to and bought from Oxford Market in the 17th century, and in the late 19th and early 20th centuries, carrier carts ran from Cassington to Oxford twice a week. Some small scale and short-lived industrial enterprises took place outside the immediate vicinity of the village within the intervening centuries. These included cloth working and weaving at Cassington Mill during the 1600s and 1700s, and a 19th century canal and railway. They had little impact upon the village which essentially remained a small farming community.

The building of the canal and wharf by the Duke of Marlborough in 1802 brought canal and river trade right to Cassington. Barges arrived with coal and salt from Warwickshire. Several boatmen lived in Cassington until 1840. The wharf was let to the Oxford Canal Company for 10 years in 1834 but was not profitable enough for the licence to be renewed. The opening of the railway from Oxford to Witney in 1861 was the end of the canal business and the canal was out of use by 1870. A Halt was opened at Cassington in 1936 but was closed in 1962 and the railway is now dismantled. Until the construction of the A40 from Oxford to Witney in 1935, the village was linked by the old roads to Yarnton and Eynsham and the route to Oxford was via the Toll bridge at Eynsham. The present footpath between Cassington and Worton was part of an ancient route used by monks from Eynsham Abbey processing to Yarnton and traditionally kept wide enough to bring coffins from Worton for burial in Cassington. The vicars of Cassington tended to be absentees and in the 1860s the church was served only by a curate living at Rectory Farm, Worton; he increased communion services from 4 to 7 a year. In 1774, there were 5 licensed alehouses in Cassington and Worton: the Bell, the Chequers, the Red Lion, the Crown, and the Masons Arms. The Masons Arms closed in 1775 and the Crown in Worton in 1796. A pub called the Barge was opened at Wharf Farm in 1804 for the canal trade but was closed in 1872. The Bell, which also served as the village shop, closed in the mid-1970s.

4. Analysis

Historical Development



The Chequers.

Image source: Cassington and Worton Village Appraisal

Currently, Cassington is a small village of some 800 inhabitants, situated on the gravel strata between the ancient forest of Wychwood and the Thames. Commercial gravel extraction began in the 1930s and signalled a new phase in the village's development. Cassington also grew substantially in the 1960s and 1970s as a result of population pressures from Oxford. Today, while there is some light industry in the north of the village, Cassington retains its rural qualities with mainly low density housing and spacious informal boundaries.

The centre of the village is the Village Green, unchanged through the centuries and shaded by mature trees. It is hugged by a linear development of traditional dwellings to the north-west (attractive cottages and the 18th century Red Lion), and opens out to the north to the Victorian former vicarage, the old school and the old post office (all now The Old Schoolhouse. privately occupied).

The Village Hall on the south side was built in the 1920s. An avenue of lime trees directs the eye from The Green towards St. Peter's Church. The village fete is held on The Green on the Saturday nearest to St. Peter's Feast Day. There is a smaller second Green in the 'lower' village, linked to the 'upper' Green by a narrow walled footpath around which older properties are sporadically scattered, interspersed with more modern buildings.

Despite considerable infill development in recent years, the village's historic settlement pattern has been largely maintained.

The coarse rubble limestone Church of St. Peter is the most impressive building in the village in terms of its architectural and aesthetic quality and merit. It was built as a private chapel by Geoffrey de Clinton, Chamberlain and Treasurer to King Henry 1. The Cartulary of Eynsham Abbey records that the church was consecrated in 1123, and four of the original consecration crosses are still visible. The magnificent Norman arches survive, as do windows and doors. The font too is Norman. It is thrilling to find that two old doors still swing on their ancient hinges to bring us into the wonder of the past.

4. Analysis

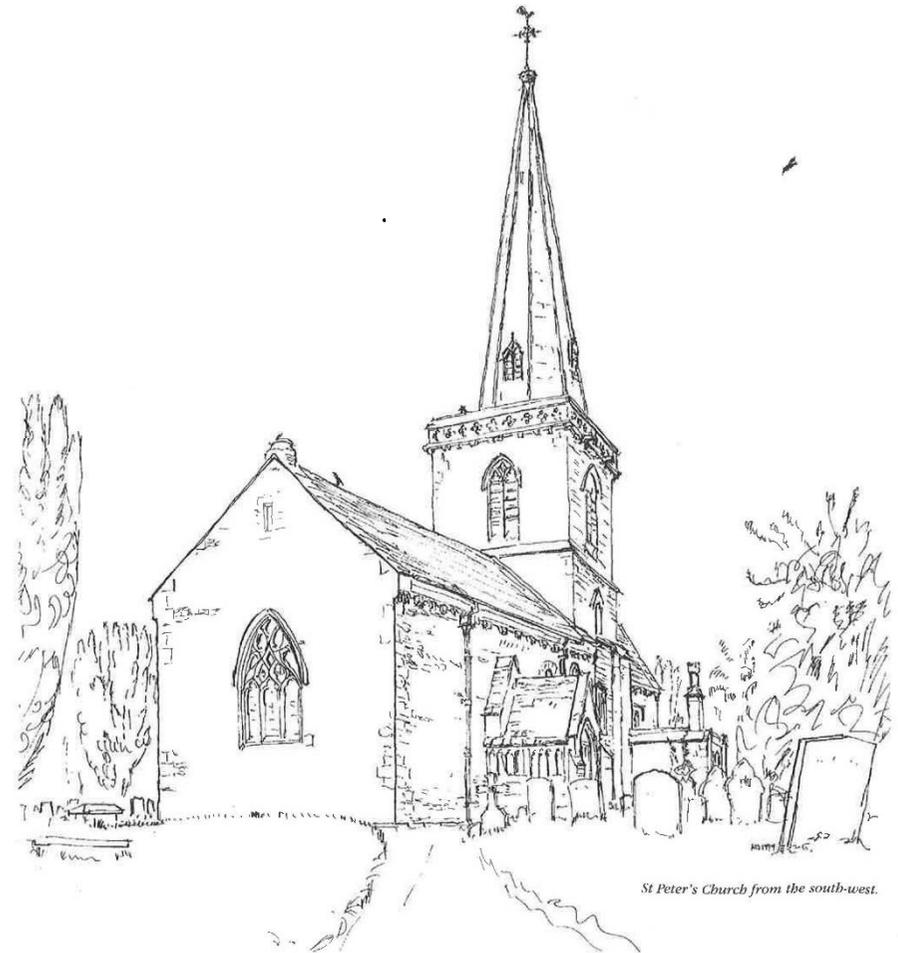
Historical Development

The faded remains of a Doom painting were uncovered over the chancel arch and the church retains many of the original 15th century bench pews, said to be among the oldest in the country. The stalls, panelled and canopied, are Jacobean, brought from Oxford Cathedral. The pulpit, however, is modern. The church has 6 bells, the first dated 1604 and, unusually, a striking clock with no face.

The Primitive Methodist Chapel was built in 1870 on the footpath between upper and lower Cassington, but is no longer used for worship.

The largest of the old houses is the farmhouse which stands on the site of the manor house of the de Clintons and still retains its moat and rectangular dove house. It is known as Reynolds Farm after the family who owned property in the area in the 15th and 16th centuries. They were Roman Catholics, and during the religious troubles of the 16th century, Cassington and Worton became refuges for recusants from Oxford. Later, during the Civil War, royalist sympathisers, who had been deprived of their posts, gathered at Cassington.

The former bakery now known as Hampton House has a ghost, the victim of a 'crime passionnel' in the early 19th century, which caused a great stir. The popular petition on behalf of the murderer is held in the County archives. He was tried and hanged nevertheless, the last person to be hanged in Oxford.



St Peter's Church from the south-west.

Image source: Cassington and Worton Village Appraisal

4. Analysis

Historical Development

An exorcism was held in the 1920s but the victim still seems dissatisfied. Hampton House and Old Manor especially stand out within the village due to their size, high quality of construction and refined architectural detail.

The War Memorial to those who gave their lives in the two World Wars was commissioned in 1919 by the vicar, the Revd. Cecil Paget, who had lost three sons in the war.

Cassington Mill on the Evenlode, mentioned in the Domesday Book, continued to grind corn into this century; and the buildings still stand. In the surrounding grounds there is a flourishing caravan site, visited by many tourists from all parts of the world.

The village also has outstanding sports facilities including a football field, cricket pitch, and all weather tennis courts. The last shop in the village closed a few years ago and the Post Office operates from the Red Lion two mornings a week.

Business Parks have been established with great taste around the nucleus of farm buildings at Worton and Jericho farms.

In the centre of the village is the Primary School and a Play Group. The school is fortunate to have a large playing field where conservation work has been carried out to preserve a pond and encourage its wildlife.



The Old Schoolhouse.

Image source: Cassington and Worton Village Appraisal

The original school in Cassington was founded by the vicar, Thomas Forster, in 1853. It was a stone building on the Village Green and is still standing today as a private house, conspicuous for its bell tower. In July 1971, the department of Education gave permission for the building of a new school on a larger site, adjacent to the Green. Work started the following year and the school was officially opened on the 1st July 1973. The school bell from the original building was moved to the new one and is still rung to mark the end of playtime and the school day .

