

Table of Proposed Changes

Old Part 1 – The Plan

Old Page	Old Paragraph	Old Text <i>(removed)</i>	New paragraph	Proposed New Text <i>(added)</i>	Justification for the Change
Cover		2014-2031		2020-2031	Factual update to bring time period information up to date
Contents		<i>(Out-of-date)</i>		<i>(Edit at end of process)</i>	Factual update to reflect the combination of Parts 1 and 2 of the Neighbourhood Plan and incorporation of the non-land related community policies.
Header		<i>(Out-of-date)</i>		<i>(Change date)</i>	Update to reflect the above and new date of publication.
1	Photo 7	<i>(A number of photographs are out-of-date and need to be replaced – see final page for a list)</i>		<i>(New images selected)</i>	Need to replace a number of photographs no longer reflect the situation ‘on the ground’, eg businesses closed/topography changed.
2	1.1	The Localism Act 2011 states that ‘A “neighbourhood development plan” is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan’. Great Coxwell policies that do not relate to the development and use of land are set out in Appendix B. The Great Coxwell Neighbourhood Plan covers the period to 2031 in line with the Vale of White Horse District Council Local Plan.		The Localism Act 2011 states that “A ‘neighbourhood development plan’ is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan”. The Great Coxwell Neighbourhood Plan covers the period to 2031 in line with the Vale of White Horse District Council Local Plan. Community Priorities and Actions that do not relate to the use of land are shown in a different colour.	Appendix B Policies are policies that don’t relate to the use of land. These community Policies (now called Community Priorities and Actions in the updated Plan) are obviously different from planning policies, therefore they are shown in a different colour with an explanation that they are Community Priorities and Actions Planning perspectives, design perspectives and community perspectives were previously published in three separate sections of the Great Coxwell Neighbourhood Plan (GCNP). Putting all three back together makes the needs, wishes and proposals of the Great Coxwell community (as expressed in the Vision Statement, SWOT analysis and Objectives) clearer and more readable. It represents a change of format, not a change of content.
	1.2	This Neighbourhood Plan describes strategic objectives and policies for the village and parish of Great Coxwell. The Neighbourhood Plan is organised into a number of headings based on, and closely related to, those of the Vale of White Horse District Local Plan 2031. It looks at the parish as it is today and sets out policies to ensure that the village will continue to be surrounded by the open space and green buffer that give it identity as a village. Its policies will be used to guide decision making in the area.		This Neighbourhood Plan describes strategic objectives and policies for the village and parish of Great Coxwell. It is organised into a number of headings based on, and closely related to, those of the Vale of White Horse District Local Plan 2031. It looks at the parish as it is today and sets out policies to ensure that the village and parish will continue to benefit from the open space and green buffer that give it identity as a village set in a rural parish. Its policies will be used to guide decision making in the area.	Update to clarify and emphasise the rural character of the whole parish
	1.3	The Plan and its policies have been developed from written responses to a questionnaire, scoping discussions with individuals and opportunities for public discussion at Parish meetings. These were followed by a formal consultation period that included press advertisements, delivery of a draft copy of the Plan to every household and business premises (with a personal discussion where possible), public meetings and collation of written feedback. Electronic versions of the documentation and opportunities to		The Neighbourhood Plan was adopted in 2014 and updated in 2019. Its policies have been developed from written responses to a questionnaire, scoping discussions with individuals and opportunities for public discussion at Parish meetings. These were followed by a formal consultation period that included press advertisements, delivery of a draft copy of the Plan to every household and business premises (with a personal discussion where possible), public meetings and collation of written feedback. Electronic versions of the documentation and opportunities to respond have also been made available on a parish website, www.greatcoxwell.com .	To bring the NP up-to-date due to the review process.

		respond have also been made available on a dedicated website, greatcoxwell.com.			
	1.4	This is a quintessential English parish, with a village area, surrounded by agricultural and pastoral land, about 1½ miles from the centre of Faringdon. Farmland, stretching for approximately 1 mile, separates the two places. It is quiet and rural. The village is a ‘cul-de-sac’ and this contributes to its character and influences traffic flow and parking behaviour. The village is effectively a pedestrian precinct (<i>photographs 32-4</i>). Villagers stop to chat to each other. Car drivers are usually very considerate and appreciate that children and dogs may be walking in the roads. The roads are also frequented by horse-riders; some of these are children.		This is a quintessential English parish, with a village area, surrounded by agricultural and pastoral land, about 1½ miles from the centre of Faringdon. Farmland, stretching for approximately 1/2 mile, separates the two places. It is quiet and rural. From the crossroads , the village to the north, west and south is a ‘cul-de-sac’ and this contributes to its character and influences traffic flow and parking behaviour. A large part of the village is effectively a pedestrian precinct (<i>photographs 23-25</i>). Villagers stop to chat to each other. Car drivers are usually very considerate and appreciate that children and dogs may be walking in the roads. The roads are also frequented by horse-riders; some of these are children.	Additional detail to improve the accuracy of the description and a change to ½ mile to reflect the disappearance of agricultural land under new housing.
	1.5-6	There is a good community feel – many parishioners know and look out for each other: meals, shopping lifts, company, child care. People are friendly and helpful and welcoming to newcomers. There are active church, Woman’s Institute and other community groups running events such as coffee mornings on a weekly basis. Well-publicised Great Coxwell Village Teas are held monthly. A crib scene is created and managed each year at the Great Barn and volunteers run special Art Weeks events in the village. There are regular concerts (ranging from classical to folk) in the village (houses of residents, the Great Barn and church). Artists’ studios in the village are opened for Oxfordshire ‘Art Weeks’ in May annually. Visitors come from all over the country and overseas to visit the Great Barn, the church, and to enjoy some of the finest views of the Uffington White Horse.		There is a good community feel – many parishioners know and look out for each other: providing meals, shopping lifts, company, child care. People are friendly and helpful and welcoming to newcomers. There is an active church, a Woman’s Institute, Book Club , and other community groups running events such as coffee mornings on a weekly basis. Well-publicised Great Coxwell Village Teas are held monthly. A crib scene is staged each year at the Great Barn, and volunteers run special Art Weeks events in the village. There are frequent concerts (ranging from classical to folk) in the village. Artists’ studios in the village are opened for Oxfordshire ‘Art Weeks’ in May annually. Visitors come from all over the country and overseas to visit the Great Barn, the church, and to enjoy some of the finest views of the Uffington White Horse.	Grammatical change and update to reflect latest situation.
3	Map 1			Change to show the new parish boundary	Factual update to show the new parish boundary (<i>Area designation unchanged</i>)
4	1.9	To the north of the village and situated more centrally within the parish lies Badbury Clump , an Iron Age hill fort, a popular beauty spot with views to the Berkshire Downs to the south and across the Thames valley to the north. This, together with the late 12th-century church of St Giles (<i>photograph 2</i>), is situated on an outcrop of the limestone Corallian Ridge known locally as the ‘golden ridge’, which runs north-east to south-west through the parish. Much of the historic built environment, including the late 13th-century Great Barn (<i>photograph 4</i>), a building of national importance, has been constructed using its stone. The village brook rising on the southern slopes of the Clump runs past and feeds a pond next to the Great Barn, thereafter bounding and running through and alongside the properties to the west of the		To the north of the village and situated more centrally within the parish lies Badbury Hill , an Iron Age hill fort, a popular beauty spot with views to the Berkshire Downs to the south and across the Thames valley to the north. (The National Trust has allocated a portion of the wood to the south-west for leisure mountain biking, appointed a ranger and initiated a regeneration programme in the ancient woodland.) This, together with the late 12 th century church of St Giles (<i>photograph 2</i>), is situated on an outcrop of the limestone Corallian Ridge known locally as the ‘golden ridge’, which runs north-east to south-west through the parish. Much of the historic built environment, including the late 13 th century Great Barn (<i>photograph 5</i>), a building of national importance, has been constructed using its stone. The village brook rising on the southern slopes of the Hill runs past and feeds a pond next to the Great Barn, thereafter bounding and running through and alongside the properties to the west of the main village road, which include	Amendment to correct an error, update the use of the land by the National Trust and reference and reflect revised NPPF

