

Great Coxwell Neighbourhood Plan 2020 - 2031



**Great Coxwell Parish Council
March 2020**

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Section 1
About Great Coxwell

1 About Great Coxwell

1.1 Character of the parish

- 1.1.1 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 ½ 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 (photographs 23 - 25). 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.
- 1.1.2 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.
- 1.1.3 There is an active church, a Women’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.

1.2 Geography

- 1.2.1 This ancient village probably takes its name from the ‘holy’ well or stream rising to the south of the village of Little Coxwell. Great Coxwell and Little Coxwell might originally have comprised one settlement although they were separate entities by Domesday in the 11th century and are physically separated today by the A420 road.
- 1.2.2 The Great Coxwell village settlement is situated towards the south-east of the parish. The village is rich in historic buildings and vernacular styles (of local materials), with much of it designated as a Conservation Area.
- 1.2.3 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 12th century church of St Giles (photograph 2), 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 (photograph 5), 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 the Parish’s third public building, the Reading Room (photograph 3). Paragraph 175 of the revised National Planning Policy Framework (NPPF), February 2019, provides enhanced protection for irreplaceable habitats.
- 1.2.4 The village lies adjacent to the north slope of the Berkshire Downs, an area renowned for

horse breeding and training. Horses and riders are frequent users of the village street and bridleways. In former times, tracks and small roads led from the village in all directions out into the parish and beyond, and many of these routes still exist as public rights of way.

1.2.5 The main artery for road transport is the A420, linking Oxford and Swindon, which runs along the south-eastern parish boundary, ½ mile from the village (Map 1).

1.3 History

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.

1.3.2 The Cock Well: Great and Little Coxwell are mentioned separately in Domesday and had become divided by Late Saxon times, but in earlier Saxon times must have formed two parts of one manor called after the spring, probably one of the county's many holy wells, still to be seen south of Little Coxwell. The origin of the name is obscure and possibly British.

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.

1.3.4 St Giles Church: The situation of the church of St Giles, on an outcrop of the Corallian ridge overlooking the western Vale and the Downs, suggests an early use of the site; perhaps there was an earlier, timber church here. The present church was built in the late 12th century and is little changed.

1.3.5 Earliest village and East Field: The (nameless) village street, the only village thoroughfare before modern times, narrows and curves around the Corallian outcrop below the church. This is the oldest preserved part of the village, with a village pump on a tiny green in front of one of the houses (please see the Map 4 of Great Coxwell village, showing the boundary of the Conservation Area).

1.3.6 Great Barn and Court House: The Great Barn at the north end of the village is a Grade One listed scheduled monument of national importance. It was built in the 13th century to store the grain belonging to a thriving 13th century estate that once supported Beaulieu Abbey in Hampshire. Many of the villagers would have worked in the grange's fields for the Cistercian monks. The adjacent 16th century (possibly medieval) and later Court House may incorporate remains of the medieval grange. The Barn was loved by William Morris, who brought his guests to wonder at the structure, calling it 'unapproachable in its dignity'.

1.3.7 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 was part of the Radnor estate, is farmed organically, is inalienable and is under the National Trust's conservation management.

1.3.8 The Chapel and Chapel House: 18th century listed Chapel House on the east side of the village street is a reminder of the Nonconformist Chapel that once stood to its north.

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 studios 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.

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.

1.4 Parish Sub Areas (Map 1)

1.4.1 For the purposes of the Plan, the parish has been divided into three Sub Areas (Map 1 and the cover photograph shows the village landscape to the south). This settlement hierarchy defines three main areas of the parish based on an assessment of their characteristics and functional relationships with their surrounding areas.

Sub Area A (Map 2)