4. Analysis

Historical Development

Parents raised money to provide the heated swimming pool that was constructed in 1974 and changing rooms were built four years later. There have been a number of other additions since 1974. In 1991, an extension provided office space, a staff and medical room, and improvements to the entrance hall and resource room. In 1997, additional facilities were built for Early Years teaching, and in 1998, a lobby was erected to provide a secure and pleasant entrance to the school.

The thriving School Association works hard for the school. Parents renovated the pond in 1991 and the wild life area is a tribute to much hard work. Among other projects too numerous to mention, they provided an onsite Adventure Programme in 1997 for the enjoyment of the children.

The attractive modern buildings and extensive grounds provide a delightful and inspiring environment in which the children can work and play.



Alma Cottage, Alma House and Stone Leigh.

Image source: Cassington and Worton Village Appraisal

4. Analysis

Settlement Pattern

The historic village was established through lane-side development along the main village streets – Yarnton Road and Bell Lane which form a V-shape pointing northwards. Much of this development lies within the Cassington Conservation Area for which there is a separate appraisal. The remaining Historic Core of this part of the village history consists of piecemeal development such as the former Bell Inn and Grade II listed Lime Cottage on Bell Lane; The Elms and Grade II listed The Laurels on Yarnton Road and Manor Farm, formerly Cassington House, to the west of the Conservation Area, set back from its access road from Eynsham Road.

Since the 1920s Cassington grew considerably with the construction of council housing along Eynsham Road c. 1930 and Elms Road. The former arranged along Eynsham Road as pairs of semi-detached homes with regular breaks in between considerably set back from the street to the north of Eynsham Road, less so on the southern frontage, with a continuous building line and large grass verges which creates a sense of spaciousness along the street. The Elms Road development follows a similar pattern with pairs of semi-detached homes with regular breaks in between set back from the road. A large proportion of front gardens have been covered by hardstanding, coupled with the tarmacked roads, pavement and curbs, gives Elms Road a more formalised, suburban character.

Throughout 1950 – 1980s further council and private houses were developed through lane-side development along Eynsham Road, Yarnton Road and Bell Lane.

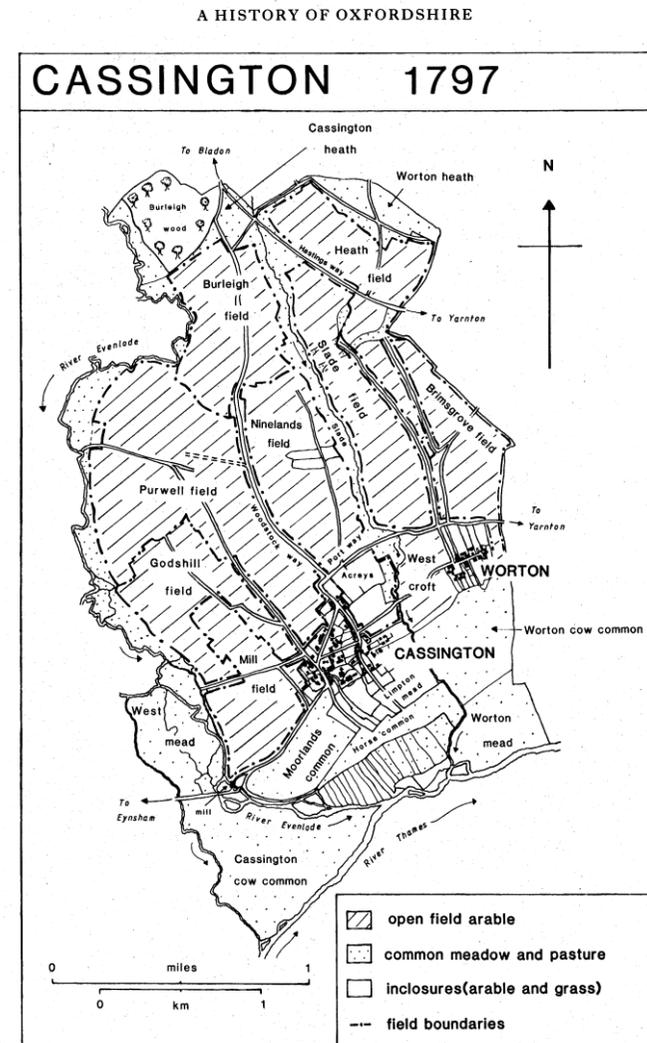
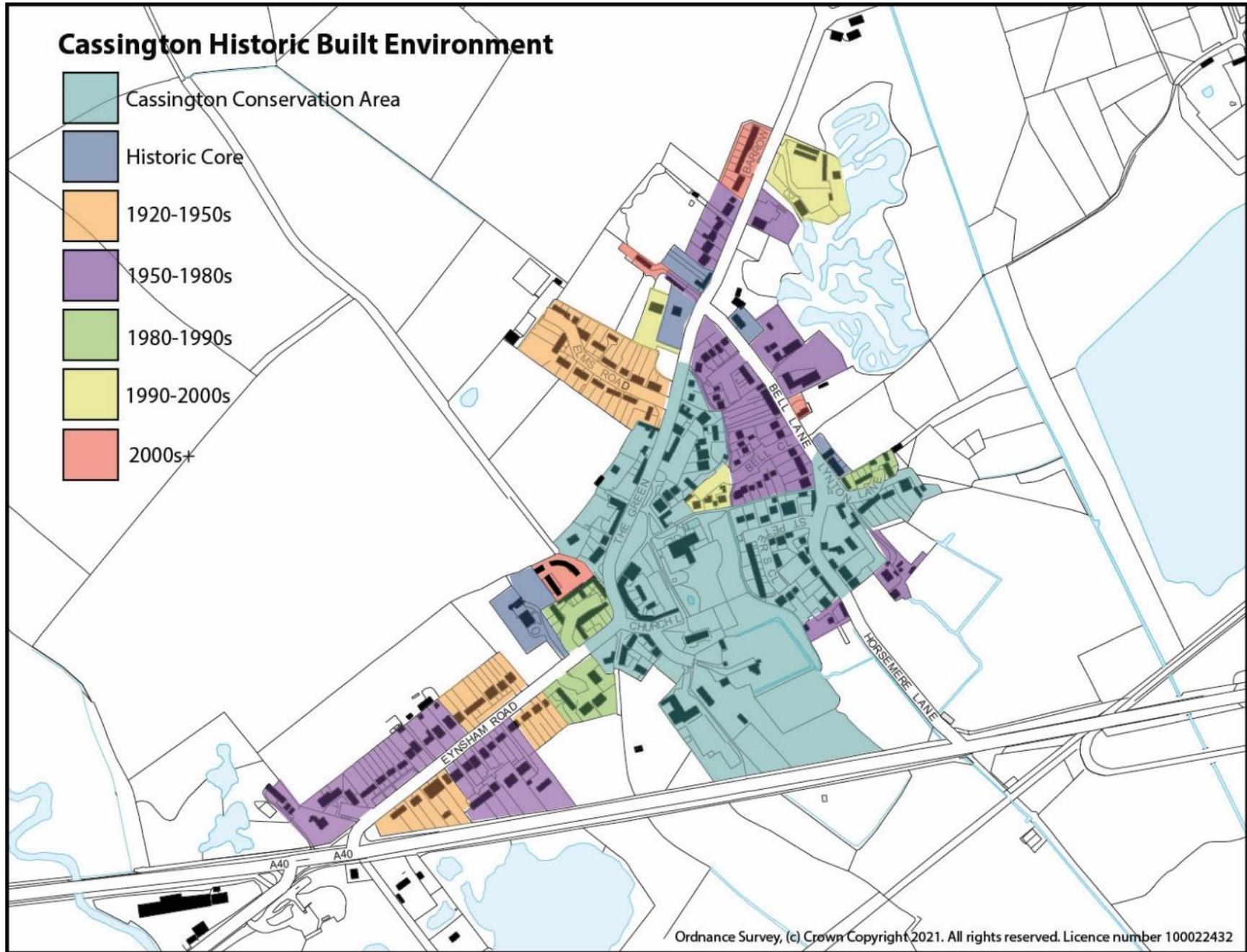


Image source British History Online



4. Analysis

Settlement Pattern

Development along the northern fringe of Eynsham Road continued the considerably set back building line and large grass verges from the earlier 1930s homes as pairs of semi-detached homes with regular breaks in between with the exception of a cul-de-sac of bungalows at the entrance of Yarnton Road off the A40. Large grass verges at the entrance of the cul-de-sac and extension of open space into the development continues the sense of spaciousness in this part of the village. The development of bungalows, some now chalet bungalows, on Yarnton Road is much deeper than the early Grade II listed The Laurels buildings which draws attention to these historic buildings. The stepped building line arrangement eliminates breaks between buildings and is well screened from mature trees and hedges which is mirrored on both sides of the road providing a verdant character to this area of the village. The cul-de-sacs of Bell Close and The Tennis have radiated away from the historic lane-side development of Cassington. Both with large, detached houses set back and variously arranged along a cul-de-sac. Two pairs of detached chalet bungalows set back from Bell Lane forms the entrance either side to Bell Close. Of note are the remaining drystone walls with a random pattern of upright coping stones, which is a significant feature of the Conservation Area, running parallel to the road in line with the row of terraced homes further along Bell Lane with no set back from the street other than the tarmacked and curbed pavement providing some sense of enclosure. A row of terraced homes overlooks the business and industrial units, partially screened by vegetation, on the opposite side of the road which extends along to the entrance of The Tennis cul-de-sac on the opposite side.



