

ARDINGTON LAND PROPOSALS

About Us



The Lockinge Estate

Set at the foot of the Berkshire Downs in the unspoilt villages of Ardington and Lockinge, the Lockinge Estate comprises some 6,000 acres (2,430 hectares) of farmland and woodland, with approximately 60 commercial units and 150 residential properties.

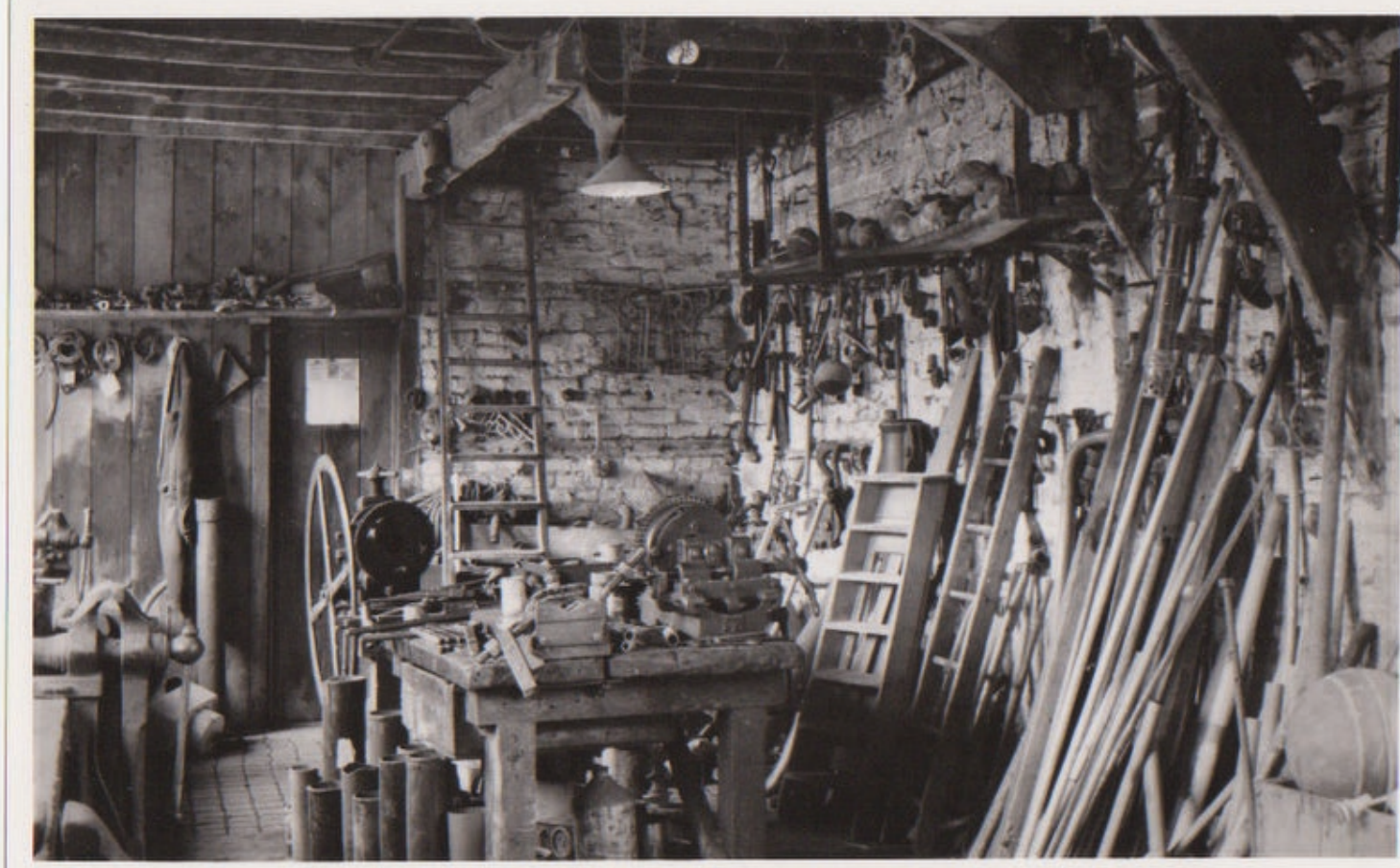
The Lockinge Estate was created between 1854 and 1890 with the Manor at East Lockinge having passed to Harriet Loyd and Lieutenant-Colonel Robert James Lindsay (later Lord and Lady Wantage) upon their marriage. Having successfully purchased the Manors and freehold land of Ardington, Lockinge and the surrounding area, the formation of the Estate and the villages as we know them today began. At its height the Lockinge Estate extended to some 20,528 acres.