		main village road, which include the Parish's third public building, the Reading Room (<i>photograph 3</i>). ...		the Parish's third public building, the Reading Room (<i>photograph 3</i>). Paragraph 175 of the Revised National Planning Policy Framework (NPPF), February 2019, provides enhanced protection for irreplaceable habitats.	
	1.12	Sub Area A: The village settlement contains the great majority of domestic properties (117) and parish residents (282). Cherry Orchard and Puddleduck Lane branch east and west from the main village road at the crossing. The National Trust owns the Great Barn and Court House at the northern end of the village and five other houses (Sub Area A —photograph 5).		Sub Area A: The village settlement contains the great majority of domestic properties (approximately 120) and parish residents (approximately 300). Cherry Orchard and Puddleduck Lane branch east and west from the main village road at the crossroads. The National Trust owns the Great Barn and Court House at the northern end of the village and four other houses (Sub Area A —photograph 4).	The number of residents is constantly changing, so the figures have been updated to be approximate values, so they will remain relevant for longer.
		Sub Area B: The agricultural land to the west and north of the parish is mostly in the ownership of the National Trust, and contains historic sites such as Badbury Clump, and the only east-west vehicular route through the parish (B4019)		Sub Area B: The agricultural land to the west and north of the parish is mostly in the ownership of the National Trust, and contains historic sites such as Badbury Hill, and the only east-west vehicular route through the parish (B4019)	Correction of error.
		Sub Area C: The land to the south-east and east of the parish comprises a mix of agricultural and a small area of commercial land and premises, including Chowle Farm trading estate (self-styled Faringdon Business Park), a golf course, riding stables and a children's nursery. Farmland on the Great Faringdon boundary has been the subject of a housing development planning application for 200+ dwellings, which has been granted outline permission. The farmland comprising Sub Area C provides the green buffer separating Great Coxwell from Faringdon's urban area (Sub Area c—photograph 7).		Sub Area C: The land to the south-east and east of the parish comprises a mix of agricultural and a small area of commercial land and premises, including Chowle Farm trading estate (self-styled Faringdon Business Park), and a children's nursery incorporating an outdoor activity area ("The Ranch"). The farmland comprising Sub Area C provides the green buffer separating Great Coxwell from Faringdon's urban area and A420 ribbon development (photograph 26 – green buffer Sub Area C)	Changed to update the business changes and housing development.
6	1.15	...where listed and unlisted buildings of the 17th, 18th and 19th centuries predominate, with 20th century in-fill buildings...	1.5.3	...where listed and unlisted buildings of the 17th, 18th and 19th centuries predominate, with 20th and 21st century in-fill buildings...	Update to reflect latest situation.
6	1.17	Cherry Orchard running east from the crossing, with mostly detached 20th century houses followed by semi-detached former council houses in uniform styles of two periods, early and mid-20th century, and the village park.	1.5.5	Cherry Orchard running east from the crossroads, with mostly detached 20th century houses followed by semi-detached former council houses in uniform styles of two periods, early and mid-20th century, and the village park.	Correction of error.
6	1.19	Buildings in the east of the parish, domestic and employment, along the A420, farmland forming the green buffer against coalescence; and the Fernham Fields site that is subject to a development of 200+ houses with outline planning permission.		Buildings in the east of the parish, domestic and employment, along the A420, farmland forming the green buffer against coalescence.	Updated to remove reference to the then proposed building development now almost completed.
		Importantly, a large part of the village of Great Coxwell was designated as a Conservation Area in the 1980s (map 3)		Importantly, a large part of the village of Great Coxwell was designated as a Conservation Area on 3 April 1971 (map 4)	Updated following recent confirmation of the exact date of designation
8	2.2-3	The population of the parish is approximately 300. There is a high level of home ownership. Three-quarters of homes are detached, many have been extended, and there are few one and two-bedroom properties. It has been noticed in the consultation process that there is limited availability of smaller houses in Great Coxwell.		The population of the parish is approximately 300. There is a high level of home ownership. Three-quarters of homes are detached, many have been extended, and there are few one and two-bedroom properties. Thus there is limited availability of smaller houses in Great Coxwell. Paragraph 11 of the Revised National Planning Policy Framework (NPPF), February 2019 refers.	Update to reference and reflect revised NPPF.

	2.4	Commercial activity varies between the three Sub Areas, A, B and C. In A (the village), businesses are run from home and there is home working. There are no retail outlets. Sub Area B contains farming enterprises, including arable, meadow, horse grazing and forestry. In Sub Area C there are riding stables, a golf course, a privately-run children's nursery, a bed-and-breakfast establishment and business premises.		Commercial activity varies between the three Sub Areas, A, B and C. In A (the village), businesses are run from home and there is home working. There are no retail outlets. Sub Area B contains farming enterprises, including arable, meadow, horse grazing and forestry. In Sub Area C there are a privately-run children's nursery including an outdoor activity area (The Range) and business premises'.	Update to reflect changed business.
	2.5	Access into the village is by a winding rural road that leads from the A420 and Faringdon by way of a roundabout. A steep single-track deeply etched 'hollow' way leads uphill to the B4019 to the north of the village.		Access into the village is by a winding rural road that leads from the A420 and Faringdon by way of a roundabout. This route to the village and bus stop is difficult for pedestrians when flooded A steep single-track deeply etched 'hollow' way leads uphill to the B4019 to the north of the village.	Clarification of detail.
	2.6	The Faringdon Community Bus runs between the village and Faringdon (the local service centre, 1½ miles distant) on Monday to Friday mornings.		A bus service to Faringdon, stops on Monday to Friday mornings, except for Bank Holidays.	Update to show community bus service clearly.
	2.7	There is a half-hourly bus service to Faringdon, Oxford and Swindon, which stops about ½ mile from the village centre at an exposed roundabout; no shelter is provided. The path to the bus stops at the roundabout is often flooded. A bus shelter exists on the A420 (eastbound only) about ¾ mile from the village. This is accessed by way of a footpath crossing the golf course a field and the road.		There is a frequent bus service to Faringdon, Oxford and Swindon, which stops about ½ mile from the village centre at an exposed roundabout; no shelter is provided. A bus shelter exists on the A420 (eastbound only) about ¾ mile from the village.	Update to reflect latest bus service details.
	2.8	Well-used footpaths connect the different parts of the village and lead outward into the parish in all directions, forming a network of pedestrian routes. Three are particularly important to parishioners: the path leading east from the village to the bus stop on the A420, the footpath from Cherry Orchard behind the riding stables, forming a safe pedestrian route to the bus stops at the roundabout and the path to Faringdon along the road between the two places (see Map 4 for all the Public Rights of Way).		Well-used footpaths connect the different parts of the village and lead outward into the parish in all directions, forming a network of pedestrian routes. Footpaths are monitored by the parish footpaths Warden and unsafe and unstable stiles replaced with new stiles or 'kissing' gates'. Three paths are particularly important to parishioners: the path leading east from the village to the bus stop on the A420, the footpath from Cherry Orchard behind the outdoor activity area "The Ranch" (part of Annabelle's nursery), forming a safe pedestrian route to the bus stops at the roundabout and the path to Faringdon along the road between the two places (see Map 7 for all the Public Rights of Way).	Updates to reflect current parish policy and business change.
	2.10	The focus of village social life is the Reading Room (maximum capacity 60 persons; no provision for car parking) used as both a village and church hall. It is in need of structural attention. The church (similar capacity, limited parking and no toilet facilities) is situated prominently at one end of the village		The focus of village social life is the Reading Room (maximum capacity 60 persons; no provision for car parking) used as both a village and church hall. The Reading Room is in need of structural attention. The church (similar capacity, limited parking and no toilet facilities) is situated prominently towards one end of the village. The district council's most up-to-date Local Leisure Facilities Report (2016) identified (through a qualitative audit) priorities for investment to village halls.	Update to add clarity and refer to the Leisure Facilities Report.
9	2.11	Other amenities include: a village Park comprising a children's playground and basketball/netball court (with wildlife interest, planted hedgerows and a willow shelter, with tables and seats) serving residents of the parish and further afield, created by significant community effort and fund raising (it has no toilet facilities); a post-box, with a daily collection; several footpaths and bridleways; recycling services (weekly/fortnightly collections); and a mobile library visits the village on a fortnightly basis.		Other amenities include: a village park comprising a children's playground and basketball/netball court (with wildlife interest, planted hedgerows and tables and seats) serving residents of the parish and further afield, created by significant community effort and fund raising (it has no toilet facilities); a post-box, with a daily collection; several footpaths and bridleways; recycling services (weekly/fortnightly collections). The red telephone box close to the Reading Room serves as a parish book exchange.	Update to reflect changed use of telephone box.