Development along the northern fringe of Eynsham Road



Bungalows on Yarnton Road



Grade II listed The Laurels

4. Analysis

Settlement Pattern

A remaining drystone wall with a random pattern of upright coping stones features once again on Bell Lane providing remnants of the historic core of the village coupled with the Grade II listed Lime Cottage on the opposite side of the road.

The 1980s saw three pockets of cul-de-sac developments being built at Hollow Furlong and Manor Close on the western side of the Conservation Area and Lynton Lane on the eastern side of the Conservation Area. The Hollow Furlong cul-de-sac, a modern barn conversion/courtyard development, somewhat screened by mature hedges and drystone wall boundary treatments along Eynsham Road extending along The Green until the starting point of a terrace of bungalows which are set back from The Green which re-introduces a sense of spaciousness. The large, detached houses of Manor Close is arranged in a low-density suburban cul-de-sac arrangement set back from the street reflecting the sense of spaciousness along Eynsham Road. The grass verges help complement the drystone walls with curved mortar coping and vegetated boundary treatments at the entrance of Manor Close to achieve a more rural character at odds with the suburban cul-de-sac arrangement of the development. The short terraces of Lynton Lane fronting onto the lower green maintains a continuous building line with the former Bell Inn where Lynton Lane meets Bell Lane. This style of short terrace blocks set back from the road continues into Lynton Lane with open plan gardens creating a spacious feel.



Drystone walls on Bell Lane and at Manor Close, a significant feature in Cassington

4. Analysis

Settlement Pattern

Smaller pockets of infill cul-de-sac development has also been delivered in more recent years at Orchard Close and Williams Court. Barrow Court along Yarnton Road was delivered as a Rural Exception Site. The private cul-de-sac at Orchard Close follows a similar pattern to Bell Close with large, detached houses set back and variously arranged along a cul-de-sac. The central open green enclosed by two blocks of terraces and one curved terrace block at Williams Court contributes to the strong sense of openness and spaciousness of the village. Barrow Court continues the historic lane-side development along Yarnton Road and consists of pairs of semi-detached homes with some breaks in between.

A grass verge and native species mature hedgerow separates the access road and buildings from Yarnton Road creating a rural character at the entrance to the village somewhat detracted by the operational appearance of Cassington Nurseries on the opposite side of the road.

Finally, Worton Park is situated between the villages of Yarnton and Cassington and a public footpath connects the main village settlement to it. Worton Farm has been diversified to include holiday lets and a Business Park. It is a small nucleated area situated at the end of a service road from Yarnton Road. Worton Farm has been diversified to include holiday lets and a Business Park.



Orchard Close © Google 2021



Barrow Court © Google 2021



Williams Court

4. Analysis

Architectural character and quality of buildings

None of the typical British semi-detached suburban housing of the 1930s remain in its original condition in the village today which is not unusual as many homes of these types were adapted over the years, most notably the total replacement of timber mullioned windows and timber panelled front doors, by windows and doors in uPVC plastic. Nos. 29, 31, 33, 63 & 65 Eynsham Road are the closest surviving examples of this architectural style. The sense of variety introduced consisting of the combination of the double cross gable end roof with a ridge mounted chimney stack in the centre. A gable end chimney stack on each gable end, pebbledash rendering (now painted), and projecting porch with canopy pitched roof also survives at nos. 63 & 65 with nos. 29, 31, and 33 retaining different combinations of brickwork and stone corner quoins. A small number of plots feature hipped roofs and unpainted pebble-dash render. These are concentrated on the northern part of Eynsham Road adjacent to the field which separates these plots from Hollow Furlong. The space between these pairs of two storey semi-detached homes, uniform in height, is an important feature of the vernacular revival style of this period. Later development along Eynsham Road saw the introduction of brick bungalows with gable end roofs and ridge mounted chimney stacks in the centre and gable and valley roof elevations. Spaces between buildings and the building line is maintained. Many of these features were duplicated in the Elms Road development. A pair of gable and valley roof plots feature brick corner quoins and keystone lintels but maintains space between buildings and the building line. The use of concrete roofing tiles dominates this area and there is also some use of red brick, principally on chimney stacks.

The local pale limestone features on a variety of later additions to buildings. Although varied in style, some commonalities can be identified across these plots on Eynsham Road on the approach to the Conservation Area.



29, 31 Eynsham Road



63, 65 Eynsham Road



Northern part of Eynsham Road © Google 2021

4. Analysis

Architectural character and quality of buildings

Whilst the cul-de-sacs of Bell Close and The Tennis feature the use of local limestone in course rubble form the use of external cladding and flat roof garage buildings contribute little to the local character. More traditional detailing is evident at the row of terraced homes on Bell Lane, with Lilly Lodge an excellent example of such, although alterations made by successive occupiers have decreased their uniformity. The use of mainly brick on the bungalows at Yarnton Road does work well however the application of this on-mass within a development parcel would not reflect the character of the village.

All of the plots at Manor Close feature gable and valley roofs with single storey gable roof double garages attached serving each plot. The traditional local pale limestone is employed in coursed rubble form at Manor Close and The Hollow Furlong as well as the use of concrete brick tiles with some use of red brick on chimney stacks on the terrace of bungalows. The brick segmental arches over windows and a pair of dovecotes at The Hollow is out of character to the plain timber lintels of the adjacent Conservation Area. The pair of terraced buildings fronting onto the Lower Green features the traditional local pale limestone in the form of quoins and lintels – these features are not duplicated within the development along Lynton Lane away from the Conservation Area – as well as in coursed rubble form as the main building material. Mono pitch porch canopies are consistent throughout the development as well as slightly projecting end units.

The architectural detailing of more recent developments, perhaps with the exception of Orchard Close to an extent, has done well to respond to Cassington's most attractive features. Specifically, the uniform height of two storeys, plain timber lintels, use of local stone, red brick ridge mounted chimney stacks on gable roofs.



Terrace in Bell Lane including a later addition of Lilly Lodge as an excellent example of the use of traditional detailing © Google 2021

The two Grade II listed buildings at Worton Park, Rectory Farmhouse and The Old Rectory and attached building consists mainly of early 17th century coursed limestone rubble and concrete tile roofs. Old Farm buildings have been successfully and tastefully restored to accommodate the office park.

4. Analysis

Boundary Treatments

The majority of buildings outside of the Conservation Area are set behind grass verges and front gardens creating an open, spacious feel which also sets back properties from the road. Hard boundary treatments are most commonly drystone walls either with a random pattern of upright coping stones or curved mortar coping with softer treatments such as mature hedgerows and planting very common reflecting Cassington's sense of greenery and spaciousness. High level fence panelling is rarely used and does little for the environmental quality of the area.

Landscape, trees and views

Rolling topography and steep slopes characterises the northern part of the parish with the main village settlement lying within a gently rolling almost flat topography and flat, low-lying topography towards the River Thames in the south. Gaps between buildings allows for glimpse views out into the countryside on both approaches to the village centre with the steep slopes of the northern part of the parish evident at the end of Elms Road looking across the Recreation Ground. A short intimate view of St Peter's church spire is evident in Manor Close. Significant mature trees on Yarnton Road, Bell Lane, at Manor Close and the entrance to Manor Farm on Eynsham Road mark the entrance to the more historic core of the village and emphasises the rural character of the village.