Major work began in 1860 with the removal of part of Lockinge village originally clustered around the church and Manor House along Lockinge Brook, affording the then Lockinge House more privacy. The creating of Lockinge Village with its distinctive Victorian estate architecture began and remains as we know it today.

The Loyd-Lindsays then in 1861 set about building a school for each village to offer rural education facilities. As a result of the Agricultural Depression Lord Wantage went from farming 4,427 acres to 13,000 acres resulting in the growth of the Home Farm (where the historical buildings are now converted into high quality offices). The depression in turn brought Lord Wantage into contact with the villagers and their problems as they had now become his employees numbering some 150 and a complete reorganisation of the Estate was necessary. A profit sharing scheme was introduced to help those hard working farm employees and although greatly changed the principals of assistance still remain today.

A village co-operative store was created in the hope of lowering retail prices and increasing supplies of home produced food. The bakery, slaughterhouse and associated buildings still stand in Ardington and are now used for a range of commercial uses. With the co-operative having fulfilled its objectives and been disbanded, the former shops have been let to differing tenants. Welfare schemes were introduced, and profits from the in hand pub were put to useful purposes and resulted in the creation of such facilities as the village reading rooms and paraffin street lamps.

And so the philosophy of Lockinge Estate began and it continues to be maintained, developed and enhanced by the present owners.



Adkin

Established in 1793, Adkin has transformed over the years from an auctioneer & printing firm to the fully fledged Rural and Commercial Surveying Practice that it is today. The business is built on an in-depth knowledge of the environment in which we work – and also the firm links forged with the farming and rural community over so many years.

Adkin continually strives to offer a first class and personal service, providing expert knowledge and experience which will enable Estates, Farms or Commercial Property to be managed to the greatest effect.

Victoria Land

Victoria Land was set up to advise private landowners on all aspects of residential planning matters. As land promoter our role is to shape proposals through consultation with district planners and local stakeholders and bring forward proposals in line with local and national policy.

We put design and quality first and specialise in small and medium sized schemes across Oxfordshire, Buckinghamshire and Hampshire.

BHPH Architects

BHPH Architects was formed in June 1993 by the merger two long established practices. Our offices are located in two historic towns; Wantage, Oxfordshire and Box, Wiltshire. We pride ourselves on adopting a unique and special approach to each commission awarded to us. We have considerable experience in designing schemes for sensitive locations, either directly involving or alongside historic buildings, often requiring our particular skills in dealing with Listed Buildings or buildings within a Conservation Area.

For over thirty years the practice has dealt with a huge number and variety of schemes, encompassing most development types and scale. We have unparalleled expertise in the housing sector, where our schemes range from the design of exclusive one-off houses for private clients to the design of major redevelopment sites for national plc house builders, often incorporating existing buildings. We have acted for a number of country estates where much of the work involves the modernisation of existing building stock for imaginative new uses, and developing strategic plans for the future. The practice has won Civic Trust Awards for housing in conservation areas, work to historic buildings and new-build developments.



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Enabling Development



Proposal

The Estate is seeking the views of the local community on a plan to develop a small parcel of land in Ardington for new housing and a new shop and café together with an information barn, North of Bakers Yard. This would have the following key benefits:

- Land Funds raised to help maintain existing shops & services & provision of a new shop and café accessible for all with improved parking provision.
- New residents mean new patrons helping local businesses thrive.
- Increased range of housing including much needed larger family homes.
- Affordable homes for younger families and key workers.
- Better access to village bus stop through provision of improved footway link.
- Funds to help maintain community woodland, community projects and existing footway links.
- Opportunity to build high quality sustainable new homes using locally sourced materials and local labour, designed with input from the local community.