	2.13	Great Coxwell parish is an area of great landscape, archaeological, historic and architectural interest and distinctiveness. From Badbury Clump (part of the National Trust-owned Coleshill and Buscot estates), the highest point in the parish, there are views of a gentle rolling landscape on all sides. The Iron Age Camp on the summit has been designated a Scheduled Monument by English Heritage		Great Coxwell parish is an area of great landscape, archaeological, historic and architectural interest and distinctiveness. From Badbury Hill (part of the National Trust-owned Coleshill and Buscot estates), the highest point in the parish, there are views of a gentle rolling landscape on all sides. Only the upper enclosure of the Iron Age hillfort on its summit has been designated a Scheduled Ancient Monument (SAM) by English Heritage (Map 3 shows the extent and setting of the site and the location of prehistoric finds Neolithic to Medieval). Paragraph 194 of the Revised National Planning Policy Framework (NPPF), July 2018 refers.	Correction to provide greater detail and accuracy. The updated NPPF provides greater protection of this important parish asset.
	2.14	Lying in the gentle southern slope of Badbury Clump alongside the village main street and houses, the village brook and drains cannot handle additional run-off especially at the southern end of the village and in Puddleduck Lane.		Lying on the gentle southern slope of Badbury Hill alongside the village main street and houses, the village brook and drains cannot handle additional run-off especially at the southern end of the village and in Puddleduck Lane.	Correction of error.
	2.16	Most of the village (Sub Area A) is a Conservation Area, designated in 1971 and without more detailed appraisal. Great Coxwell Parish Council has been advised by the District Council to support the production of a Conservation Area Character Appraisal and this is being carried out. The church (Grade II*) and six monuments in the churchyard are Listed (Grade II) by English Heritage, together with ten village properties (also Grade II). Also Listed are the Great Barn (Grade I and a Scheduled Monument) and an associated shelter shed with granary (Grade II)		Most of the village (Sub Area A) is a Conservation Area, designated on 3 April 1971 and without more detailed appraisal. Great Coxwell Parish Council is currently producing a Conservation Area Character Appraisal draft, following advice by Vale of White Horse District Council. Subject to adoption of an appraisal by VOWDC, a Conservation Area Character Appraisal will help to assist local planning policy contained in the Local Plan and the review of the Great Coxwell Neighbourhood Plan. The church (Grade 2*) and six monuments in the churchyard are Listed (Grade II) by English Heritage, together with ten village properties (also Grade II). Also Listed are the Great Barn (Grade I and a Scheduled Monument) and an associated shelter shed with granary (Grade II)	New wording to bring progress with the Conservation Area Character Appraisal up-to-date.
	2.17	The Conservation Area Character Appraisal will identify features and buildings of local interest, ie non-designated but of historic importance to the Parish. Subject to personal discussions and the willingness of the residents nominally affected, the Appraisal will propose changes to the boundaries of the Conservation Area to reinforce the integrity of the rural village in its relationship with the developing town of Faringdon nearby.		It is intended that the Conservation Area Character Appraisal should identify features and buildings of local interest, i.e. non-designated but of historic importance to the Parish. An Appraisal document and Boundary Review is the responsibility of the Local Planning Authority. However, in due course it is hoped that the Neighbourhood Plan Steering Group can work with the Local Authority to undertake a review. Then, subject to personal discussions and the willingness of the residents nominally affected, the Appraisal is likely to propose changes to the boundaries of the Conservation Area to reinforce the integrity of the rural village in its relationship with the developing town of Faringdon nearby.	Error correction and a clarification of the scope of a Conservation Area Appraisal
	2.18	Parts of the West Oxfordshire Heights Conservation Target Area (CTA) lies in the parish, comprising Local Wildlife Sites and replanted Ancient Woodland. The parish is part of the Great Western Community Forest Plan, 2007. Dividing the parish into two areas, Rolling Farmland and Wooded Estatelands, the Oxfordshire Wildlife and Landscape Study has identified two significant areas of woodland of 38.6ha and 120.8ha, the latter designated as 'ancient', ie continuously wooded for at least 400 years, with a canopy of ash and oak with a hazel dominated shrub layer that supports a wide range of flora and fauna, including some		Parts of the West Oxfordshire Heights Conservation Target Area (CTA) lie in the parish, comprising Local Wildlife Sites and replanted Ancient Woodland. The parish is part of the Great Western Community Forest Plan, 2007. Dividing the parish into two areas, Rolling Farmland and Wooded Estate lands, the Oxfordshire Wildlife and Landscape Study has identified two significant areas of woodland of 38.6ha and 120.8ha, the latter designated as 'ancient', i.e. continuously wooded for at least 400 years, with a canopy of ash and oak with a hazel dominated shrub layer that supports a wide range of flora and fauna, including some uncommon species. Turfpit Copse is an ancient copse that borders the former golf course. Much of the land described above is owned by the National Trust, the Parish's largest landowner, and is publicly accessible	Error correction and update re the golf course, with clarification of the major landowner

		uncommon species. Turfpit Copse is an ancient copse that borders Faringdon Golf Course.			
10	2.19	Quarrying has resulted in the exposure of an important geological feature at Wicklesham and Coxwell Pits, containing the Faringdon sponge gravels. This is one of Britain's richest sites for fossils, many of which have been found only in the Faringdon area. This Site of Special Scientific Interest (SSSI) extends into the north-east corner of the Parish (Sub Area C). Fossils have been found in the field known as Siberia.		Quarrying has resulted in the exposure of an important geological feature at Wicklesham and Coxwell Pits, containing the Faringdon sponge gravels. This is one of Britain's richest sites for fossils, many of which have been found only in the Faringdon area. This Site of Special Scientific Interest (SSSI) extends towards the north-east corner of the Parish (Sub Area C). Fossils have been found in the field known as Siberia.	Update. This site was formerly outside, but adjacent to the parish boundary. It is now within Faringdon parish but still bounded by the (unchanged) Great Coxwell NP area designation.
	Map 4, now 5			Change to show the new parish boundary	Factual update to show the new parish boundary (<i>Area designation unchanged</i>)
13	SWOT	The matrix has been populated following a village questionnaire, to which 87% of households responded. It has also been informed by scoping interviews, comments made at formal and informal meetings, conversations and from written feedback. Oft-repeated comments are highlighted in bold.		The Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was drawn up from initial views and comments expressed in questionnaire responses and parish meetings, 2012 to early 2013; aims achieved since 2013 were deleted in 2020. Oft-repeated comments are highlighted in bold.	Clarification, simplification and updating of introduction in tandem with par. 16 below.
13	SWOT	Situation on the 'Golden Ridge' – attractive and historic. Badbury Clump beauty spot (photograph 15): focal point, leisure destination - not overwhelming domestic places.		Badbury Hill beauty spot (photograph 17): focal point, leisure destination - not overwhelming domestic places.	Correction of error.
14	Vision	In 20 years' time, Great Coxwell will still be a small, peaceful village in a rural parish with outstanding heritage assets. The clear separation provided by farmland will have been preserved between the village and the nearby town of Faringdon. The current amenities and services will have been properly maintained (e.g. roads, public footpaths and bridleways, village Park, Reading Room) and upgraded (e.g. bus services) where appropriate and the heritage assets conserved. It will continue to be a safe and friendly place to live for both young and old people whether living in families or on their own.		In 20 years time, Great Coxwell will still be a small, peaceful rural village parish. The clear separation between the village and the nearby town of Faringdon will have been preserved. The current amenities (which include our roads, public footpaths and bridleways, the village park and Parish Reading Room) and services will have been properly maintained and upgraded where appropriate, taking into account the need to protect the environment. Our outstanding heritage assets will be conserved and the village will continue to be a safe and friendly place to live.	Updated and improved to enhance the presentation and remove extraneous detail.
16	(Para 1)	The Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was drawn up from initial views and comments expressed in questionnaire responses and parish meetings, 2012 to early 2013. The Vision for Great Coxwell is a short summary. The five Objective headings are based on those used in the Vale of White Horse District Council Local Plan 2031, using the SWOT findings and informal meetings and scoping interviews that took place throughout 2013. The ensuing policies have been developed by the parish Neighbourhood Planning team in 2014, drawing on this information. Finally, pre-submission Consultation responses have been considered and incorporated where possible.		Specific objectives were developed following a village questionnaire, to which 87% of households responded. It has also been informed by scoping interviews, comments made at formal and informal meetings, conversations and from written feedback. The five Objective headings are based on the five 'themes' (referred to earlier) used in the Vale of White Horse District Council Local Plan 2031, using the SWOT findings and informal meetings and scoping interviews that took place throughout 2013. The ensuing policies have been developed by the Parish Neighbourhood Planning team in 2014, drawing on this information. Finally, pre-submission Consultation responses have been considered and incorporated where possible.	Clarification in tandem with par. 13 above, attempting to avoid duplication, to improve and make each of these two introductory paragraphs more relevant.
16		Support existing businesses, such as the riding stables, golf course and children's nursery		Support existing businesses, such as Annabelle's Nursery	Update to show changed business operations.

		Support the use of local bus services with convenient and sheltered bus stops.		Support the use of local bus services ensuring the provision of convenient and sheltered bus stops.	Clarification of parish policy.
18		Maintain, expand and enhance the true value of the village Conservation Area and the Parish's heritage assets (as further described in the forthcoming Conservation Area Character Appraisal).		Maintain, expand and enhance the value of the village Conservation Area and the Parish's heritage assets.	Clarification
20	6.1	Great Coxwell has been designated a 'Smaller Village' in the Vale of White Horse District draft Local Plan 2031 Settlement Hierarchy, having a ' <i>low level of services and facilities, where any development should be modest in scale and primarily to meet local needs</i> '. 'Local needs' in this context means the needs of Great Coxwell parish and village. The few development opportunities that exist will be supported if they meet the criteria set down in this Plan and its underlying documents.		Great Coxwell has been designated a 'smaller village' in the Vale of White Horse District Local Plan 2031 Settlement Hierarchy, having a ' <i>low level of services and facilities, where any development should be modest in scale and primarily to meet local needs</i> '. 'Local needs' in this context means the needs of Great Coxwell parish and village. The few development opportunities that exist will be supported if they meet the criteria set down in this Plan and its underlying documents.	Factual update to reflect status of LPP1
	6.2	According to the draft Local Plan, at Great Coxwell, ' <i>limited development may be appropriate within the existing built areas</i> '. This Neighbourhood Plan clarifies this tenet in accordance with local needs. For example , building development should be commensurate with Great Coxwell's small size and population, and not be to the detriment of the parish's distinctive rural character and setting. This is compatible with our interpretation of the word 'sustainable' in the Local Plan.		According to the Local Plan, at Great Coxwell, ' <i>limited development may be appropriate within the existing built areas</i> '. This Neighbourhood Plan clarifies this tenet in accordance with local needs. Building development should be commensurate with Great Coxwell's small size and population without detriment to the parish's distinctive rural character and setting i.e. environmentally sustainable.	Factual update to reflect status of LPP1 and wording clarification
	6.3	The Neighbourhood Plan also seeks to promote business and employment and sustainability, through adequate infrastructure and services.		The Neighbourhood Plan also seeks to promote business and employment sustainability, through adequate infrastructure and services.	Correction of error
	6.4	The Great Coxwell Neighbourhood Plan, in combination with the Neighbourhood Design Statement and Conservation Area Character Appraisal establishes a policy framework to guide changes including development in the parish up to 2031. The approach adheres to the four principal thematic areas in the Vale Local Plan 2031: <ul style="list-style-type: none"> • Maintaining/building a healthy and sustainable community. • Supporting economic prosperity. • Supporting sustainable transport and accessibility. • Protecting the environment and responding to climate change. 		The Great Coxwell Neighbourhood Plan establishes a policy framework to guide changes including development in the parish up to 2031. The approach adheres to the five principal thematic areas in the Vale Local Plan 2031.	Updated to avoid duplication
	6.5	Development in Great Coxwell must also be in accordance with Core Policies 2 and 3 of the emerging Local Plan 2031 Part 1 , in which Great Coxwell is categorised as a 'Smaller Village'. This allows for some limited development within the existing built up area of the settlement.		Development in Great Coxwell must also be in accordance with VWHDC Local Plan 2031, Part 1, Core Policy 3, page 42 , in which Great Coxwell is categorised as a 'smaller village'. This allows for some limited development within the existing built up area of the settlement.	Update for clarification and to reflect status of LPP1
	6.11	<i>Support the trend to work productively from home throughout the parish</i>		Support the trend to work productively from home throughout the parish. The Revised National Planning Policy Framework (NPPF), February 2019 states: Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being.	Statutory update to reflect introduction of updated NPPF