Eynsham Road



Aerial image of Cassington ©West Oxfordshire Community Web

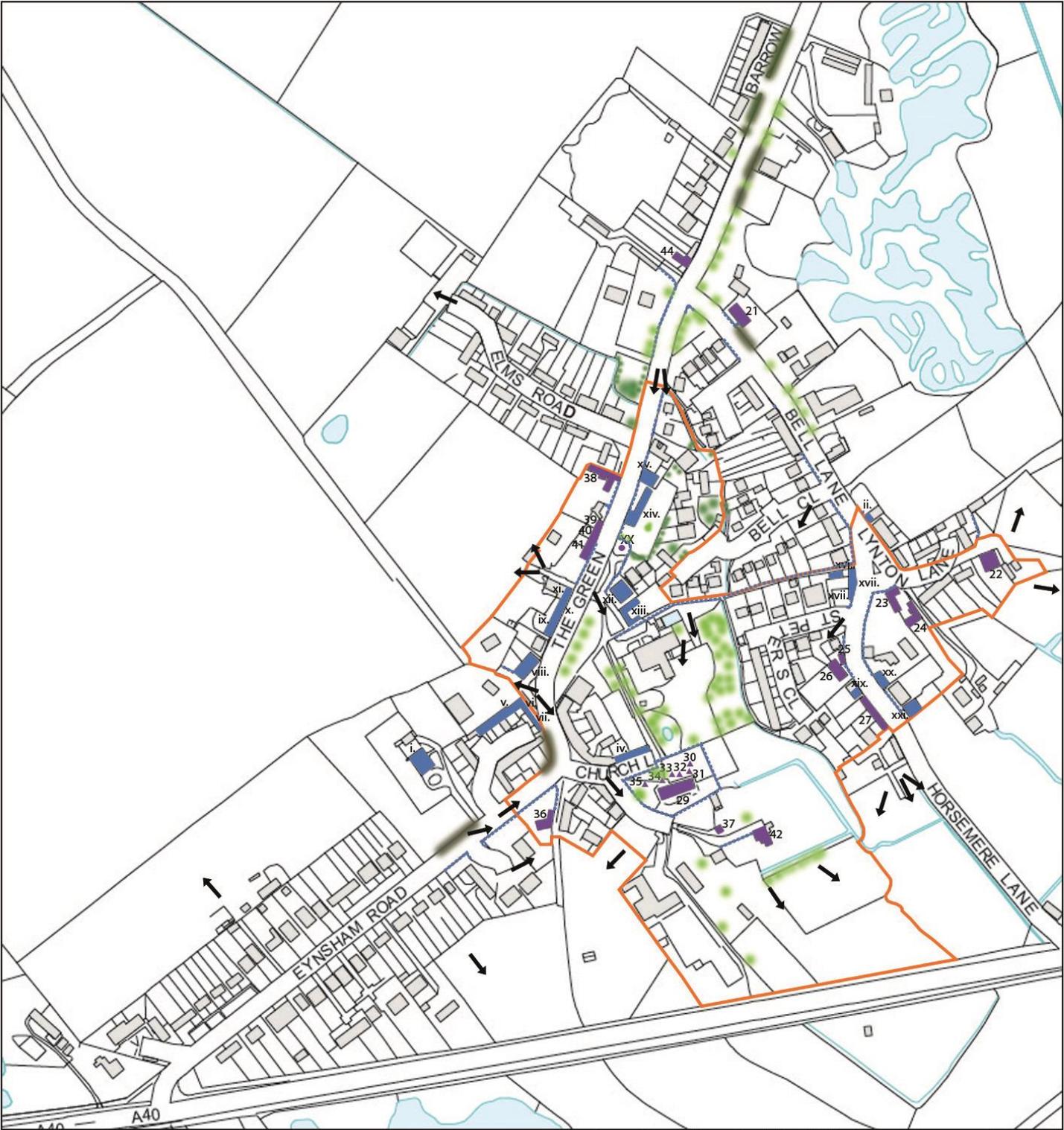


St Peter's Church spire from Manor Road



Yarnton Road

Cassington Neighbourhood Plan Design Code Analysis



-  Conservation Area Boundary
-  Listed Buildings
-  Locally Listed Buildings
-  Significant Boundary Walls
-  Significant Hedges
-  Significant Trees and Tree Groups
-  Tree Preservation Order
-  Significant Views

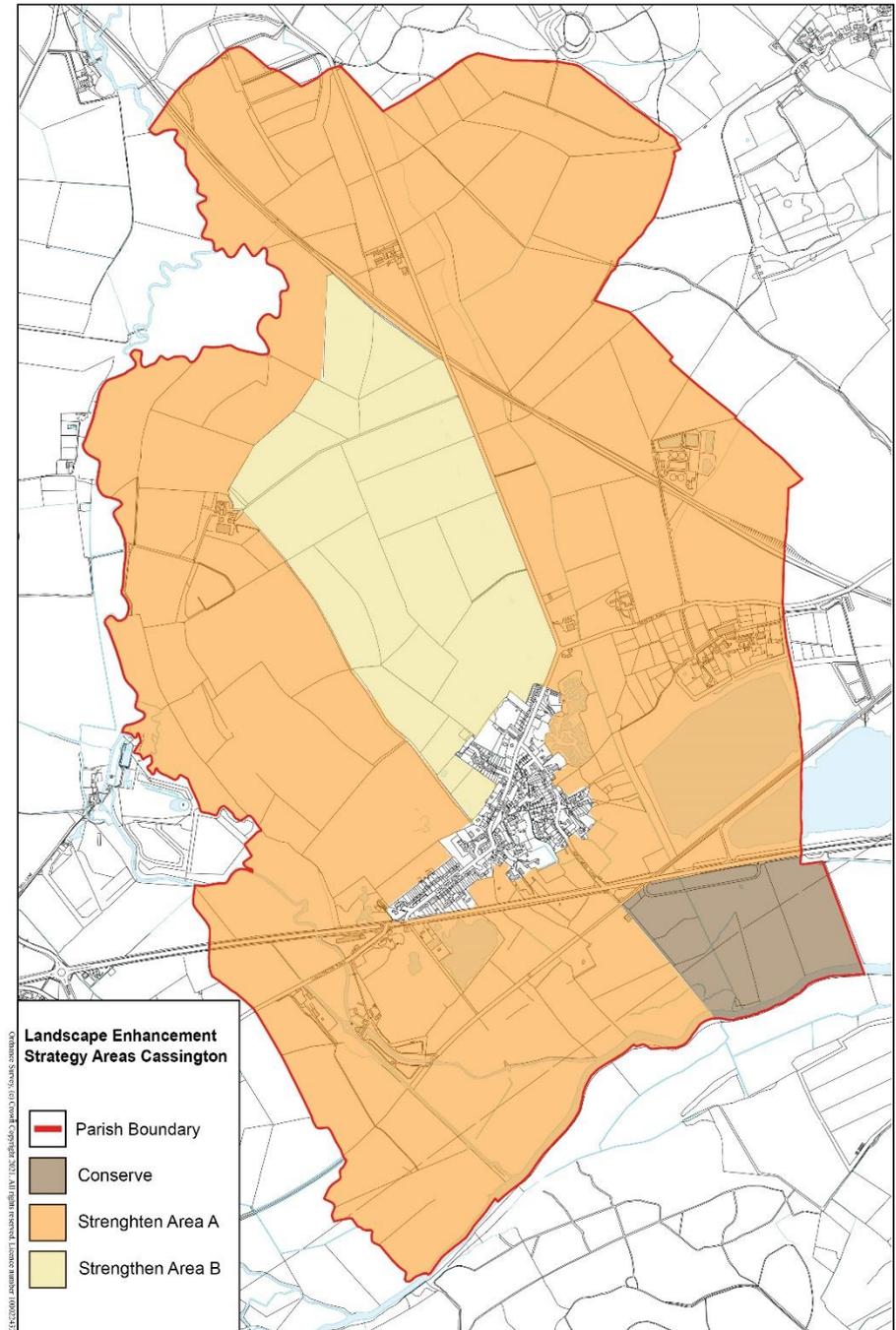
4. Analysis

Landscape, trees and views

The well-established West Oxfordshire Landscape Assessment (WOLA, 1998) identifies Cassington as lying within the Eynsham Vale Landscape Character Area. Overall, the landscape has an attractive largely unspoilt, rural character with some localised variations in quality and condition which demand different strategies.

The Landscape Enhancement Strategy Map shows the majority of the landscape surrounding the main village settlement as lying within Strengthen Area A with the exception of much of the steep slopes of the northern landscape lying within the Strengthen Area B and an eastern parcel of the landscape south of the A40 lying within the Conserve area.

The strategy notes that those areas of landscape identified as Conserve have a particularly strong, unspoilt character. The landscape that surrounds much of the village settlement identified as Strengthen Area A also represent rural, attractive landscapes which would benefit from some enhancement to strengthen weakened landscape structure and reinforce local distinctiveness. The Strengthen Area B landscape to the north of the village settlement as having a particularly denuded character. Whilst allowing extensive views, its ecological value is diminished through intensely farmed land.