Neighbourhood Plan

The Parish Council are keen to progress a Neighbourhood Plan, as this sets the direction and focus of any future development and change in the village, as well as enhancing it's core characteristics. The Estate advocates running any new housing proposals alongside the emerging Neighbourhood Plan, which can only be done with significant Parish and community participation.

Many towns and villages across the Vale have suffered unwanted change because they delayed making Neighbourhood Plans. However, the ethos behind them – local people making decisions on development for themselves – is an admirable one. We must embrace change to ensure the survival of many of the essential services in Ardington, but if we are to make changes then it must be positive and proportionate.

We want to do something innovative, both in terms of sustainability and design. This is an opportunity to show the rest of the district that we can embrace change, whilst holding on to the traditions that make Ardington & Lockinge special.

To date there has been no contact with the district council; this engagement is purely for local people in order to exchange ideas and consider one possible solution for maintain funding for all the facilities the villages currently enjoy.



Embracing Change

When Christopher Lewis Loyd took on the running of the Lockinge Estate after WW2, the world was a different place. Running a successful estate involved making difficult decisions in order to ensure survival. The demolition of Lockinge House in 1947 (due to the spiralling costs of upkeep), was one such decision, but Christopher knew that the survival of the land and community were more important, and a new chapter of visionary change began to emerge under his leadership. Since then, innovation and adaptation have played a key role in the continued success of the Estate – embracing change as well as cherished tradition. It is this history of vision and change that has continued to make the Estate successful into a new century.

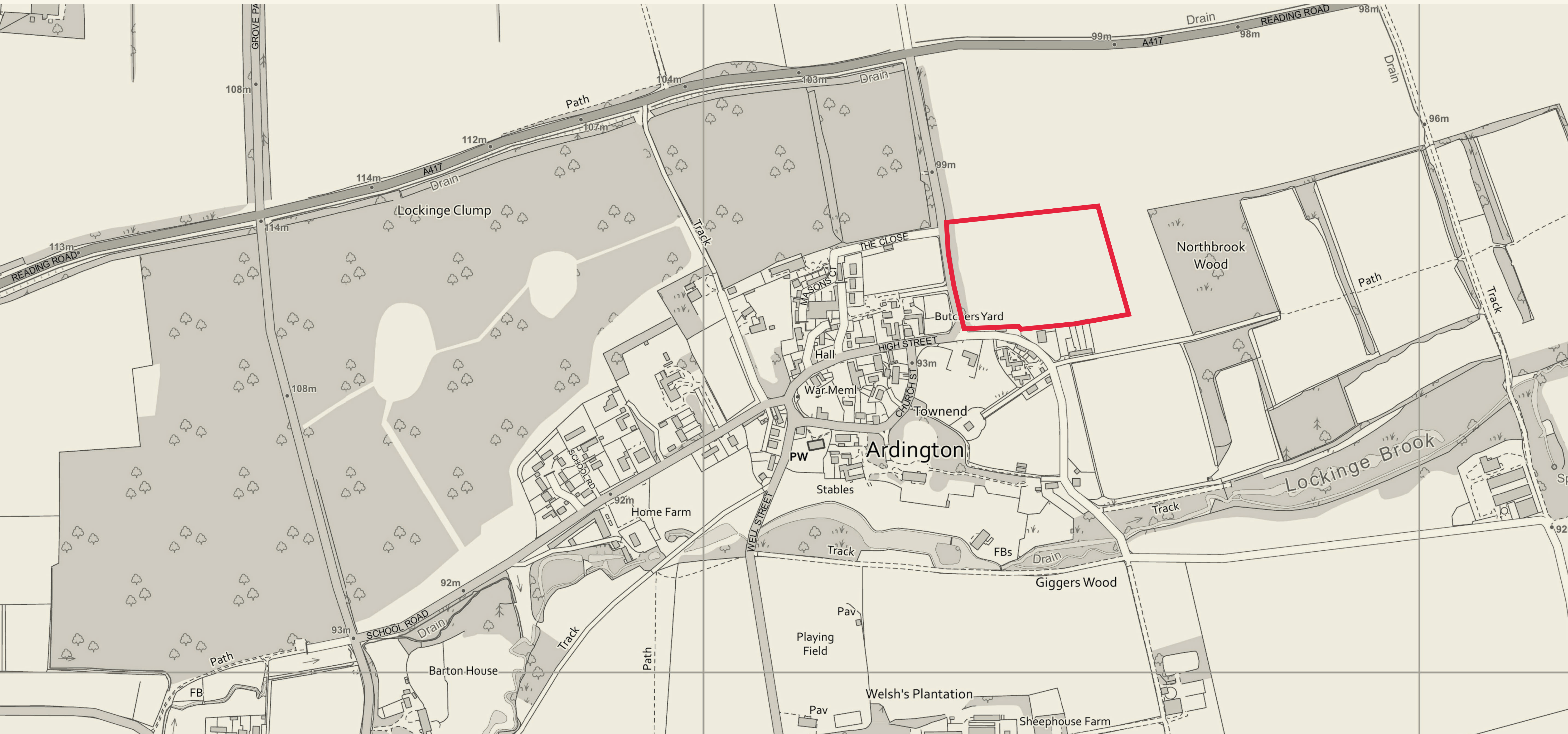
The Estate currently provides both commercial and residential space, (including 60 commercial premises and circa 150 dwellings), as well as all the other village facilities and services including a shop, café, pub, sports facilities, gym, nursery school and hairdresser, as well as providing jobs for over 200 people, all of which make Ardington & Lockinge a very sustainable community.