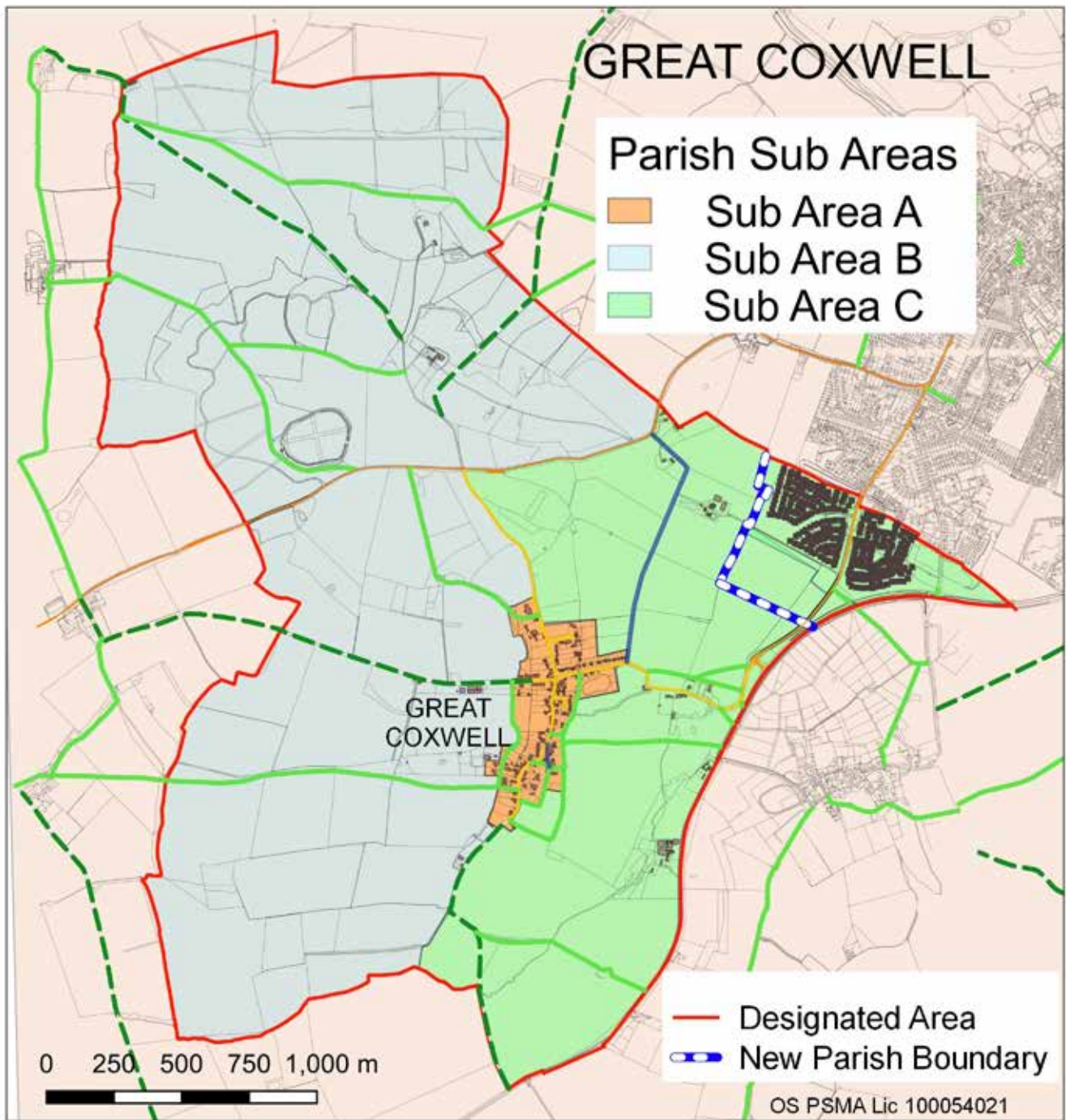
The village settlement contains the great majority of domestic properties (approximately 120) and parish residents (approximately 300). Cherry Orchard and Puddleduck Lane branch east and west from the main village road at the crossroads. The National Trust owns the Great Barn and Court House at the northern end of the village and four other houses (Sub Area A—photograph 4).

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) (Sub Area B—photograph 6).

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).



Map 1

1.5 Settlement pattern

1.5.1 Because of Great Coxwell's long settlement history and the variety of buildings in the village, a more detailed categorisation of Sub Area A follows:

Sub Area A

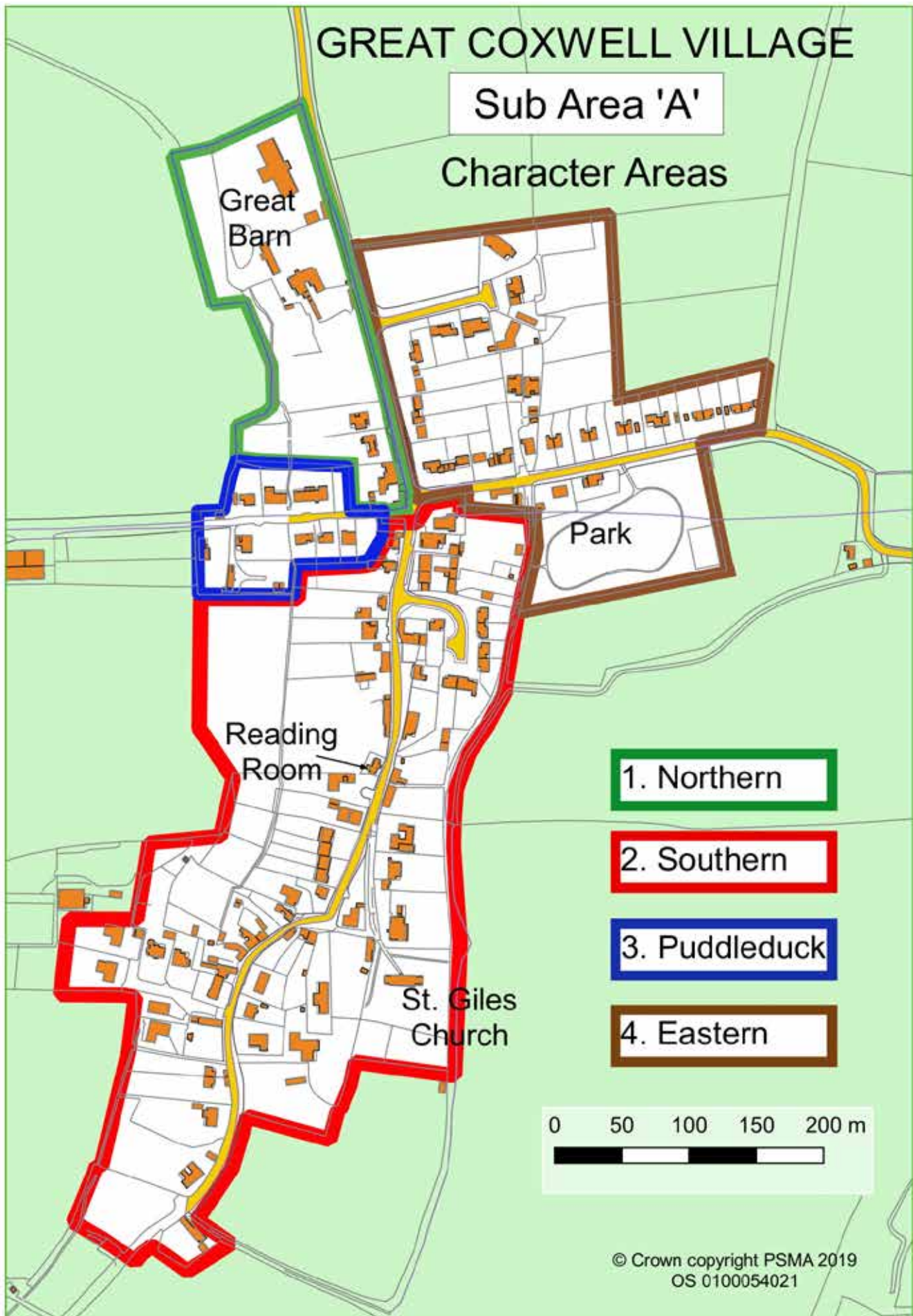
- 1.5.2 Northern Character Area: comprises the north-west sector (Sector 1) of the village north of Puddleduck Lane and west of the main village road, where National Trust owned land meets the historic medieval Great Barn, post-medieval Court House and the associated traditional farm buildings. Apart from Holloway House, its associated outbuildings and two 20th century detached houses, this sector is dominated by the Great Barn complex and it lies entirely within the Conservation Area.
- 1.5.3 Southern Character Area (Sector 2): comprises 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 and 21st 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.
- 1.5.4 Puddleduck Lane Character Area (Sector 3): is lined with 19th and 20th century detached houses. This has a distinctly rural feel, engendered by the single track lane without a footpath.
- 1.5.5 Eastern Character Area (Sector 4): comprises 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. 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.

Sub Area B

- 1.5.6 Buildings in the farming landscape in the west and north-west of the parish: mansion, farmhouses, farm buildings, farm cottages and sheds.

Sub Area C

- 1.5.7 Buildings in the east of the parish, domestic and employment, along the A420, farmland forming the green buffer against coalescence.



Map 2

1.6 Boundaries of the area

1.6.1 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 5) 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.

1.6.2 The parish is bounded by the A420 carriageway and the parish of Little Coxwell on the east, and by the parishes of Greater Faringdon on the north, Buscot, Eaton Hastings and Coleshill on the west, and Longcot on the south.

1.7 Setting

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.

1.7.2 Importantly, a large part of the village of Great Coxwell was designated as a Conservation Area on 3 April 1971 (Map 4).



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Section 2 About The Neighbourhood Plan



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2 About The Neighbourhood Plan

2.1 Introduction

- 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'. The Great Coxwell Neighbourhood Plan covers the period to 2031 in line with the Vale of White Horse District Council Local Plan. Community Priorities that do not relate to the use of land are shown in a different colour.
- 2.1.2 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.
- 2.1.3 The Neighbourhood Plan was adopted in 2014 and updated in 2020. 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.
- 2.1.4 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.
- 2.1.5 The Neighbourhood Plan describes the parish of Great Coxwell as it is today and highlights the qualities which are valued by those who visit and live in the parish.
- 2.1.6 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.
- 2.1.7 This is to ensure that further development and change is not prevented but is based on an understanding of the past and present which have contributed to the qualities of the parish, and that new schemes will add positively to its future.
- 2.1.8 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.
- 2.1.9 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.
- 2.1.10 Statements in plain text are a narrative of the characteristics of the environment to be found in Great Coxwell. When new developments or alterations are considered in this area, plans

should be sympathetic to the existing conditions described.

2.1.11 Sections printed in green relate to policies 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.

2.2 Vision statement

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 (photograph 18 and 27).



2.3 Five principal themes

The following headings adhere to the five principal thematic areas in the Vale of White Horse draft Local Plan 2031.

Built environment

2.3.1 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.

Commercial activity

2.3.2 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 Ranch) and business premises.



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Transport and getting around

- 2.3.3 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.
- 2.3.4 A bus service to Faringdon, stops on Monday to Friday mornings, except Bank Holidays.
- 2.3.5 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.
- 2.3.6 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).
- 2.3.7 There are no dedicated cycle routes.

Community life

- 2.3.8 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 in village halls.

2.3.9 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.