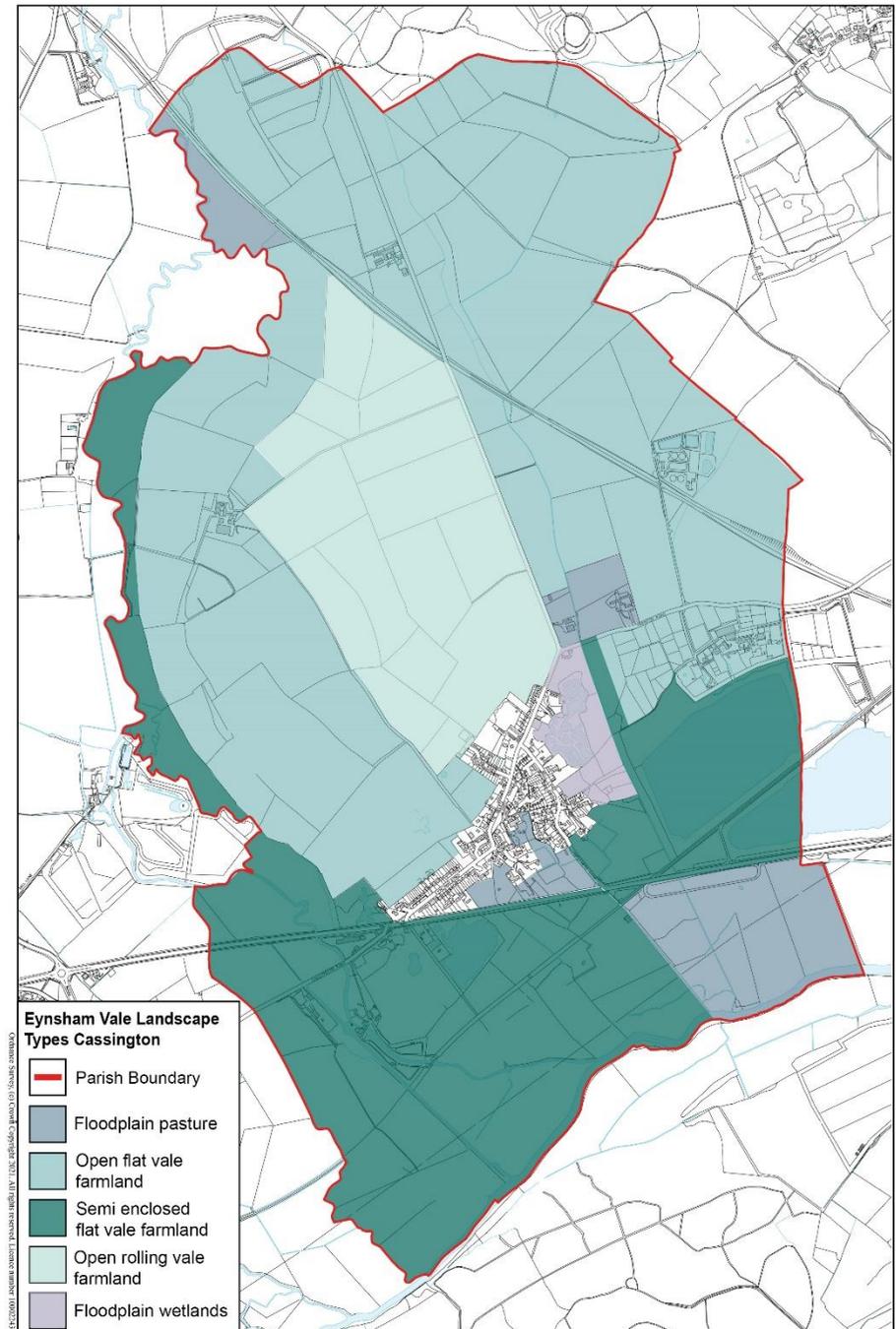
4. Analysis

Landscape, trees and views

The Eynsham Vale Landscape Character Area is characterised by various landscape types. In Cassington the following landscape types are recorded in the WOLA 1998:

- Floodplain pasture
- Open flat vale farmland
- Semi enclosed flat vale farmland
- Open rolling vale farmland
- Floodplain wetlands

The key characteristics of each landscape type has been set out in the table overleaf.



4. Analysis

Landscape, trees and views

Source: WOLA 1998

LANDSCAPE TYPE	KEY CHARACTERISTICS
Floodplain pasture	<ul style="list-style-type: none">• Typically located immediately adjacent to rivers and minor watercourses on land prone to flooding, particularly in winter;• Distinctively flat, low-lying land (below 70m AOD);• Predominantly under permanent pasture with only occasional cultivated land;• Riparian character, with strong pattern of ditches often lined by willow;• Landscape structure provided by lines and groups of mature trees, with willow and alder conspicuous;• Intimate, semi-enclosed and pastoral character;• Remote and tranquil with limited intrusion by people or buildings;• Moderate to low intervisibility.
Open flat vale farmland	<ul style="list-style-type: none">• Drained and cultivated land (arable or reseeded grassland) within the floodplain;• Distinctively flat and low-lying;• Network of ditches;• Weak landscape structure with few trees, low or gappy hedges open ditches and fences;• Open, denuded character with high intervisibility;• 'Two-dimensional', expansive landscape with dominant sky.

4. Analysis

Landscape, trees and views

Source: WOLA 1998

LANDSCAPE TYPE	KEY CHARACTERISTICS
Semi enclosed flat vale farmland	<ul style="list-style-type: none"> • Drained and cultivated land (arable or reseeded grassland) within the floodplain; • Distinctively flat and low-lying; • Network of ditches; • Stronger landscape structure of willow-lined ditches, hedgerows and occasional woodland blocks; • Semi-enclosed character with moderate to low intervisibility.
Open rolling vale farmland	<ul style="list-style-type: none"> • Low-lying land off floodplain floor (generally above 70m AOD) with a discernible raised landform; • Well-drained, productive land underlain by reiver terrace gravels; • Large-scale, cultivated fields (arable predominant) with regulation field boundaries; • Weak structure of tightly clipped hedges and few hedgerow trees (dry-stonewalls absent); • Open, denuded character; • High intervisibility; • ‘Two-dimensional’, expansive landscape with dominant sky.

4. Analysis

Landscape, trees and views

Source: WOLA 1998

LANDSCAPE TYPE	KEY CHARACTERISTICS
Floodplain wetlands	<ul style="list-style-type: none">• Areas of open water occupying former gravel pits within floodplain;• Associated wet grassland and marsh/fen vegetation communities with semi-natural character;• Distinctively flat, low-lying land (below 70m AOD)• Structure and visual enclosure provided by developing scrub and tree cover;• Moderate to low intervisibility.

4. Analysis

Landscape, trees and views

The Parish lies within the **Clay Vale** vegetation character area.

Key tree and hedgerow species

Oak	<i>Quercus robur</i>
Ash	<i>Fraxinus excelsior</i>
Hawthorn	<i>Crataegus monogyna</i>

Significant species

Willow	<i>Salix alba</i>
	<i>Salix caprea</i>
	<i>Salix viminalis</i>
	<i>Salix fragilis</i>
Poplar	<i>Populus spp.</i>
Field Maple	<i>Acer campestre</i>
Hazel	<i>Corylus avellana</i>