23	6.13	Because the policies under this heading are non-planning related, and the Localism Act 2011 states that ‘A “neighbourhood development plan” is a plan which sets out policies.. in relation to the development and use of land’, the objectives under this heading may be found in Appendix A, Community Policies.		The policies under this heading are non-planning related, ie in relation to the development and use of land. therefore, there are no objectives under this heading but Community Priorities have been developed (refer Part 3)	Community priorities and actions were previously listed in an Appendix. Planning perspectives, design perspectives and community perspectives were previously published in three separate sections of the Great Coxwell Neighbourhood Plan (GCNP). Putting all three back together makes the needs, wishes and proposals of the Great Coxwell community (as expressed in the Vision Statement, SWOT analysis and Objectives) clearer and more readable. It represents a change of format, not a change of content.
26	6.17	Please see the Neighbourhood Design Statement and Conservation Area Character Appraisal for detailed information and policies regarding the characteristics of the village.			The original Plan consisted of two physically separate documents. This comment referred readers of the Plan (Part 1) to the Design Statement (Part 2). The two documents are amalgamated in the updated plan so the reference to the Design Statement is no longer necessary. The Conservation Appraisal is still in development, see paragraphs 2.16-7.
		Policy EDQ3: Where a Design and Access Statement is required, developers must ensure it demonstrates how their proposal reinforces Great Coxwell’s character, as described in the Neighbourhood Design Statement and the Conservation Area Character Appraisal.	33	Policy EDQ3: Where a Design and Access Statement is required, developers must ensure it demonstrates how their proposal reinforces Great Coxwell’s character, as described in the Neighbourhood Design policies and the Conservation Area Character Appraisal.	Updated to reflect new presentation within the document.
		Policy EDQ3: Further policies under this heading may be found in Appendix B.	33	Policy EDQ3: There are further Community Policies under this heading’	Community priorities and actions were previously listed in an Appendix. Planning perspectives, design perspectives and community perspectives were previously published in three separate sections of the Great Coxwell Neighbourhood Plan (GCNP). Putting all three back together makes the needs, wishes and proposals of the Great Coxwell community (as expressed in the Vision Statement, SWOT analysis and Objectives) clearer and more readable. It represents a change of format, not a change of content.
26	6.18	As much as possible, we aim to preserve and conserve the natural environment around us.	35 3.1.17	As far as possible we aim to preserve and enhance the natural environment around us.	Update for clarification
27	Map 5, now 7		34	Change to show new parish boundary	Factual update to show the new parish boundary (Area designation unchanged)
28	7.1-2	The planning policies will be used by the Vale of White Horse District Council to determine planning applications in the parish. The Great Coxwell Neighbourhood Plan and Neighbourhood Design Statement are already in regular use at monthly Parish Council meetings as a yardstick in the assessment of planning applications. The planning policies and their relevance will be reviewed at the annual Parish Meeting in May.		The Great Coxwell Neighbourhood Plan is already in regular use at monthly Parish Council meetings as a yardstick in the assessment of planning applications. The policies we have developed relate to the development and use of land, infrastructure and amenities in the context of planning, and their relevance will be reviewed periodically. Many of these Policies reflect policies in the Vale of White Horse District Development Plan 2031. The revised National Planning Policy Framework (NPPF), February 2019 and National Planning Practice Guidance provide the national planning context. The planning policies (listed in green text in Part 3) will be used by the Vale	Update to advise of the revised NPPF, NPPG and LP

				of White Horse District Council to determine planning applications in the parish.	
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Old Part 2 – Design Statement

Page	Old Paragraph	Old Text (removed)	New page	Proposed New Text (added)	Justification for the Change
				3.2 Policies relating to design New paragraph – Originally, the policies relating to building design were in a separate document but have been incorporated.	This introductory paragraph explains that originally the design policies were in a separate document, but have been incorporated.
4	1.1	This Neighbourhood Design Statement is the first to be written for the parish of Great Coxwell. It forms part of Great Coxwell’s Neighbourhood Plan and is designed to support the Plan’s vision for Great Coxwell by providing detailed planning policies arising from the evidence base for the Plan and a Conservation Area Character Appraisal for Great Coxwell village. The Neighbourhood Design Statement is intended to be a useful and influential document, providing guidance for those wishing to carry out works in the parish.	13	Paragraphs 124-5 of the Revised National Planning Policy Framework (NPPF), February 2019 sets out a design vision. The detailed planning policies arise from the evidence base for the Plan and a Conservation Area Character Appraisal for Great Coxwell.	Update and review of statutory guidance – taking advantage of the publication of the revised NPPF and reflecting the combination of the plan and design statement.
	1.3	It sets down the character and qualities of the area to be retained and enhanced so that local knowledge and perceptions may contribute to the continuation of the high quality of its environment.	13	It sets down the character and qualities of the area to be retained and enhanced so that local knowledge and perceptions may contribute to the continuation of the high quality of its environment. Design that is based on the principles of urban planning is not appropriate in the rural environment of Great Coxwell Parish.	This text was adopted in the 2014 Neighbourhood Design Statement (Plan, Part 2, Paragraph 1.11). The former Design Statement and Plan are amalgamated. This text now appears in the updated Plan as Part 2, Paragraph 2.1.6.
	1.5	The sources for this Design Statement are included in Appendix E of the Great Coxwell Neighbourhood Plan, 2031, coupled with studies of the house styles, building materials, hedgerows, wildflowers, etc., carried out locally.	13	Sources included studies of house styles, building materials, hedgerows, wild flowers, etc. carried out locally, in addition to references in Appendix 4.3, Bibliography and Evidence Base Summary’	Clarification to reflect combining plan and design statement.
	1.6	The neighbourhood will change with new housing developments but also with the smaller adjustments to homes, open spaces, and streets that may alter the appearance and texture of the area. Some of these changes will not be subject to planning control.			Reflects combining plan and design statement to remove duplication between the two.
	1.7	The statement is therefore for the use of: Statutory bodies such as The Vale of White Horse District Council, Oxfordshire County Council and Thames Water; Planners, Developers, Architects, Builders, Designers and Engineers; Local Community Groups; Residents of Great Coxwell and Residents and users of the surrounding area.	13	The policies are for the use of: Statutory bodies such as The Vale of White Horse District Council, Oxfordshire County Council and Thames Water; Planners, Developers, Architects, Builders, Designers and Engineers; Local Community Groups; Residents of Great Coxwell and Residents and users of the surrounding area.	Clarification following the merging of two documents
	1.10	Sections printed in green relate to items that provide guidance to be used when considering planning applications and in other decisions affecting the parish. Many of these Policies reflect the saved policies in the Vale of White Horse District Development Plan 2031. The National Planning Policy (NPPF) and National Planning	14	Sections printed in green relate to items that provide guidance to be used when considering planning applications and in other decisions affecting the parish. Many of these Policies reflect the policies in the Vale of White Horse District Development Plan 2031. The revised National Planning Policy (NPPF), February 2019, and National Planning Practice Guidance provide the national planning context.	Statutory update