2.3.10 Community facilities and services, such as a library, secondary and infant schools, nursery and playgroups, the medical centre and indoor leisure centre are located in Faringdon.

Environment and design quality (Maps 3, 4)

2.3.11 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), February 2019, refers.

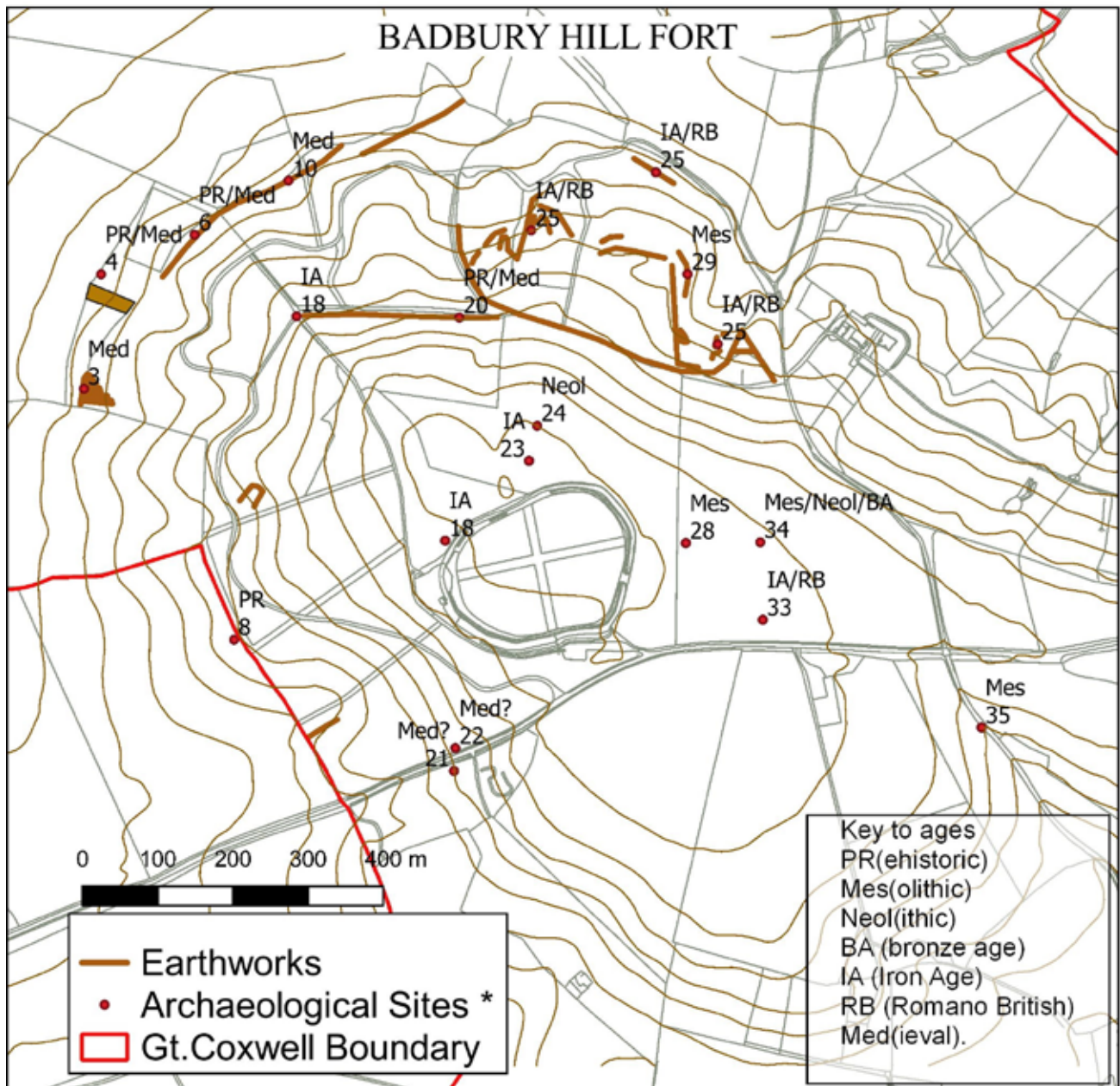
2.3.12 Lying on the gentle southern slope of Badbury Hill alongside the village main street and houses, the village brook and drains cannot handle additional run-off especially at the southern end of the village and in Puddleduck Lane.

2.3.13 The parish's visible history runs from the Iron Age, through Saxon and Medieval to modern times.

2.3.14 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 from the Vale of White Horse District Council. Subject to adoption of an appraisal by VWHDC, 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) (for details please see Map 4 and Appendix 4.2).