This all takes extensive management and vast resources, and we now need further innovation in order to maintain the services that make the village a unique place to live and work.



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Location Plan



Location Plan

INVESTING IN THE VILLAGE

The Need for Continued Investment



The Need for Continued Investment in the Village

Running a successful Estate is a challenge, and we need the continued support of the community to maintain the high service offer the village enjoys.

We have set out the typical annual and periodic expenditure across the Parish for the upkeep of the various community facilities. The costs are not inconsiderable, and we are looking at ways to raise additional funds to maintain the elements that make the village such a special place to live and work.

An idea we are considering is a small housing scheme on Estate Land at the northern edge of Ardington. Given the Estates successful history of sensitive development, this would be an appropriate way of meeting ongoing costs. The monies raised from development and the additional business patronage from new residents, would go a long way to fund the ongoing expenditure. We need more residents using the village facilities to maintain viability and we need a strong cash injection to meet current costs.



Country Buildings Protection Trust Supporting

Annual Items	£ per annum
➤ Loyd Lindsay Rooms Operating Costs	25,000
➤ Village Life Past & Present (Buildings and Exhibition)	9,000
➤ Sports Club Grants	2,500
➤ Graveyard Maintenance	550
➤ Village Green Maintenance	500
➤ Ardington and Lockinge Parish Council Grants (street lighting, notice boards et cetera)	2,000
➤ Bus Shelter Maintenance	250
➤ Lockinge Fire Station	250
Total	£40,050



Periodic Items 2015-2023/24	£
➤ Lockinge War Memorial Repair 2015	2,000
➤ HM Queen Elizabeth II 90 th Birthday Celebrations 2016	775
➤ Ardington Defibrillator 2017	166
➤ Restoration of Ardington War Memorial and Bench 2017	5,402
➤ Lockinge Church Mosaic 2018	2,428
➤ Community Garden 2018	1,824
➤ Ardington Bus Shelter 2019/20	12,000
➤ HM Queen Elizabeth II Platinum Jubilee Garden Party 2022	600
➤ Lord Wantage Memorial Repair 2023/24	TBC
Total	In excess of £25,195