		Practice Guidance provide the national planning context.			
5	2.1	The Area is defined as the area of Great Coxwell Parish within its parish boundaries. This area received Area Designation for the development of a Neighbourhood Plan in 2013	11	The Area was defined as the area of Great Coxwell Parish within its parish boundaries. This area received Area Designation for the development of a Neighbourhood Plan in 2013. In April 2019 the parish boundary was amended, with an area (shown on Map 1) moved from the parish of Great Coxwell to become part of the parish of Faringdon. The Great Coxwell neighbourhood plan still covers this area as the area designation remains unchanged'	Update to reflect the boundary change transferring the new housing developments to Faringdon parish.
6	3.1	Badbury Clump . The hill fort known as Badbury Clump is Great Coxwell's earliest monument. In the centre of the parish at its highest point, it was created to oversee and protect a landscape of scattered Early/Mid Iron Age homesteads, at least one of which was situated at the ancient southern end of the village where Iron Age pottery has been found. The western Vale of the White Horse, the western end of the Berkshire Downs, upper Thames Valley and the Cotswolds can be see from the fort, into which cattle and other livestock would have been driven in times of threat. The National Trust owns and manages Badbury Clump and the ancient woodland surrounding it to the south-west and north-west, with public access, information and footpaths.	6 1.3.1	Badbury Hill : The hill fort known as Badbury Hill is Great Coxwell's earliest monument. In the centre of the parish at its highest point, it was created to oversee and protect a landscape of scattered Early/Mid Iron Age homesteads, at least one of which was situated at the ancient southern end of the village where Iron Age pottery has been found. The western Vale of the White Horse, the western end of the Berkshire Downs, upper Thames Valley and the Cotswolds can be seen from the fort, into which cattle and other livestock would have been driven in times of threat. The National Trust owns and manages Badbury Hill and the ancient woodland surrounding it to the south-west and north-west, with public access, information and footpaths.	Error correction.
	3.3	The Stream and Holloway: A (nameless) stream, a tributary of the River Cole, runs south from Badbury Clump . Where the hill slope flattens the village grew up on the east side of this stream. Parallel to it an ancient hollow way, still well-preserved, gave access by foot to the early village.	6 1.3.3	The Stream and Holloway: A (nameless) stream, a tributary of the River Cole, runs south from Badbury Hill . Where the hill slope flattens the village grew up on the east side of this stream. The well-preserved hollow way gives access to the village from the north of the parish.	Clarification of wording.
	3.8	Radnor Estate. The Coleshill Estate was the seat of the Earls of Radnor from the 18th century. The Coleshill and Buscot estates (7000 acres, with 11 let farms and 850 acres of woodland) were left to the National Trust in 1956 at the death of Ernest Cook, the last owner. The entire western half of the parish belongs to this estate, is farmed organically, is inalienable and is under the National Trust's conservation management.	6 1.3.7	Radnor Estate: The Coleshill Estate was the seat of the Earls of Radnor from the 18 th century. The Coleshill and Buscot estates (7000 acres, with 11 let farms and 850 acres of woodland) were left to the National Trust in 1956 at the death of Ernest Cook, the last owner. The entire western half of the parish was part of the Radnor Estate, is farmed organically, is inalienable and is under the National Trust's conservation management.	Clarification of wording.
	3.10	The Reading Room. The red-brick Reading Room of 1900 on the west side of the village street is one of several such survivals in Oxfordshire, small public buildings erected in villages by subscription or patronage (in this case donated by the Earl of Radnor) to provide a studious alternative to the public house for working men. It is the focus of village social life, hosting parish meetings, weekly coffee mornings, monthly village teas and lunches, WI meetings , children's workshops, parties, the Christmas Fair and the all-day village Café during Oxfordshire Art Weeks in May.	7 1.3.9	The Parish Reading Room: The red-brick Reading Room of 1900 on the west side of the village street is one of several such survivals in Oxfordshire, small public buildings erected in villages by subscription or patronage (in this case donated by the Earl of Radnor) to provide a studious alternative to the public house for working men. It is the focus of village social life, hosting parish meetings, weekly coffee mornings, monthly village teas and lunches, Women's Institute meetings, children's workshops, parties, the Christmas Fair and the all-day village Café during Oxfordshire Art Weeks in May. The Reading Room is to be 'Wi-Fi' enabled.	Correction and update.

8	3.11	Great Coxwell Park. The Park was established ten years ago on the field to the south of Cherry Orchard. A large grassed open area bounded by hedges and trees, there are hard courts for basketball etc, a children's play area, picnic tables, wildflower areas, accessible paths and an information board.	7 1.3.10	Great Coxwell Park: The Park was established in 2004 on the field to the south of Cherry Orchard. A large grassed open area bounded by hedges and trees, there are hard courts for basketball etc, a children's play area, picnic tables, wildflower areas, accessible paths and an information board.	Updated to reflect specific date of establishment.
	4.1	The parish and village of Great Coxwell straddle the mid-Vale Ridge of Corallian limestone, with a more elevated cap of greensand centrally on Badbury Clump (the same formation as on Folly Hill in Faringdon to the north-east). From the Clump the arable fields and pasture of the north, north-west and north-east portions of the parish descend towards the Thames Valley and Kelmscott to the north. To the south the ridge terminates with the church of St Giles situated on an elevated spur of the Corallian Ridge , with fields descending south and west to the western clay Vale.	11 1.7.1	The parish and village of Great Coxwell straddle the mid-Vale ridge of Corallian limestone, with a more elevated cap of greensand centrally on Badbury Hill (the same formation as on Folly Hill in Faringdon to the north-east). From the Hill the arable fields and pasture of the north, north-west and north-east portions of the parish descend towards the Thames Valley and Kelmscott to the north. To the south the ridge terminates with the church of St Giles situated on an elevated spur of the Corallian ridge , with fields descending south and west to the western clay Vale.	Correction of error.
10	5.1	There are spectacular views (maps 3 and 4): Of much of the parish to the north and south from the ridge by the Clump and from the circular walk around the perimeter of the Clump	36	There are spectacular views (maps 4 and 7): Of much of the parish to the north and south from the ridge by Badbury Hill and from the circular walk around the perimeter of the Hill	Error correction and change to reflect the repositioning and renumbering of the maps within the new document
11	5.5	Paragraph 2 – The open grassed area around the Great Barn includes a fishpond, probably of monastic origin, in meadowland, and grassy lawns on the other three sides of the Barn. Accessible to the public at all times, including the open shed on the opposite side of the drive, and parking spaces along the road for half a dozen cars by the low front stone wall (the Barn itself is open every day and night , while another smaller barn near the pond is normally locked but may be used by arrangement with the National Trust, the owner of the property). From beyond the pond a marked footpath with stile leads up the hill towards the Clump . This attractive open space is used frequently by visitors to the Barn for picnics, walks and resting, and as an outdoor adjunct to the Barn when there are concerts, parties or events inside. In recent years there have been a series of summertime musical events and celebrations which attracted villagers and visitors from further afield. Each Christmas period the Barn is open night and day for viewing a lit Nativity inside, and is the scene of a children's Christmas Eve carol service with a donkey procession.	36 3.2.5	Paragraph 2 – The open grassed area around the Great Barn includes a fishpond, probably of monastic origin, in meadowland, and grassy lawns on the other three sides of the Barn. Accessible to the public at all times, including the open shed on the opposite side of the drive, and parking spaces along the road for half a dozen cars by the low front stone wall (the Barn itself is open every day, while another smaller barn near the pond is normally locked but may be used by arrangement with the National Trust, the owner of the property). From beyond the pond a marked footpath with stile leads up the hill towards Badbury Hill . This attractive open space is used frequently by visitors to the Barn for picnics, walks and resting, and as an outdoor adjunct to the Barn when there are concerts, parties or events inside. In recent years there have been a series of summertime musical events and celebrations which attracted villagers and visitors from further afield. Each Christmas period the Barn is open night and day for viewing a lit Nativity inside, and is the scene of a children's Christmas Eve carol service with a donkey procession.	Correction of error.
		Paragraph 3 – The Golf Course is a small but highly praised nine-hole course, open every day to paying customers,	37	Paragraph 3 –	Update to reflect the closure of the golf course.

		in a beautiful and well-maintained semi-natural environment with wetlands and water birds in the course. Wooded areas and streams with otter activity screen it from the A420. A public right of way through it gives the village direct pedestrian access to the bus-stop on the A420.		The site of the former golf course is a beautiful semi-natural environment with wetlands and water birds; a public right of way through this provides direct pedestrian access to the bus-stop on the A420.	
		Paragraph 4 – The Riding Stables are situated in several fields along the north side of the road leading from Cherry Orchard out to the A420, and account for many of the horses and riders often to be encountered in the village, a much-loved feature.	37	Paragraph 4 – The Ranch (outdoor children’s play area attached to Annabelle’s Nursery) is situated on the north side of the road leading from Cherry Orchard out to the A420.	Update to describe the change of use.
	5.6	Paragraph 1 – ‘Siberia’, the large former East Field lying between the village and the Golf Course. This is farmed organically by the National Trust and is one of the best-loved local resorts for walking and dog walking, or just enjoying the poppies and the view of the Downs and White Horse. Paragraph 4 – ...Without both of which the riding stables, an important rural feature of Great Coxwell as well as an important local business, would not be viable (please see Great Coxwell’s Neighbourhood Plan document, Map 4 on page 10).	37 3.2.6	Paragraph 1 – ‘Siberia’, the large former East Field lying between the village and the former Golf Course. This is farmed organically by the National Trust and is one of the best-loved local resorts for walking and dog walking, or just enjoying the poppies and the view of the Downs and White Horse. Paragraph 4 – ...Without both of which the Ranch (an outdoor activity area – part of Annabelle’s Nursery), an important rural feature of Great Coxwell as well as an important local business, would not be viable (please see Great Coxwell’s Neighbourhood Plan document, Map 4 on page 10).	Paragraphs 1 and 3: Update to reflect current situation.
12	5.8	Paragraph 1 – Badbury Clump, and its environs immediately to the west and north. The Clump, the site of an Early/Mid Iron Age hillfort whose circular interior, ditches and main entry are still easily detectable, became a beech plantation in the 18 th century. The Bluebell carpet under the beech trees is specially mentioned in the National Trust’s publicity and elsewhere and is visited nationally. The land where it falls away dramatically to the west and north is heavily forested comprising areas of ancient woodland (Map 6). The Clump and surrounding woodland are closely managed by the National Trust, which encourages visitors on foot by providing a large accessible car park and a network of footpaths, and visitors on bikes by providing cycle routes.	40 3.2.8	Paragraph 1 – Badbury Hill, and its environs immediately to the west and north. The Hill, the site of an Early/Mid Iron Age hillfort whose circular interior, ditches and main entry are still easily detectable, became a beech plantation in the 18 th century. The Bluebell carpet under the beech trees is specially mentioned in the National Trust’s publicity and elsewhere and is visited nationally. The land where it falls away dramatically to the west and north is heavily forested comprising areas of ancient woodland (Map 3). The Hill and surrounding woodland are closely managed by the National Trust, which encourages visitors on foot by providing a large accessible car park and a network of footpaths, and visitors on bikes by providing cycle routes.	Error correction.
13		Paragraph 2 – Wooded areas fringing the Golf Course and Riding Stables. These contain desirable wildlife, hedgerow fruits in season, provide shelter for the horses, privacy and windbreaks for the golfers and streams for otters.	40 3.2.8	Paragraph 2 – Wooded areas fringing the former golf course and Annabelle’s Nursery. These contain desirable wildlife, hedgerow fruits in season, provide shelter for the horses, and streams for otters.	Update to show changed business operations.
	Map 6			Change to show new parish boundary	Factual update to show the new parish boundary