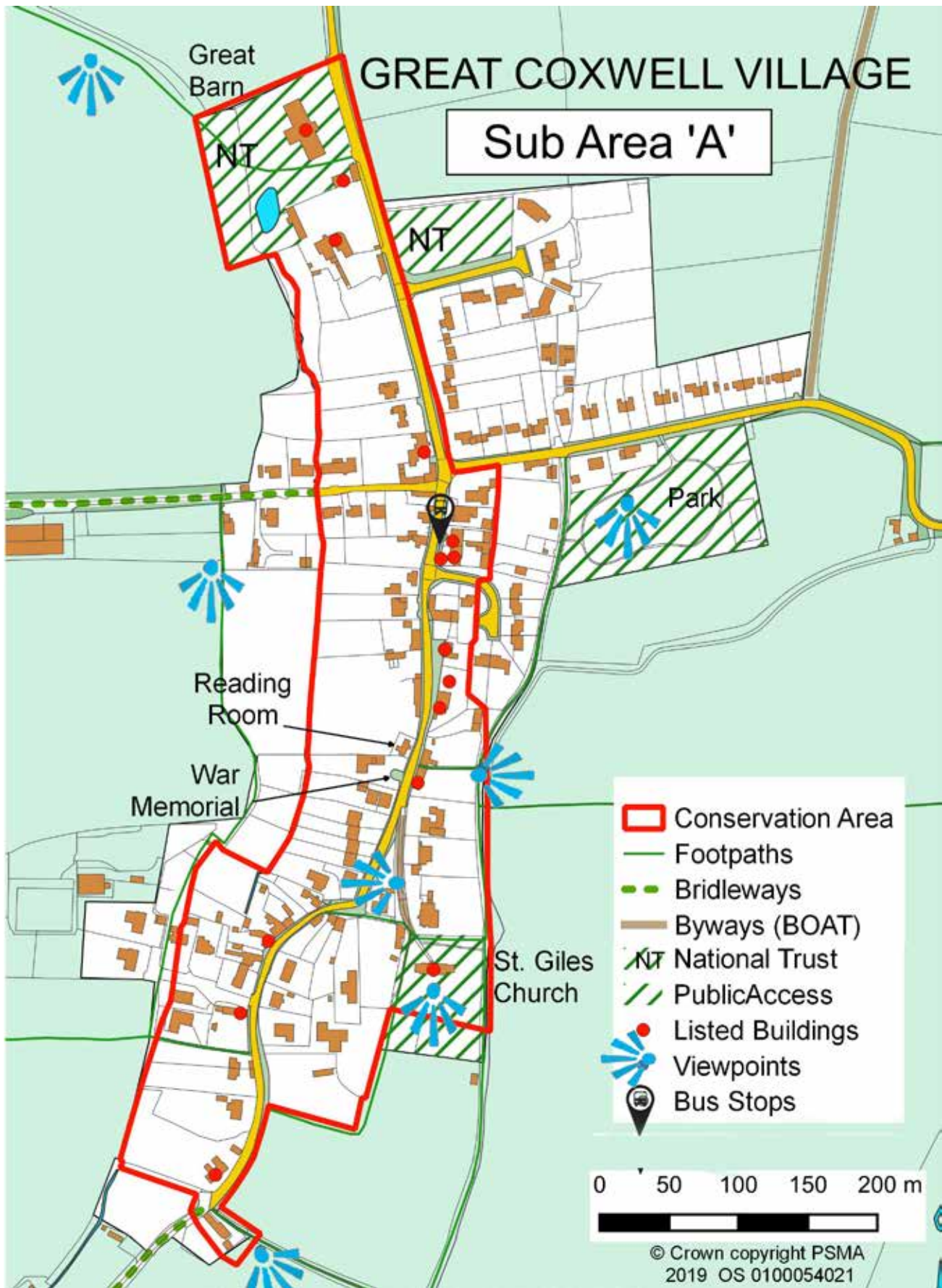
2.3.15 It is intended that the Conservation Area Character Appraisal should identify features and buildings of local interest, i.e. non-designated but of historic importance to the parish. An appraisal document and Boundary Review is the responsibility of the Local Planning Authority. However, in due course it is hoped that the Neighbourhood Plan Steering Group can work with the Local Authority to undertake this 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.

- 2.3.16 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.
- 2.3.17 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.



*Map based on Badbury Hill Mountain Bike Hub: Gazetteer of Archaeological Assets, Oxford Archaeology, 2016, dating of features: Appendix J.

Map 3



Map 4

2.4 Strengths, Weaknesses, Opportunities and Threats (SWOT)

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.