Key Species

4. Analysis

Landscape, trees and views



Significant Species

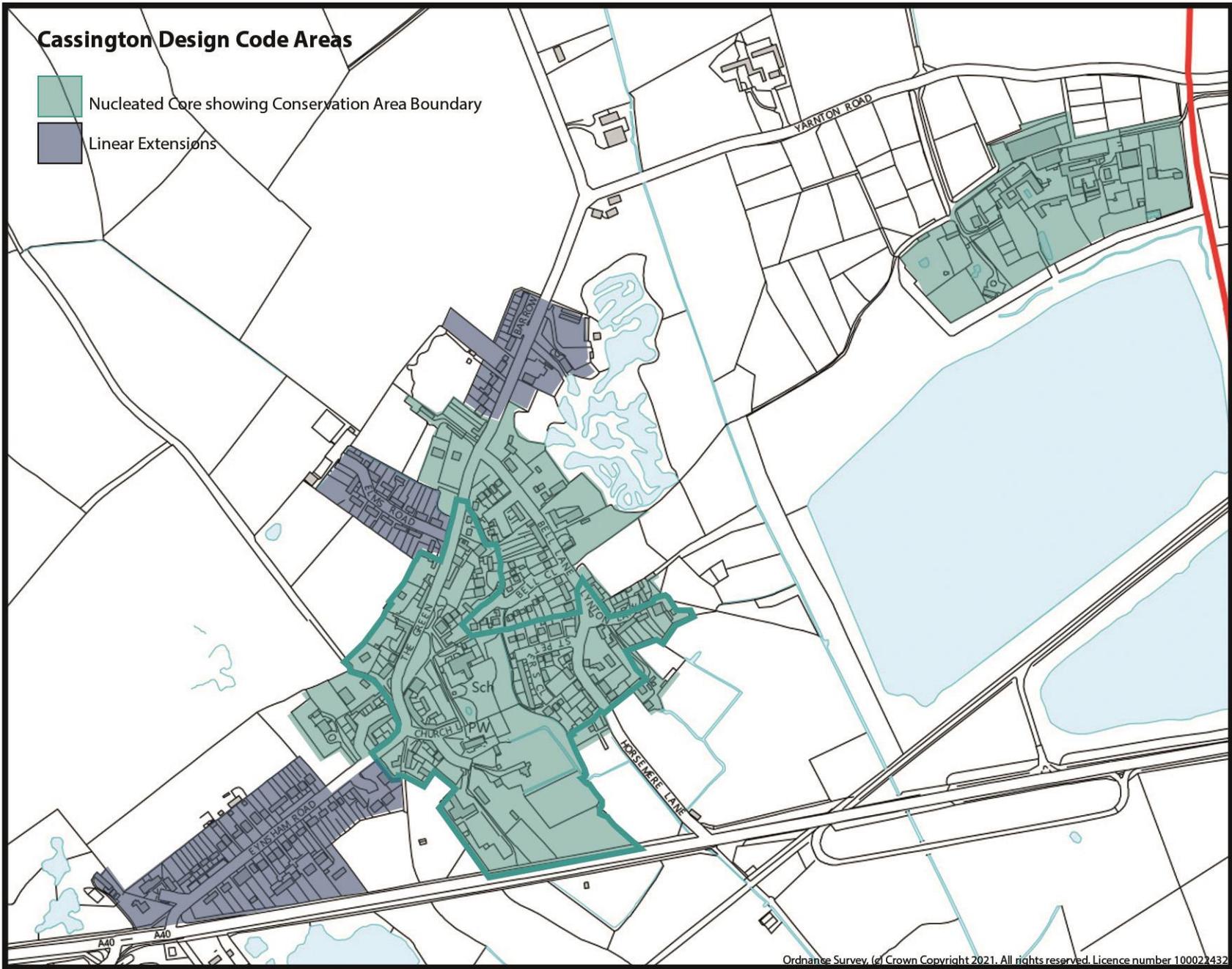


5. Design Codes

The Code establishes the principles of essential design considerations in the residential environment of the main village: dwelling design, boundary design, building materials and landscaping, based on the analysis of local character presented in this report, the Cassington Conservation Area Appraisal and Proposals for Preservation & Enhancement produced by West Oxfordshire District Council, 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. 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 two parts: its nucleated core (including the Conservation Area and Worton Park) and its later linear extensions (see Plan overleaf).

For each area 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 West Oxfordshire Design Guide e.g. 3. Landscape; 4. Local Character etc. Throughout the Code, there are local photographs to illustrate the guidance where necessary.



5. Design Codes

Nucleated Core

3. Geology and Landscape	
	<i>West Oxfordshire Design Guide: “An understanding of historic landscape types is crucial if the distinctive local character of the District is to be maintained... The management of flora and fauna should reinforce or restore those landscape characteristics which contribute to local distinctiveness and biodiversity.”</i>
NC3 i.	Proposals should acknowledge the key characteristics of the landscape types in the Eynsham Vale Character Area identified in this Code Analysis.
NC3 ii.	Proposals within or adjacent to the floodplain pasture landscape should retain riparian vegetation to maintain the landscape character.
NC3 iii.	Proposals should, where appropriate, include new planting along watercourses and in lines and groups using typical riparian species such as willow, to maintain and enhance the landscape character.
NC3 iv.	Proposals within and adjacent to the open flat, and rolling, vale farmland landscapes should retain and enhance the existing hedgerow network.
NC3 v.	If it is necessary to plant new trees as part of a scheme, proposals should include the use of the Clay Vale species where appropriate.
4. Local Character	
	<i>“Unless special care is used in the design and choice of materials for new buildings, the character of our historic settlements will be progressively eroded and ultimately lost to future generations. Good design, which responds sensitively to its context, should overcome these problems.”</i>

5. Design Codes

Nucleated Core

NC4 i.

The developments of The Chequers Inn and cottages on the Green, Williams Court, and of Lilly Lodge in Bell Lane, are excellent examples of the use traditional detailing. Proposals should take into account the dominance of the following walling materials:

- Oolitic limestone in very narrow beds;
- Cornbrash limestone for field and boundary walling, laid in very narrow beds;
- Red 'Oxford' brick, sometimes glazed with blue headers;
- Lime render on infill panels;
- Weatherboarding of elm, oak or chestnut; left natural to bleach silver grey, or stained or painted black;
- *Artificial stone.*

and the following roofing materials:

- Stone slate;
- Welsh slate;
- Red clay tiles;
- *Artificial stone slate;*
- Concrete tiles.

Special care should be taken when using modern materials (shown in italics above) to avoid an appearance which appears alien or out of place to protect the character of the historic settlement.



Chequers Inn development



Williams Court development



Lilly Lodge on Bell Lane © Google 2021

5. Design Codes

Nucleated Core

5. Settlement Type	
	<i>“Settlement pattern: Nucleated: Nucleated settlements are compact, with less dense development on the periphery of the central core. Historically, the core may have been formed by a church or manor house. The tight-knit form of nucleated settlements makes them particularly vulnerable to loss of character if development takes place beyond the fringes of the settlement.”</i>
NC5 i.	Proposals in and around the nucleated core should strengthen the landscape structure and quality of boundaries to reduce the impact of existing or proposed peripheral developments.
8. Stonework	
	<i>“Traditional dry stone walls are a key feature of the landscapes and settlements of West Oxfordshire, enclosing farmland and stitching together towns and villages. Dry stone walls vary in height, and may be topped by one of several coped finishes, depending on the use or status of the wall.”</i>
NC8 i.	Hard boundary treatments should comprise of new drystone walls either capped with a random pattern of upright coping stones or curved mortar coping or have a layer of drystone wall on their external faces.
9. Roofs and Roofing Materials	
	<i>“Chimneys were traditionally constructed in stone or brick ...tend to be located on the right...such is the importance of chimneys, both to the physiognomy of individual houses and to the appearance of wider roofscapes, that they should generally not be lost altogether – even where functionally redundant.”</i>
NC9 i.	Proposals should take into account the common use of, centre or gable-end, ridge mounted chimney stacks. See also Design Code NC4 i.

5. Design Codes

Nucleated Core

10. Windows and Doors	
	<i>“Windows are the eyes of a building. They make a fundamental contribution to the character and appearance of buildings, and settlements more widely. Changes to windows represent one of the easiest ways to dramatically alter the character and appearance of buildings.”</i>
NC10 i.	Proposals should retain and provide plain timber lintels over doors and windows, small squared timber casement windows and timber doors.
11. New Development (11.4)	
	<i>11.4.11 “How might the scheme work with the existing grain of the site, and take advantage or account of existing site orientation, topography, landscape features, roads and paths, trees and plants, ponds and watercourses, wildlife habitats, and existing buildings and features?”</i>
NC11.4.11 i.	Proposals should acknowledge the irregular variety in grain and orientation of buildings. See also Design Codes NC3 i. – v.
	<i>11.4.12 “Are any designated heritage assets (such as Listed Buildings, Listed Parkland or Scheduled Monuments) likely to be affected by the proposals, and in what ways?”</i>

5. Design Codes

Nucleated Core

There are 21 listed structures of architectural or historic interest within this Character Area as identified in the Code Analysis which are classified in grades of relative importance as follows:

Grade I – Buildings of national importance and exceptional interest (2% of Listed Buildings)

25/29 CHURCH LANE (South side) Church of St. Peter

Grade II – Buildings of special interest

11/42 WORTON Rectory Farmhouse

11/43 WORTON The Old Rectory and attached outbuilding

25/22 BELL LANE (East side) Ivydene

25/23 BELL LANE (East side) Old Manor

25/24 BELL LANE (East side) Outbuilding approx. 5m SSE of Old Manor (Formerly listed as Cottages)

25/25 BELL LANE (West side) Willow Dene

25/26 BELL LANE (West side) Lyme Regis

25/27 BELL LANE (West side) Thames Mead Farmhouse and Bell Cottage

25/30 CHURCH LANE (South side) Graveboard approx. 13m NE of chancel of Church of St. Peter

25/31 CHURCH LANE (South side) Chest tomb approx. 6m NE of chancel of Church of St. Peter

25/32 CHURCH LANE (South side) Group of 5 headstones approx. 3m N of chancel of Church of St. Peter

25/33 CHURCH LANE (South side) Headstone approx. 4.5m N of chancel of Church of St. Peter

25/34 CHURCH LANE (South side) Chest tomb approx. 4m NE of N porch of Church of St. Peter

25/35 CHURCH LANE (South side) Base of churchyard cross approx. 12m WNW of nave of Church of St. Peter

25/36 EYNESHAM ROAD (East side) Phoenix Cottage

25/37 POUND LANE (East side) Reynolds Farm, Dovecote approx. 30m NW of Farmhouse (not included)

25/38 THE GREEN (West side) Hampton House

25/39 THE GREEN (West side) Osborne Cottage

25/40 THE GREEN (West side) Stork Cottage

25/41 THE GREEN (West side) The Cottage

*25/42 REYNOLDS FARM The Farmhouse

*XX WAR MEMORIAL (East side) The Green south of the Old Vicarage

Note: The numbers indicate the unique identification number by which Listed Buildings are referenced

**Listed after the publication of the Cassington Conservation Area Appraisal*

NC11.4.12
i.