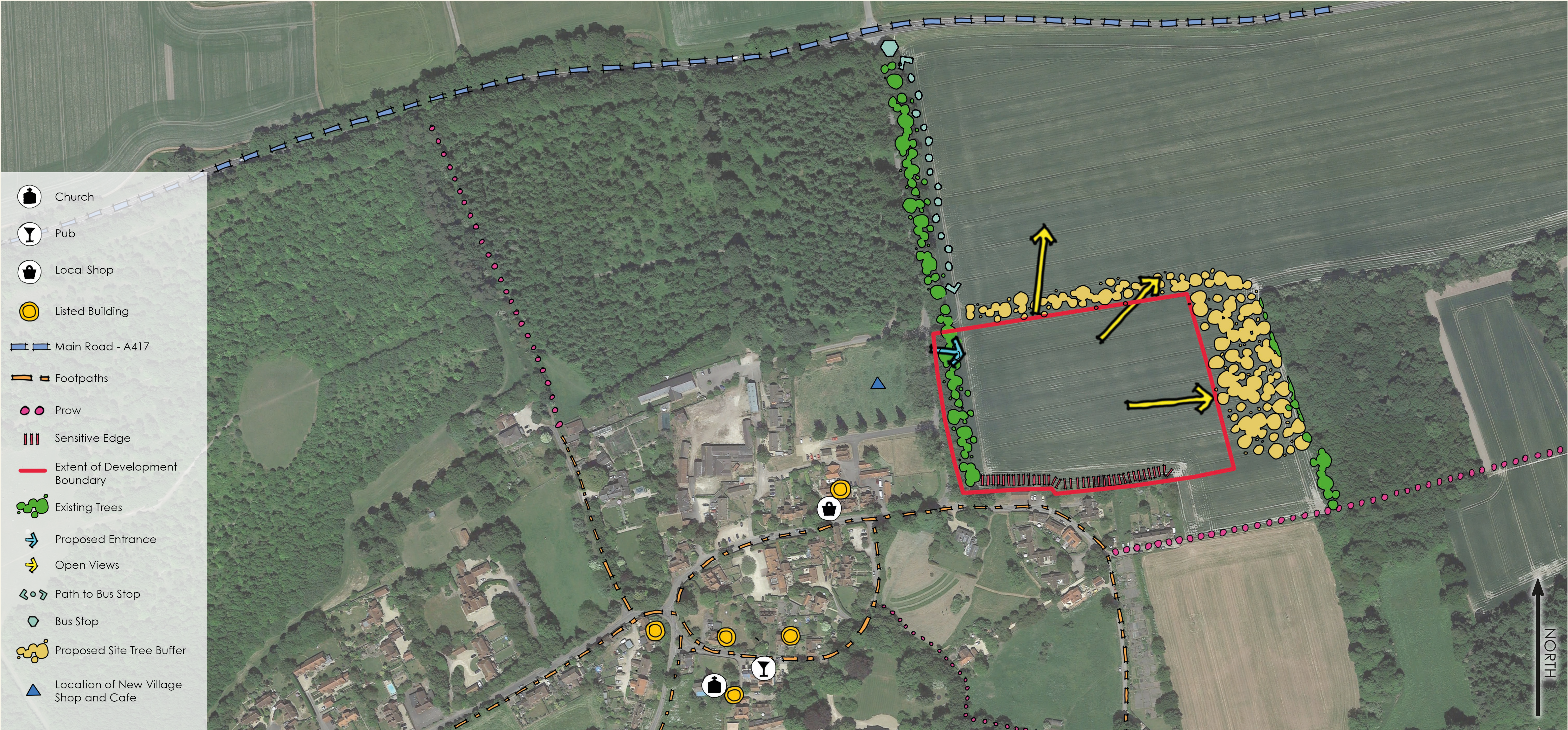
Lockinge Trust Supporting

Annual Items	£ per annum
➤ Amenities including Grass Cutting & Emptying Dog Waste Bins	50,000
➤ Units 13 & 14A Home Farm – Loss of Rent	15,000
➤ Grocer Chef – Loss of Rent	20,000
➤ Playground	500
➤ Village Car Parks	1,200
Total	£86,700
Periodic Items	£
➤ Community Woodland; ongoing management including thinning	15,500
Total	£15,500



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Constraints & Opportunities



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Illustrative Layout and Information on the Area e.g. Flora, Fauna, R of W Maps



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Wider Context



Wider Context

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Next Steps



Next Steps

It is important for us to take local views and issues into account when planning a new development and we would value your feedback.

We would be grateful if you could take the time to fill out one of the questionnaires provided. The Estate is keen to hear your considered views and suggestions, which will guide further work.

If you could place your comments in the box provided or return via email to: info@lockinge-estate.co.uk

Access to the electronic versions of the boards can be found on the following websites:

The Lockinge Estate - www.lockinge-estate.co.uk

Victoria Land - www.victorialand.co.uk

BHPH Architects - www.bhpharchitects.com

These proposals are only initial ideas at this early stage. Community engagement is hugely important and all ideas and suggestions will be considered.