<p>STRENGTHS</p> <p>Rural Location Character of the environment Situation on the 'golden ridge' – attractive and historic. Badbury Hill beauty spot (photograph 17): focal point, leisure destination - not overwhelming domestic places. Horse paddocks and riding locally. Enhanced by National Trust land and organic farms. An area of natural beauty, rural space, wildlife, etc. The Great Barn is of national significance. The village Conservation Area. Graham Wright's book - history of Great Coxwell settlement.</p> <p>Quiet and Safe in which to live and work. Cul-de-sac location.</p> <p>Small and supportive community, the village is small enough to be an integrated community with a good standard of living. Business people work from the village and/or from home. Regular Parish Council meetings attract proportionately large attendances and views are expressed openly. The Reading Room provides a focus for the village. Local groups, e.g. St Giles PCC, WI. Playing fields in the village. Good road communications (A420). Frequent bus service to Swindon and Oxford. Community bus services to/from village. Proximity of a good range of facilities in Faringdon.</p>	<p>WEAKNESSES</p> <p>Need for greater focus on conservation and maintenance. Roadside neglect on the A420. Risk of (flash) flooding in parts of the village and seasonal flooding on the B4019 between the village and Faringdon.</p> <p>Inability of older people to 'downsize' within the village. Insufficient smaller, retirement homes. The right housing mix? No retail establishments in the village. Reading Room is adequate for the village in 2014, but there are structural difficulties and lack of space. Difficult access to the A420 during rush hours. Poor access to the village from the north (Holloway). Distance to main bus stops and the poor state of footpaths is a problem for people with mobility difficulties.</p>
<p>OPPORTUNITIES</p> <p>Make the most of the natural environment: Preserve vistas, flora and fauna, views of the stars at night. Work with the National Trust on eco-friendly proposals. Preserve the character of the Conservation Area. Develop an understanding of the historic environment. Hide electricity cables underground. Improve the housing mix by building small houses for local people. A viable small-scale retail establishment, public house. Encourage local businesses, e.g. the riding stables. Encourage working from home.</p> <p>Better facilities for village activities, bigger, better, improved village hall. Improved parking facilities. Develop facilities for the young and disabled. Enhance the Park to improve access for wheelchair users. Improve public transport for the elderly and infirm.</p> <p>Improve footpaths and bridleways and provide cycle paths, particularly to Faringdon. Make Holloway one-way.</p>	<p>THREATS</p> <p>Climate change may lead to further severe weather events and flooding. Existing low and potential reduction in water pressure to the village. Loss of rural environment.</p> <p>Feelings of being overwhelmed by large-scale development near the village. Coalescence with the nearby urban centre and loss of rural ambience and outdoor opportunities. Loss of social cohesion and community intimacy. If not upgraded in terms of facilities, capacity and comfort, the Reading Room may lose its relevance. Narrow village roads, parking in the roads, traffic density and rat-running.</p> <p>Increased road traffic. Development of road traffic between Oxford and Swindon may threaten the parish further.</p>

2.5 Objectives

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 Plan team in 2014, drawing on this information. Finally, pre-submission Consultation responses have been considered and incorporated where possible.

Built environment

Objective: Consider a limited number of new small homes.

Objective: Support occasional new build, using appropriate materials, when it will respect or improve the village environment.

Objective: Support the redevelopment/re-use/extension of buildings outside the village, which improve their appearance and enhance the environment.

Comments raised by local people included:

- Some smaller-scale homes would encourage young people to live in the parish, and older people to remain here.
- Support the construction of eco-friendly individual homes from time to time within the village, respecting the 'small village' environment in which they will be set.
- Consider the impact of new house extensions on the balance of available house sizes.
- People expressed the wish that redevelopment/re-use/extension of buildings outside the village, especially in Sub Area C, should improve their appearance and enhance the environment.

Commercial activity

Objective: Support economic prosperity.

Objective: Encourage businesses run from parishioners' homes.

Objective: Provide support to the farming community.

Comments raised by local people included:

- Take measures that support home-working.
- Encourage businesses run from homes in the village.
- Support existing businesses, such as Annabelle's Nursery.
- Support the development of suitable and safe, well-planned commercial activity at the Chowle Farm trading estate.
- Encourage agricultural enterprises.

Transport and getting around

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'; therefore, there are no objectives under this heading but Community Priorities have been developed (refer Part 3).



Comments raised by local people included:

- Improve the junction between the village and the A420, with an eye to safety, noise reduction and low-carbon lighting, while ensuring that access arrangements facilitate traffic flow to and from the village, to the B4019 as well as the A420 itself.
- Provide a safe access to Faringdon, Coleshill and Buscot for cyclists and pedestrians, especially schoolchildren.
- Limit the impact of more vehicular traffic to and from new homes between Great Coxwell and Faringdon.
- Maintain and improve footpaths between the village and neighbouring parishes and create a network of cycle paths. Work with local farmers to replace styles with self-closing gates.
- Do not take actions or make decisions that increase traffic flow in the village, especially through the narrower parts of the roadway in Puddleduck Lane and south of the Reading Room.
- Restrain parking in the village streets.
- Designate Holloway as a 'quiet lane' with a speed and weight restriction.

- Support the use of local bus services, ensuring the provision of convenient and sheltered bus stops.

Community life

Objective: Maintain and where necessary upgrade current amenities to ensure that parishioners continue to enjoy a good quality of life.

Objective: Enable older/less mobile people to access village social life.

Comments raised by local people included:

- Consider the possibility of a village shop.
- Maintain and enhance the existing village 'circular' footpaths, in particular surfaces and steps.
- Improve access to facilities and public spaces within the village and parish.
- Upgrade, enhance or replace the facilities at the village Reading Room.

Environment and design quality

Objective: Establish a green buffer between the village and urban developments to the south-west of Faringdon and west of the A420.

Objective: Retain the character of the village and parish and the things we value about it.