					<i>(Area designation unchanged)</i>
	5.9	Wooded areas that are enjoyed by users of parish footpaths are: Other large areas of woodland to north and west of the Clump (<i>map 6</i>) (Coxwell Wood, Oak Wood, Rowleaze Wood). Numerous other smaller copses and mature hedgerows as well as named smaller woodlands to the east (eg Smallgains Copse) and to the west (Fern Copse); small areas of woods and trees	40 3.2.9	Wooded areas that are enjoyed by users of parish footpaths include: Other large areas of woodland to north and west of the Hill (<i>map 6</i>) (Coxwell Wood, Oak Wood, Rowleaze Wood), Numerous other smaller copses and mature hedgerows as well as named smaller woodlands to the east (eg Smallgains Copse) and to the west (Fern Copse). These small areas	Corrections of error and improvements to the clarity of the paragraph.
	5.10	Paragraph 3 – Wooded areas fringing the fields and pastures, the disused former village road entry, the Golf Course and presently derelict dwelling houses along the western side of the A420 road present and safeguard the rural character of the parish. As one enters the parish of Great Coxwell from the north-east, the beauty of the landscape as seen from the A420 roadside would be greatly degraded and the existing high standard breached were these wooded areas to disappear.	40 3.2.10	Paragraph 3 - Wooded areas fringing the fields and pastures, the disused former village road entry, the former golf course and the sites along the western side of the A420 road present and safeguard the rural character of the parish. As one enters the parish of Great Coxwell from the north-east, the beauty of the landscape as seen from the A420 roadside would be greatly degraded and the existing high standard breached were these wooded areas to disappear.	Update to reflect current situation.
15	5.12	The streets in the village are characterised by soft banks and verges, intermittently mown . A low narrow footpath running along the west side of the village street from the crossroads southwards to Morys has almost as informal a look and feel as the grass verges opposite; it allows larger vehicles eg council waste collection vehicles to get through when cars are parked on the road. Another footpath runs from the crossing east down the north side of Cherry Orchard to the turn in the road, and two similar ones, one on each side, run a short distance north from the crossing .	41 3.2.12	The streets in the village are characterised by soft banks and verges, for which the parish council has taken over responsibility for maintenance . A low narrow footpath running along the west side of the village street from the crossroads southwards to Morys has almost as informal a look and feel as the grass verges opposite; it allows larger vehicles e.g. council waste collection vehicles to get through when cars are parked on the road. Another footpath runs from the crossroads east down the north side of Cherry Orchard to the turn in the road, and two similar ones, one on each side, run a short distance north from the crossroads .	Error correction and update in line with parish council responsibilities.
	5.13	The only street lighting is within the modern Laurels estate; this is subdued. There is minimal street furniture. The streets have very low levels of traffic and provide major access routes for pedestrians and cyclists. A special character and sense of place of the village is the use made of the streets as social areas, strengthening the sense of community. More pedestrians than cars use the main village street, which is like a wide pathway – a place where people casually chat, where children play and ride their bikes, where older people move at their own pace and where dogs are walked. These characteristics are much valued by both residents and visitors.	41 3.2.13	The only street lighting is within the modern Laurels estate; this is subdued. There is minimal street furniture. The streets have very low levels of traffic and provide major access routes for pedestrians and cyclists. A special character and sense of place of the village is the use made of the streets as social areas, strengthening the sense of community. More pedestrians than cars use the main village street, which is like a wide pathway – a place where people casually chat, where children play and ride their bikes, where older people move at their own pace and where dogs are walked. The rural streetscape is much valued by residents and visitors, as is the cobbled path leading from the village pump to the church. The SWOT analysis on pages 20/1 mentions, under ‘Threats’, the problem of rat running and increased road traffic owing to the increase in traffic between Oxford and Swindon. Both are increasing and the special characteristics of village streets mentioned in this paragraph are under threat’.	Adding specifics to a general comment for clarity.

	5.14	Two of the four streets leading from the crossing end in bridleways: well used footpaths connect the different parts of the village (the village can be circumnavigated by footpath <i>(map 3)</i> and lead outwards into the parish in all directions forming a network of parish pedestrian routes.	41 3.2.14	Two of the four streets leading from the crossroads end in bridleways: well used footpaths connect the different parts of the village (the village can be circumnavigated by footpath <i>(map 7)</i> and lead outwards into the parish in all directions forming a network of parish pedestrian routes.	Correction of error.
	5.15	Paragraph 1 – Paths circumnavigating the village from the main village crossing : starting at the crossing , turn south to the right of Kestrels on Cherry Orchard, down Dark Lane along the back/east side of the houses on the main village street. Behind the church the path turns west along the southern boundary of Spicer’s and out to the road; north up the road turning left south of Pear Tree Cottage and Farm, crossing the stream into the west field then north over a stile onto a public right-of-way through Pear Tree Close and adjacent paddocks, over another stile then walking north along the back/east side of the houses on the main village street, now along the west bank of the village stream. The path leaves the stream to turn west then north around Puddle House and Orchard Cottage, out to Puddleduck Lane and thence return to the main village crossing .	41-42 3.2.15	Paragraph 1 - Paths circumnavigating the village from the main village crossroads : starting at the crossroads , turn south to the right of Kestrels on Cherry Orchard, down Dark Lane along the back/east side of the houses on the main village street. Behind the church the path turns west along the southern boundary of Spicer’s and out to the road; north up the road turning left south of Pear Tree Cottage and Farm, crossing the stream into the west field then north over a stile onto a public right-of-way through Pear Tree Close and adjacent paddocks, over another stile then walking north along the back/east side of the houses on the main village street, now along the west bank of the village stream. The path leaves the stream to turn west then north around Puddle House and Orchard Cottage, out to Puddleduck Lane and thence return to the main village crossroads	Correction of errors.
		Paragraph 4 – Path leading eastwards from the east end of Cherry Orchard, running behind the riding stables towards the Great Coxwell bus-stop at the roundabout off the A420.	42 3.2.15	Paragraph 4 – Path leading eastwards from the east end of Cherry Orchard, running behind the Ranch towards the Great Coxwell bus-stop at the roundabout off the A420.	Update to reflect change of business ownership and title.
		Paragraph 5 – Path to Little Coxwell leading east from the main village street between Hillside and Wayside, crossing ‘Siberia’ and the Golf Course to the A420 (where the bus request stops for Oxford, with shelter, and Swindon, are the nearest from the centre of the village).	42 3.2.15	Paragraph 5 – Path to Little Coxwell leading east from the main village street between Hillside and Wayside, crossing ‘Siberia’ and the former golf course to the A420 (where the bus stops for Oxford (with shelter), and Swindon.	Update to reflect current situation.
16		Paragraph 9 – The main remaining footpaths cover the parish to the north, north east and north west of Badbury Clump , several linking Badbury Hill Farm with farms in neighbouring parishes.	42 3.2.15	Paragraph 9 – The main remaining footpaths cover the parish to the north, north east and north west of Badbury Hill , several linking Badbury Hill Farm with farms in neighbouring parishes.	Correction of error.
		Paragraph 10 – Path from the car park at Badbury Clump skirting the clump along the south and west sides then heading downhill through Coxwell Wood to Brimstone Farm to meet the north-south D’Arcy Dalton Way in Coleshill parish.	3.2.15	Paragraph 10 – Path from the car park at Badbury Hill skirting the clump along the south and west sides then heading downhill through Coxwell Wood to Brimstone Farm to meet the north-south D’Arcy Dalton Way in Coleshill parish.	Correction of error.
	5.17	No main roads have ever come into the village. The village crossing from the mid 18th century	44 3.2.17	No main roads have ever come into the village. The village crossroads from the mid 18 th century consisted of four lanes: leading to the west a bridleway to Coleshill (as continues); a	Error correction.