5. Design Codes

Nucleated Core

	<p>11.4.13 “Are any non-designated heritage assets (such as Locally Listed Buildings or historical boundary features identified in a Conservation Area Appraisal) likely to be affected by the proposals, and in what ways?”</p>
<p>NC11.4.13 i.</p>	<p>Proposals should retain the built form and architectural features of the buildings and structures listed below as Locally Listed Buildings.</p> <ul style="list-style-type: none">i. Manor Farmhouseii. The Bell (including outbuilding)iii. Significant Boundary Walls (various locations as identified in this Code Analysis)iv. Nos. 1-3 Church Lanev. Nos. 4-8 Hollow Furlongvi. Wild Forest, The Greenvii. The Old Stables, The Greenviii. Nos. 1-2 The Green andix. Nos. 3-4 The Greenx. Red Lion Cottage, The Greenxi. The Red Lion Public Housexii. The Old School Housexiii. The Old Post Officexiv. The Old Vicaragexv. Nos. 3-4 Foxwell Courtxvi. Stone Leighxvii. Alma Housexviii. Alma Cottagexix. Glebe Cottagexx. The Homesteadxxi. Thamesmead Farmhouse

5. Design Codes

Nucleated Core



Manor Farmhouse Notable 19th century building (formerly Cassington House). Red brick building with stone quins (often used to reflect higher status buildings) of two storeys with attics and a slate roof.



The Bell Licenced as an alehouse in 1750 and named in 1774 as The Bell. Also served as a village shop. The outbuilding to the left is thought to have been associated with the pub. Closed in the late 1970s and was converted into a private house. Remaining drystone wall forms garden boundary to Bell Lane.



Significant Boundary Walls Remaining dry stone walls in various locations in the Character Area as identified in this Code Analysis. A significant feature in Cassington.

5. Design Codes

Nucleated Core

All of the buildings identified here has been recorded as Locally Listed Building in the Cassington Conservation Area Appraisal

© Google 2021



4-8 Hollow Furlong, Wild Forest and The Old Stables Former barn buildings converted as part of cul-de-sac development in 1980s.

© Google 2021



1-4 The Green and Red Lion Cottage Part of a row of attractive 18th and 19th century terraced cottages on the western side of the Upper Green of local rubble with tiled roofs.

© Google 2021



© Google 2021



1-3 Church Lane Original 19th century cottages, now heavily restored.

5. Design Codes

Nucleated Core

All of the buildings identified here has been recorded as Locally Listed Building in the Cassington Conservation Area Appraisal



The Old School House The original school was founded by the vicar, Thomas Forster, in 1853. The stone building, conspicuous for its bell tower, still stands and is used as a private dwelling. The school bell from the building now hangs at the new school building.



The Old Post Office



The Old Vicarage and Nos. 3-4 Foxwell

5. Design Codes

Nucleated Core

All of the buildings identified here has been recorded as Locally Listed Building in the Cassington Conservation Area Appraisal



Alma Cottage, Alma House and Stone Leigh



The Homestead



Glebe Cottage



Thamesmead Farmhouse

5. Design Codes

Nucleated Core

NC11.4.13 ii.	Proposals should acknowledge the significant contribution the cluster of Locally Listed Buildings and Listed Buildings on The Green, Williams Court and Church Lane enveloping the Upper Green make to the Cassington Conservation Area.
NC11.4.13 iii.	Proposals should acknowledge the significant contribution the cluster of Locally Listed Buildings and Listed Buildings on Bell Lane enveloping the Lower Green make to the Cassington Conservation Area.
NC11.4.13 iv.	Proposals should retain drystone walls as a significant feature of the village as identified in this Code Analysis.
	<i>11.4.16 “If the site is within (or within the setting of) a Conservation Area, the AONB or other designated area, will the proposed development preserve or enhance this aspect of the area?”</i>
	There area specific parts of the setting of the Conservation Area which make important contributions by enabling views or features that lie at entrance of the Conservation Area:
NC11.4.16 i.	Proposals must acknowledge the role of the Chequers Inn plays in terminating the view into the Conservation Area as identified in this Code Analysis.
NC11.4.16 ii.	Proposals must acknowledge the group value of the Chequers Inn, the Grade II listed Pheonix Cottage and the spire of the Grade I listed Church of St. Peter in the setting of the Conservation Area from Eynsham Road.
NC11.4.16 iii.	Proposals should not obstruct views of the Grade I listed Church of St. Peter which can be seen from various locations in the character area as identified in this Code Analysis including from St Peter’s CE Primary School, The Green, Yarnton Road, Bell Close, St Peter’s Close and glimpse views between buildings on Bell Lane.
NC11.4.16 iv.	Proposals must acknowledge the welcoming role of the remaining drytone wall on Yarnton Road into the Conservation Area.
NC11.4.16 v.	Proposals must acknowledge the orientation and position of the Grade II listed Hampton House, Locally Listed Buildings The Old Vicarage and Nos. 3-4 Foxwell Court in framing this internal Conservation Area view from Yarnton Road to the Green.

5. Design Codes

Nucleated Core



An attractive view from Yarnton Road to the Green in the heart of the Conservation Area



Drystone wall on Yarnton Road at the entrance to the Conservation Area



Glimpse view of the church spire between buildings on Bell Lane

	<p>11.4.18. “Are any sensitive views (for example, of an important heritage asset or landscape) likely to be affected by the proposals, and in what ways?”</p>
<p>NC11.4.18 i.</p>	<p>Proposals at Williams Court, on the western side of The Green and on Church Lane should acknowledge the long views from within the settlement out to the countryside beyond.</p> <p>See also Design Code NC11.4.16 iii.</p>
	<p>11.4.20 “Are any important or protected habitats, trees, hedgerows, ponds or watercourses likely to be affected by the proposals, and in what ways?”</p>
<p>NC11.4.20 i.</p>	<p>Proposals should acknowledge the importance of the Upper Green area and its significant trees as an important nesting and sheltering site for birds.</p>

5. Design Codes

Nucleated Core



View countryside beyond from Upper Green



View countryside beyond in Church Lane



View from The Green of the Grade I listed Church of St. Paul

NC11.4.20 ii.	Proposals should acknowledge the sheltered green space and its significant tree groups adjacent to St Peter’s School, including pond as a haven for wildlife including rodents, slow worms and viviparous lizards, grey squirrels and a variety of birds which is an important nature garden for outdoor education of pupils.
NC11.4.20 iii.	Proposals should retain and enhance wide grassed verges with habitat for wildflowers.
NC11.4.20 iv.	Proposals on Bell Lane and Yarnton Road should retain and bolster the Significant Trees and Hedgerows (as identified in this Code Analysis) planting on the plot frontage.
NC11.4.20 v.	Proposals should consider the important role of drystone walls in providing habitats for wildlife and plants.
NC11.4.20 vi.	Proposals should retain and bolster the established trees and vegetation within Worton Park, particularly on the service road off Yarnton Road and on the Park’s boundaries.

5. Design Codes

Nucleated Core

NC11.4.20 vi.	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.
NC11.4.20 vii.	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 Significant in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of the Clay Vale species where appropriate.
NC11.4.20 viii.	All development should embed green infrastructure in ways that help support nature recovery to reverse the decline in biodiversity and result 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.



Sheltered green space and its significant tree groups adjacent to St Peter’s School with a view of the Grade I listed Church of St. Paul



Drystone walls in the walkway linking the Upper and Lower Greens



Grade II listed The Laurels with Significant Trees on eastern boundary of Yarnton Road

5. Design Codes

Nucleated Core

	<i>11.4.22 “Are there any drainage or flooding issues associated with the site?”</i>
NC11.4.22 i.	Proposals should not lead to the reduction in effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
NC11.4.22 ii.	Proposals should consider flood resistance and resilience measures such as the use of permeable paving surfaces and new planting in lines and groups, using typical riparian species such as willow.
	<i>11.4.27 “What existing characteristics or features (including landform, trees and key buildings) may be worth retaining and incorporating into the proposed new development? “</i>
NC11.4.27 i.	Buildings or structures on the public open spaces of the Upper and Lower Greens will be resisted as it would otherwise undermine their essential open character.
	<i>11.4.28 “What is the prevailing local settlement pattern in terms of development density and the arrangement and interrelationship of buildings, building lines, roads, footpaths, public and private space?”</i>
NC11.4.28 i.	Proposals should retain and enhance the rural and open character of the village created by a combination of domestic gardens, grass verges and trees and hedgerows, particularly in the central area surrounding The Upper Green.
NC11.4.28 ii.	Proposals must 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.
	<i>11.4.29 “What is the prevailing local built character in terms of building scale, form, type, style and materials?”</i>
NC11.4.29 i.	Proposals should be no more than two storeys in height unless there is local precedence for taller buildings in the immediate vicinity.