Main comments raised by local people included:

- No further street lighting or mobile phone masts in the village are wanted.
- Maintain, expand and enhance the value of the village Conservation Area and the Parish's heritage assets.
- Preserve the village's separate identity by agreeing a green buffer to avoid coalescence with Faringdon
- Carry out hedge laying where necessary, e.g. Holloway.
- Retain the rural and historic character of the village and parish.
- Value the areas of natural beauty, wildlife and the enjoyment of natural light.
- Use local building materials that are in keeping with the existing historic materials.
- Retain local vistas, including views between buildings.
- Analysis and reduction of the village's 'carbon footprint' (as at Coleshill).

2.6 Delivery strategy

- 2.6.1 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 of White Horse District Council to determine planning applications in the parish.



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Section 3
Policies and Community Priorities



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3 Policies and Community Priorities

3.1 Policies

- 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.
- 3.1.2 Great Coxwell has been designated a 'smaller village' in the Vale of White Horse District Local Plan 2031 Settlement Hierarchy, having a 'low level of services and facilities, where any development should be modest in scale and primarily to meet local needs'. '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.
- 3.1.3 According to the Local Plan, at Great Coxwell, 'limited development may be appropriate within the existing built areas'. 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.
- 3.1.4 The Neighbourhood Plan also seeks to promote business and employment sustainability, through adequate infrastructure and services.
- 3.1.5 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.

Built environment (BE)

Objective: Consider a limited number of small new homes.

- 3.1.6 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.
- 3.1.7 The 2011 Census shows that in Great Coxwell (along with Eaton Hastings,) over 60% of the dwellings are 3 and 4 bed and only 15% 1 and 2 bed. Early consultation with the community supported the view that more smaller units were required in the village in preference to more family housing. In the case of the policy, 'smaller units' refers to one and two bed units.

Policy BE1: Consider a Limited Number of Small New Homes

The development of a limited number of homes, commensurate with the size and scale of the village, will be supported in Sub Area A where it conserves and enhances the character of the village, its historic assets and their settings, including the affect on traffic flows. Proposals in Sub Area A should make provision for one or two bed homes to meet the needs of first time buyers and those wishing to down-size.

Design and construction should be in accordance with the Neighbourhood Design Statement policies and appropriate to the Conservation Area.

Objective: Support occasional new build, using appropriate materials, when it will respect or improve the village environment

Policy BE2: Support Occasional New Build

Development in Sub Area A must conserve and enhance the character and appearance of the Conservation Area and the rural character of the village. Applicants should where possible meet the requirements set out in the Neighbourhood Design Statement and the advice in the Great Coxwell Conservation Area Character Appraisal to ensure that development is appropriate.

Objective: Support the redevelopment/re-use/extension of buildings outside the village, improve their appearance and enhance the environment

3.1.8 Redevelopment and re-use of buildings and building extensions outside the village.

Policy BE3: Support Appropriate Redevelopment and Re-Use of Buildings Outside the Village

Outside the village, redevelopment of brown-field sites and derelict buildings will be supported under the following conditions. Poor design should be replaced with high quality design and high standards of amenities enabling improvements to the natural and historic environment. All designs should enhance the character of the Great Coxwell Sub Areas. Conversion of existing buildings to residential use will be supported if no business opportunity is presented within a period of six months.

Commercial activity (CA)

Objective: Support economic prosperity

3.1.9 Sub Areas A and B contain visitor attractions of local interest such as the Great Barn and Badbury Hill. Public Rights of Way in these Sub Areas are also an important part of the local recreation and tourism network.

3.1.10 Policy CA1 seeks to provide for some small scale development that would support existing local tourism and recreation, where it would meet with certain criteria.

3.1.11 To further strengthen the local tourist and recreational offer in the parish, the Parish Council will foster links with the National Trust, English Heritage and other organizations in the local area to increase the awareness of sites and activities of interest.

Policy CA1: Support Economic Prosperity

The development of local recreation and tourism facilities in association with existing tourist sites will be supported where the range, scale and nature of provision is limited to that commensurate with established visitor numbers, where it does not detract from the rural character of the area and historic assets and their setting; and where it does not significantly increase traffic through the village.

Development over Public Rights of Way (Map 7) will only be permitted where alternative provision can be made that is equally or more attractive, safe and convenient to Rights of Way users.

Businesses in Sub Area C and agricultural enterprises in Sub Areas B and C are important to the economic prosperity of the parish. In principle, development that is required to support these businesses will be supported provided it is appropriate in scale; it does not detract from the rural nature of the sub area; it does not adversely affect any historic assets and their setting;

and it would not increase traffic through the village. Proposals for new buildings should demonstrate exhaustive consideration of re-use, conversion or adaptation of suitable existing buildings.

Objective: Encourage businesses run from parishioners' homes.

3.1.12 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.

Policy CA2: To Encourage Local Businesses

Proposals for the development or extension of village and other small shops designed to meet the day-to-day needs of the local population will be permitted provided they do not adversely affect residential or visual amenity or give rise to highway problems.

Small-scale businesses run from homes, where they do not create nuisance and they do not significantly increase vehicular traffic through the village will be supported.

Community Priorities CA2: To encourage Local Businesses

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:

- 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

Objective: Provide support to the farming community.