		consisted of four lanes: leading to the west a bridleway to Coleshill (as continues); a lane leading south through the village to bridleways to Longcot, etc. (as continues); a lane leading north to the Barn (here a hollow way is now used by road traffic to access the B4019) and a lane east formerly accessing Faringdon by way of Gipsy Lane.		lane leading south through the village to bridleways to Longcot, etc. (as continues); a lane leading north to the Barn (here a hollow way is now used by road traffic to access the B4019) and a lane east formerly accessing Faringdon by way of Gipsy Lane.	
	5.20	The present northern road entrance to the village from the B4019 is down a single-track, steep and deeply-etched hollow way (Holloway) typical of medieval cart-tracks in use before the advent of horse ownership, coaching or vehicular use. Currently, cars use this route at morning and evening rush hour between the B4019 and the A420 to avoid Faringdon, threatening the conservation and survival of this feature. The junction with the A4019 is difficult and dangerous.	44 3.2.20	The present northern road entrance to the village from the B4019 is down a single-track, steep and deeply-etched hollow way (Holloway) typical of medieval cart-tracks in use before the advent of horse ownership, coaching or vehicular use. New evidence shows that vehicles unrelated to the village use this route throughout the day to drive between the B4019 and the A420 to avoid Faringdon, threatening the conservation and survival of this feature. The junction with the A4019 is difficult and dangerous.	Change to reflect 2019 survey of vehicle movements carried out locally.
	5.21	Where the B4019 from Faringdon to Coleshill and Swindon bisects the parish from Steed's Farm past Badbury Clump and through the southern end of Coxwell Wood, the route is extremely scenic, winding and hilly, with the northern entrance to Great Coxwell village (just described) set in a hollow, blind from both directions.	44 3.2.21	Where the B4019 from Faringdon to Coleshill and Swindon bisects the parish from Steed's Farm past Badbury Hill and through the southern end of Coxwell Wood, the route is extremely scenic, winding and hilly, with the northern entrance to Great Coxwell village (just described) set in a hollow, blind from both directions.	Error correction.
	5.22	The stretch of the A420 bounding the parish to the south-east is also hilly and winding. The existing entrances to Great Coxwell (giving access to the Golf Course) and to Chowle Farm estate are extremely dangerous, and the intended redevelopment of several domestic properties between the two could create four dangerous entries and exits within a very small stretch of road where the speed is unrestricted.	45 3.2.22	The stretch of the A420 bounding the parish to the south-east is also hilly and winding. The existing entrances to Great Coxwell (giving access to Annabelle's nursery, The Ranch and the former golf course) and to Chowle Farm estate are extremely dangerous, and any redevelopment of the properties between the two could create additional dangerous entries and exits within a very small stretch of road where the speed is unrestricted.	Update to reflect current situation.
18	5.23	Settlement Pattern Because of Great Coxwell's long settlement history and building variety in the village, buildings in the parish have been categorised as follows: Sub Area A Northern Character Area. The north-west sector of the village north of Puddleduck Lane and west of the main village road, where National Trust owned land meets the historic medieval Great Barn, post-medieval Court House and the associated traditional farm buildings. Apart from Holloway House, its associated outbuildings and two 20th century detached houses, this sector is dominated by the Great Barn complex and lies entirely within the Conservation Area.			Removal of duplication following combination of Parts 1 and 2 of the NP.

		<p>2. Southern Character Area. The village south of the crossing on both sides of the main street, with the medieval church and monuments, where listed and unlisted buildings of the 17th, 18th and 19th centuries predominate, with 20th century in-fill buildings, mostly closer together and close to the street in traditional fashion, and mostly with extensive back gardens which run down to the village stream on the west side, and to the East Field on the east side. This category includes the Laurels (to the east of the main village street) of the late 20th century. This Character Area comprises the historic core of the medieval village, clustered around a small green and overlooked by St Giles Church.</p> <p>3. Puddleduck Lane Character Area. Lined with 19th and 20th-century detached houses. This has a distinctly rural feel, engendered by the single track lane without a footpath (<i>photograph on the front cover of Part 2, Design Statement</i>).</p> <p>4. Eastern Character Area. Cherry Orchard running east from the crossing, with mostly detached 20th century houses followed by semi-detached former council houses in uniform styles of two periods, early and mid-20th century, and the village park. This area includes Maitland Close (also known as Whitfields) of 20th and 21st century detached residences. It is distinguished by the predominance of 20th century houses, but of low density in a non-urban environment.</p> <p>Sub Area B Buildings in the farming landscape in the west and northwest of the parish: mansion, farmhouses, farm buildings, farm cottages and sheds.</p> <p>Sub Area C Buildings in the east of the parish, domestic and employment, along the A420.</p>			
		<p>Policy NDS6. Paragraph 2 – In Sub Area A, the scale, massing and bulk of building development should be commensurate with the surrounding buildings' and their rural location. In Sub Areas B and C, large buildings should be sensitively designed to avoid dominating rural views. Careful positioning of new build is necessary everywhere to maintain and support the privacy of existing buildings.</p>	45	<p>Policy NDS6: Paragraph 2 – <i>In Sub Area A, the scale, massing and bulk of building development should be commensurate with the surrounding buildings and their rural location. In Sub Areas B and C, large buildings should be sensitively designed to avoid dominating rural views. Careful positioning of new build is necessary everywhere to maintain and support the privacy of existing buildings.</i></p>	Error correction.
19	5.31	<p>There is great variability in the provision of parking provision in village sector 2, with some houses providing parking in garages and drives for 5 or 6 cars, and others lacking any facilities or space and requiring on-street parking. This has already led to</p>	46 3.2.30	<p>There is great variability in the provision of parking provision in village Sub Area A, sector 2, with some houses providing parking in garages and drives for 5 or 6 cars, and others lacking any facilities or space and requiring on-street parking. This occasionally has led to protracted blockages and potentially could lead to serious situations in an emergency.</p>	Wording changed to improve accuracy and clarity and ongoing relevance.

		protracted blockages and could lead to serious situations in an emergency.			
DF 20	5.32	Plot sizes vary in village sector 2 where buildings themselves vary more in size, and are more uniformly spacious in 3 and 4.	46 3.2.31	Plot sizes vary in village Sub Area A , sector 2 where buildings themselves vary more in size, and are more uniformly spacious in Sub Area A, sectors 3 and 4 .	Wording changed to improve accuracy and clarity.
DF 20	5.34	An important feature of village sector 2 is the lowness of storeys.	46 3.2.33	An important feature of village Sub Area A , sector 2 is the lowness of storeys.	Wording changed to improve accuracy and clarity.
22	5.41	Gardens contribute significantly to the overall impression of the area as rural and predominantly green. Both large and small plots contain mature native species of shrubs and trees, as do the hedges of the fields visible from streets, rows and gardens. (Native species noted and others felt appropriate are listed in the St Giles churchyard survey which is available from St Giles church or the Parish Council). Many of the gardens contain hedges and walls with some having fences, and many of the front gardens even of modern houses preserve the existing rural walls and hedges.	49 3.2.40	Gardens contribute significantly to the overall impression of the area as rural and predominantly green. Both large and small plots contain mature native species of shrubs and trees, as do the hedges of the fields visible from streets, rows and gardens. (Native species noted, and others felt appropriate, are listed in the St Giles churchyard survey which is available from St Giles church or the Parish Council). Many of the gardens contain hedges and walls with some having fences, and many of the front gardens even of modern houses preserve the existing rural walls and hedges.	Correcting punctuation

Photographs

The existing Neighbourhood Plan lists 34 photographs on page 29, all of which are referenced to aspects of the Plan text. Depending on the space available and the opportunity to enhance the quality of the images, some will be removed or replaced with suitable alternatives. The following photographs are out-of-date and will need to be replaced like-for-like:

<i>Page</i>	<i>Number</i>	<i>Description</i>	<i>Reason for Removal</i>	<i>Reference</i>
1	7	Sub-Area C: Faringdon Golf Course	Course closed	P4, Paragraph 1.12
7	11	Commercial Activity: entrance to Faringdon Golf Course from Coxwell Road (Sub-Area C): soft verges, coursed stone walls	Course closed	P8, Paragraph 2.4
11	8	A420 frontage, Sub-Area C, roadside neglect	Change to visual appearance of bin	P13, SWOT Weaknesses
	9	A420 frontage, Sub-Area C, roadside neglect	Signage removed	P13, SWOT Weaknesses
15	20	The main village street, looking south (Sub-Area A): a refuse truck passes a vehicle parked in the road (Transport and Getting Around)	Vehicle update	P17
	21	War Memorial (Sub-Area A): scene of annual Remembrance Day service (Community Life)	Hedging replaced	P17
18	26	Entrance to Chowle Farm trading estate on the A420 Sub-Area C): safety and appearance issues (Built Environment)	Building demolished	P16
	27	A420 south-west verge looking north-east, with lay-by (Sub-Area C): derelict appearance of roadside and footpath to village from bus shelter (Commercial Activity)	Sign removed	P16
21	28	Chowle Farm trading estate seen from the A420 roadside (Sub-Area C): quality of buildings and site	Building demolished	P21, Policy BE3
24	29	A420 looking north-east, Great Coxwell exit (Sub-Area C): safety issues	Vehicle update	P24, Policy TGA1

Old Appendix A - Community Policies

This document, known as 'Appendix A', is not a separate document in the updated Plan because the non-planning-related community policies (now Community Priorities and Actions) appear with the relevant planning policies in the updated Plan, Part 3.