5. Design Codes

Nucleated Core

<p>NC11.4.29 ii.</p>	<p>The style and form of proposals should reflect the typically vernacular, small scale, simple form and detailing character with a variety of building types.</p>
<p>See also Design Codes NC4i.; NC8 i.; NC9 i. and NC10 i.</p>	
<p><i>11.4.30 “What are the prevailing local surface and boundary treatments?”</i></p>	
<p>NC11.4.30 i.</p>	<p>Proposals should maintain or reinforce wide grass verges with stone kerbs and soft borders creating a spacious open character of much of the village.</p>
<p>NC11.4.30 ii.</p>	<p>Proposals should consider the retention and provision of mature hedgerows and planting as soft boundary treatments.</p>
<p>See also Design Codes NC8 i. and NC11.4.22 ii.</p>	

Service Road to Worton Park from Yarnton Road © Google 2021



Aerial View © Worton Park



5. Design Codes

Linear Extensions

3. Landscape	
	<i>West Oxfordshire Design Guide: “An understanding of historic landscape types is crucial if the distinctive local character of the District is to be maintained... The management of flora and fauna should reinforce or restore those landscape characteristics which contribute to local distinctiveness and biodiversity.”</i>
LE3 i.	Proposals should acknowledge the key characteristics of the landscape types in the Eynsham Vale Character Area identified in this Code Analysis.
LE3 ii.	Proposals should, where appropriate, include new planting along watercourses and in lines and groups using typical riparian species such as willow, to maintain and enhance the landscape character.
LE3 iii.	Proposals within and adjacent to the open flat, and rolling, vale farmland landscapes should retain and enhance the existing hedgerow network.
LE3 iv.	If it is necessary to plant new trees as part of a scheme, proposals should include the use of the Clay Vale species where appropriate.
4. Local Character	
	<i>“Unless special care is used in the design and choice of materials for new buildings, the character of our historic settlements will be progressively eroded and ultimately lost to future generations. Good design, which responds sensitively to its context, should overcome these problems.”</i>
LE4 i.	Proposals should take into account the use of traditional local pale limestone in coursed rubble form as walling materials reflecting one of Cassington’s most attractive features.
LE4 ii.	Proposals should take into account the dominance of concrete tiles as roofing materials.

5. Design Codes

Linear Extensions

5. Settlement Type	
	<i>“Settlement pattern: Linear: Linear settlements have a distinctive ribbon form, and develop along both main roads and the smaller side roads that branch off these routes. Development in linear settlements may only be a single house deep on each side (as at Long Hanborough) thereby allowing significant views into the landscape beyond.”</i>
LE5 i.	Proposals on Eynsham Road, Yarnton Road (including Barrow Court) and Elms Road should sustain the pattern of linear development.
8. Stonework	
	<i>“Traditional dry stone walls are a key feature of the landscapes and settlements of West Oxfordshire, enclosing farmland and stitching together towns and villages. Dry stone walls vary in height, and may be topped by one of several coped finishes, depending on the use or status of the wall.”</i>
LE8 i.	Hard boundary treatments on Eynsham Road or Yarnton Road should comprise of new drystone walls either capped with a random pattern of upright coping stones or curved mortar coping or have a layer of drystone wall on their external faces.
9. Roofs and Roofing Materials	
	<i>“Chimneys were traditionally constructed in stone or brick ...tend to be located on the right...such is the importance of chimneys, both to the physiognomy of individual houses and to the appearance of wider roofscapes, that they should generally not be lost altogether – even where functionally redundant.”</i>
LE9 i.	Proposals should take into account the common use of red brick, centre or gable-end, ridge mounted chimney stacks. See also Design Code LE4 ii.

5. Design Codes

Linear Extensions

10. Windows and Doors	
	<i>“Windows are the eyes of a building. They make a fundamental contribution to the character and appearance of buildings, and settlements more widely. Changes to windows represent one of the easiest ways to dramatically alter the character and appearance of buildings.”</i>
LE10 i.	Proposals should take into account the use of plain timber lintels over windows and doors reflecting one of Cassington’s most attractive features.
11. New Development (11.4)	
	<i>11.4.11 “How might the scheme work with the existing grain of the site, and take advantage or account of existing site orientation, topography, landscape features, roads and paths, trees and plants, ponds and watercourses, wildlife habitats, and existing buildings and features?”</i>
LE11.4.11 i.	Proposals should acknowledge the regular loose grain and buildings fronting onto the main road. See also Design Codes LE3 i. – iv.
	<i>11.4.13 “Are any non-designated heritage assets (such as Locally Listed Buildings or historical boundary features identified in a Conservation Area Appraisal) likely to be affected by the proposals, and in what ways?”</i>
LE11.4.13 i.	Proposals should retain drystone walls as a significant feature of the village as identified in this Code Analysis.

5. Design Codes

Linear Extensions

	<i>11.4.16 “If the site is within (or within the setting of) a Conservation Area, the AONB or other designated area, will the proposed development preserve or enhance this aspect of the area?”</i>
	There area specific parts of the setting of the Conservation Area which make important contributions by enabling views or features that lie at entrance of the Conservation Area:
LE11.4.16 i.	Proposals must acknowledge the role of the Chequers Inn plays in terminating the view into the Conservation Area as identified in this Code Analysis.
LE11.4.16 ii.	Proposals must acknowledge the group value of the Chequers Inn, the Grade II listed Pheonix Cottage and the spire of the Grade I listed Church of St. Peter in the setting of the Conservation Area from Eynsham Road.
LE11.4.16 iii.	Proposals should not obstruct views of the Grade I listed Church of St. Peter from Eynsham Road and Manor Close as identified in this Code Analysis.
LE11.4.16 iv.	Proposals must acknowledge the welcoming role of the remaining drystone wall on Yarnton Road into the Conservation Area.
	<i>11.4.18 “Are any sensitive views (for example, of an important heritage asset or landscape) likely to be affected by the proposals, and in what ways?”</i>
LE11.4.18 i.	Proposals should acknowledge glimpse views of the surrounding countryside on both approaches to the village (Eynsham Road and Yarnton Road) and the steep slopes of the northern part of the parish evident at the end of Elms Road looking across the Recreation Ground.
	See also Design Code LE11.4.16 iii.
	<i>11.4.20 “Are any important or protected habitats, trees, hedgerows, ponds or watercourses likely to be affected by the proposals, and in what ways?”</i>
LE11.4.20 i.	Proposals should retain and enhance wide grassed verges with habitat for wildflowers.

5. Design Codes

Linear Extensions

LE11.4.20 ii.	Proposals on Eynsham Road (at the Manor Close end), Bell Lane and Yarnton Road, should retain and bolster the Significant Trees and Hedgerows (as identified in this Code Analysis) planting on the plot frontage which contributes to the rural character of the village.
LE11.4.20 iii.	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.
LE11.4.20 iv.	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 Significant in this Code Analysis, on a ‘two or more for one’ basis, with replacements being of the Clay Vale species where appropriate.
LE11.4.20 v.	All development should embed green infrastructure in ways that help support nature recovery to reverse the decline in biodiversity and result 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.



Wide grass verge and drystone walls at the entrance to Manor Close



Open character of Elmstead Road with the Chequers Inn terminating views into the Conservation Area and church spire can be seen over rooftops

5. Design Codes

Linear Extensions

	<i>11.4.22 “Are there any drainage or flooding issues associated with the site?”</i>
LE11.4.22 i.	Proposals should not lead to the reduction in effectiveness of an existing drainage channel or ditch, which are vital for the removal of surface water in the village.
LE11.4.22 ii.	Proposals should consider flood resistance and resilience measures such as the use of permeable paving surfaces and new planting in lines and groups, using typical riparian species such as willow.
	<i>11.4.28 “What is the prevailing local settlement pattern in terms of development density and the arrangement and interrelationship of buildings, building lines, roads, footpaths, public and private space?”</i>
LE11.4.27 i.	Proposals should retain and enhance the rural and open character of the village created by a combination of domestic gardens, grass verges and trees and hedgerows, particularly on Eynsham Road and Elms Road.
LE11.4.27 ii.	Proposals should adhere to the uniform plot shapes and sizes and to the strong building lines of every road in this area.
LE11.4.27 iii.	Proposals on Eynsham Road should retain or provide gaps between buildings that provide glimpses to the open countryside and beyond.
	<i>11.4.29 “What is the prevailing local built character in terms of building scale, form, type, style and materials?”</i>
LE11.4.29 ii.	Proposals should be no more than two storeys in height.
LE11.4.29 iii.	The style and form of proposals should reflect the typically vernacular, simple form and detailing character with a variety of building types.
	See also Design Codes LE4i. And ii.; LE8 i.; LE9 i. and LE10 i.

5. Design Codes

Linear Extensions

	11.4.30 “What are the prevailing local surface and boundary treatments?”
LE11.4.30 i.	Proposals should maintain or reinforce grass verges and front gardens creating an open, spacious feel.
LE11.4.30 ii.	Proposals should consider the retention and provision of mature hedgerows and planting as soft boundary treatments.
	See also Design Codes LE8 i. and LE11.4.22 ii.



Drystone wall at Manor Close with the Chequers Inn terminating views into the Conservation Area party seen in the background



View of church spire from Manor Close



Wide grass verges on Eynsham Road

Prepared by
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