We have included these policy elements in the revised Neighbourhood Plan following a full reappraisal of the role of the parish council. This has led to updated explanatory text and updated policy wording (shown in purple in the draft text). These Community Policies are included within Part 3 alongside their accompanying planning policies, but are shown in purple.

Updates to the Community Policies to reflect the latest position incorporates: Policy CA2, page 17; Policy TGA1, page 18; Policy CL1, page 19; Policies EDQ1-5, page 21.

Old Page	Old Paragraph	Old Text <i>(removed)</i>	New paragraph	Proposed New Text <i>(added)</i>
			3.1.1	During development of the Great Coxwell Neighbourhood Plan we have also identified Community Priorities and Actions CPAs (listed in purple text in Part 3), those things that are important to the community and should be recognised in the Great Coxwell Neighbourhood Plan. The role of the Great Coxwell Parish Council is to provide amenities and facilities for the benefit of the community that directly relate to these Community Priorities.
22 Appendix A, Policy CA2	Policy CA2 supporting text	Home-based work will reduce commuting and vehicular movements (thereby helping the environment). It will require high-speed broadband which is being rolled out by Oxfordshire County Council	29	Home-based work reduces commuting and vehicle movements (thereby helping the environment). We will encourage and support the provision of a range of communication technologies to support home working; including: <ul style="list-style-type: none"> • Retain and promote high speed broadband (Gigaclear Fibre to the Home, BT Fibre to the Cabinet) • Provide community access to high speed broadband in the Reading Room • Consider support for improved mobile phone coverage and speed without having a detrimental effect on other Neighbourhood Plan Policies, for example by leveraging high speed broadband in the home for indoor mobile phone reception
23 Appendix A, Policy TGA1	Transport for getting around	<p>OBJECTIVE: Maintain and where necessary upgrade, transport and accessibility to and from the village.</p> <p>Maintain and improve public transport connections, footpaths (in particular the Siberia footpath) and cycle paths to reduce the need for journeys by car. New arrangements should maximize safety and convenience for parishioners, schoolchildren and visitors.</p> <p>The Neighbourhood Plan acknowledges that land in Great Coxwell Parish has been designated for development by the Vale of White Horse District Council in its Local Plan 2031. Such development would impact transport and accessibility and a request for developer funding is filed that would upgrade footpaths and cycle paths, particularly between Great Coxwell and Faringdon (Map 5)</p> <p>Policy TGA1: Maintain/Upgrade Transport and Accessibility. Vehicles: Schemes designed to minimize the impact of vehicles, particularly in the narrower parts of the roadway, eg Puddleduck Lane and south of the Reading Room, and giving equal status to the needs of pedestrians, cyclists and other non-drivers will be permitted.</p> <p>Pedestrians and cyclists: Cycle paths and adequate pedestrian routes should be provided between the village and Faringdon to enable the opportunity for travel without cars. Specifically, the narrow, poorly surfaced and often flooded single footpath, also used of necessity by cyclists, linking the village with the service</p>	30-31	<p>We will maintain, and where necessary upgrade, transport and accessibility to and from the village; to include public transport connections, footpaths and cycle paths to reduce the need for journeys by car. Any new arrangements should maximize safety and convenience for parishioners, schoolchildren and visitors.</p> <p>Cycle paths and adequate pedestrian routes should be provided between the village and Faringdon to enable the opportunity for travel without cars. Specifically, the narrow, poorly surfaced and often flooded single footpath, also used of necessity by cyclists, linking the village with the service centre, Faringdon, has been upgraded with developer funding.</p> <p>With developer contributions, we will seek to provide a cycle-friendly environment at the Great Barn, Reading Room and church in line with The National Trust policy to promote access. Any improvements to bridleways necessary to encourage the popular outdoor pursuit of horse-riding in the parish should be made.</p> <p>Vehicular traffic We will consider schemes designed to reduce the impact of vehicles and calm traffic by minimizing the need to park in the road, and giving equal status to the needs of pedestrians, cyclists and other non-drivers. We will work with partners to facilitate off-street parking to prevent degradation and obstruction of footpaths and verges by vehicles.</p> <p>As the population of the wider area increases owing to new development, developer funding should ensure continued safety and convenience of access to and from the village.</p>

		<p>centre, Faringdon, should be upgraded with developer funding. The path towards Badbury Clump also needs upgrading. Ensure footpaths are maintained.</p> <p><i>Bus services: The following improvements should be made to encourage more people to take the bus rather than drive a private car:</i></p> <ul style="list-style-type: none"> <i>In the light of population increase due to new development, the relevant authorities to ensure that a more frequent bus service is provided, including the bus service into the village, subject to the potential traffic issues.</i> <i>Shelter from inclement weather – with developer funding, a bus shelter should be provided as close as possible to the village as well as on either side of the Faringdon road near the roundabout for the Route 66 (Oxford to Swindon) bus.</i> <i>All existing bus stops should be retained.</i> <p><i>Roads: When the population of the Parish increases owing to new development, developer funding should ensure continued safety and convenience of access to and from the village. Work with developers to formulate and progress with developer funding a conservation/ traffic plan for the Holloway entrance to the village, ensuring the appropriate balance between the need for road improvement and the preservation of the village and parish natural and historic environment.</i></p>		<p><i>The 20mph speed limit for built-up areas recommended by Oxfordshire County Council will be promoted for Great Coxwell, and we will consider its implementation.</i></p> <p><i>We will formulate and progress a conservation / traffic plan for traffic flow in the Holloway between the village and the Highworth Road (B4019), ensuring the appropriate balance between the need for road improvement and the preservation of the village and parish natural and historic environment, and addressing safety issues at the B4019 junction.</i></p> <p><i>Public Transport</i> <i>Improvements should be made to encourage more people to take the bus rather than drive a private car, we will:</i></p> <ul style="list-style-type: none"> <i>Support and aim to improve the Faringdon Community Bus (No. 61) which provides the only public transport link between the village and Faringdon</i> <i>Aim to use developer funding to provide a bus shelter as close as possible to the village as well as on either side of Coxwell Road near the roundabout for the Route S6 (Oxford to Swindon) bus</i> <i>Ensure all existing bus stops are retained</i>
Appendix A	Local facilities	<p><i>OBJECTIVE: Encourage the use of local facilities in Faringdon and liaise on issues that affect us both.</i> <i>Work jointly with Faringdon Town Council to share and improve resources.</i></p> <p><i>Policy TGA2 Encourage Liaison with Faringdon on planning issues</i> <i>Liaise with Faringdon on issues that affect us both. It should be recognized that Great Coxwell is a stakeholder to be consulted in planning applications particularly those close to our boundaries.</i> <i>With developer contributions, seek to provide a cycle friendly environment at the Great Barn, Reading Room and church in line with The National Trust policy to promote access.</i></p>		<p><i>Community Priorities CL: Community Life: Local Services and Facilities</i> <i>We will encourage the use of local facilities in Faringdon and liaise on issues that affect both Faringdon and Great Coxwell, we aim to work jointly with Faringdon Town Council to share and improve resources. Great Coxwell is a stakeholder and will be consulted in planning applications particularly those close to our boundaries.</i></p> <p><i>Maintain and Upgrade Current Amenities</i> <i>We will encourage use of the Great Coxwell Village Park by all sections of the community recognising that active use by all is the main deterrent to misuse of the park.</i></p> <p><i>This includes liaison with the Great Coxwell Parish Council to ensure the Park is developed in line with the aspirations of the wider village community with respect to ownership, equipment and use.</i></p>
	Appendix A	<p>Neighbourhood Design Statement Policies</p> <p>Policy NDS1 (Vistas) Tree and hedge growth throughout the area should be managed to retain and frame vistas and glimpses.</p> <p>Policy NDS3 (Wooded Areas and Trees) The wooded areas should be actively managed in accordance with Oxfordshire County Council's Oxfordshire Landscape and Wildlife Study and form the basis of action by the responsible authorities, volunteer groups and others.</p>	35	<p>Community Priorities EDQ: Environment and Design Quality:</p> <p>Introduction We will ensure the implementation of the Neighbourhood Plan Policies pays due consideration to any impact on the environment. The parish council will work in partnership with the National Trust to conserve and enhance the environment as and when funding opportunities arise. This could include the establishment of 'protected views' and/or covenants with landowners and dealing with relevant planning issues.</p> <p>Sustainable energy use We will promote the use of environmentally friendly vehicles and support and encourage the continuation of the existing low levels of artificial light in the village and parish. We will support sustainable energy schemes e.g. domestic solar and wind turbines and green energy suppliers and discourage vehicle 'idling'.</p> <p>Biodiversity</p>

			<p>We will safeguard landscape features and biodiversity, encourage tree planting, support wildlife sustaining farming practices and encourage sympathetic maintenance of trees, hedges and habitats. Tree and hedge growth throughout the area should be managed to retain and frame vistas and glimpses.</p> <p>The wooded areas should be actively managed in accordance with Oxfordshire County Council's Oxfordshire Landscape and Wildlife Study and form the basis of action by the responsible authorities, volunteer groups and others.</p> <p>Use of contractors We will support reducing the visibility of aerials, satellite dishes and cables, report fly-tipping and organise litter-clearing events and consider policies for delivery vans and forthcoming delivery drones, encourage improvement of unhealthy and unsafe low water pressure in parts of the parish.</p> <p>Education Build on existing ideas of connectedness to the land for new residents and children, educate people on the impact of climate change.</p>
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