3.1.13 Encourage the preservation of our ancient rural landscape by supporting successful local farming enterprises.



Policy CA3: Support the Farming Community

The development and diversification of agricultural and other rural land-based businesses in the Parish will be supported.

The re-use of uneconomic/former farm buildings for appropriate rural business activities will be supported in principle.

Transport and getting around (TGA)

The Policies under this heading are non-planning related, i.e. in relation to the development and use of land.

Community Priorities TGA: Transport and Getting Around:

Footpaths, Cycle Paths and Bridleways

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.

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.

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.

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.

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.

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.

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.

Public Transport

Improvements should be made to encourage more people to take the bus rather than drive a private car, we will:

- Support and aim to improve the Faringdon Community Bus (No. 61) which provides the only public transport link between the village and Faringdon
- 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
- Ensure all existing bus stops are retained

Community life (CL)

Objective: Maintain and where necessary upgrade current amenities to ensure that villagers continue to enjoy a good quality of life.

- 3.1.14 Take steps to ensure the sustainability of the parish and village social activities and amenities, centrally and across the wider parish, by upgrading or renewing existing facilities.

Policy CL1: Maintain/Upgrade Current Amenities

Reading Room:

The Reading Room is in need of structural repairs to keep it fit for purpose. Applications to extend the building will be permitted where they are proportionate to the current building and do not detract from the character and appearance of the existing building in scale, mass, height, detailing, materials or its relationship to adjoining buildings. Development must conserve and enhance the character and appearance of the Conservation Area.

Recreation space:

Proposals that result in loss of part or all of the village Park or the allotments will only be supported if they will result in improved provision in terms of quantity and quality in a suitable

location.

Quality for pedestrians, cyclists and horse riders:

If new residential streets are required, they must be designed with an equal emphasis on all modes of transport, i.e. pedestrians and cyclists as well as vehicles.

Support proposals to introduce a safe and appropriate pedestrian and cycle path to the north-east of the village, to better connect the village to the services and facilities in Faringdon, accessible in accordance with Oxfordshire County Council's Rights of Way Management Plan.

Community Priorities CL: Community Life:

Local Services and Facilities

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.

Maintain and Upgrade Current Amenities

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.

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.

Objective: Enable older/ less mobile people to access village social life

- 3.1.15 Bear in mind particularly the needs of the elderly, infirm and young families when developing parish buildings and facilities.

Policy CL2: Improve Accessibility in the Village

Proposals to extend or sub-divide existing dwellings to provide additional accommodation for an elderly or infirm dependant will be supported. Such accommodation should be ancillary to the main dwelling and should not be tantamount to a separate dwelling.

Environment and design quality (EDQ) (Map 5)

Objective: Establish a green buffer between the village and the urban developments to the south-west of Faringdon and west of the A420.

- 3.1.16 The Neighbourhood Plan affords a timely opportunity to define and agree the boundaries of the village (see Conservation Area Character Appraisal), the parish boundaries and establishment of a recognized green buffer to preserve the village's separate identity and prevent coalescence with the nearby market town/local service centre, and further roadside development along the A420.

Policy EDQ1: Establish a green buffer to protect the village from coalescence

A green buffer (Map 5), is designated between Great Coxwell and Faringdon and the A420. The hatched area represents land proposed by developers and/or recommended by the Vale Local Plan Update for large-scale development. In the event of some or all of this land being

allocated in the adopted Local Plan and/or planning consent being granted for development on the land, the Green Buffer will be redrawn in accordance with the compliance statement in our Neighbourhood Plan.

The purpose of the green buffer is to prevent Faringdon and Great Coxwell from merging and to maintain the rural setting of Great Coxwell. Development that will detract from the purpose of the green buffer will not be permitted. It is because of the allocation of part of Steeds Farm in the Local Plan 2031 that the green buffer has become so important.

Where developments encroach on the green buffer, developers should provide on the edge of their development a green interface with the surrounding countryside. The interface should follow the length of the boundary between any development and the green buffer, should be of varying widths but a minimum of 20 metres wide and should provide vegetation planting, such as native hedgerow trees, small copses and community orchard areas. This should not create an unnatural 'wall' of vegetation, but provide a visible and accessible interface to pro-actively inform and improve the landscape character, structure and connectivity between Great Coxwell and Faringdon, while delineating the identity of the two. The green interface may incorporate footpaths and cycle paths running between Faringdon and Great Coxwell. Natural materials and light and a natural 'feel' appropriate to the rural environment should be emphasised.

Objective: Retain the character of the village and parish, and the things we value about it.

Policy EDQ2: Maintain and Co-ordinate the Green Infrastructure

To retain the rural character of the village (photographs 19, 21 & 22) public access areas (identified in Maps 4 and 7) will be protected and retained.

A private outdoor garden amenity space, or a shared amenity area must be provided for all new dwellings and retained when houses are extended.

Policy EDQ3: Reinforce the Character and Quality of the Village and Parish

Where there are reasonable grounds for believing that important archaeological remains may be disturbed or otherwise adversely affected by a development proposal the applicant will be required to carry out a predetermination archaeological field evaluation of the site to determine a suitable level of mitigation.

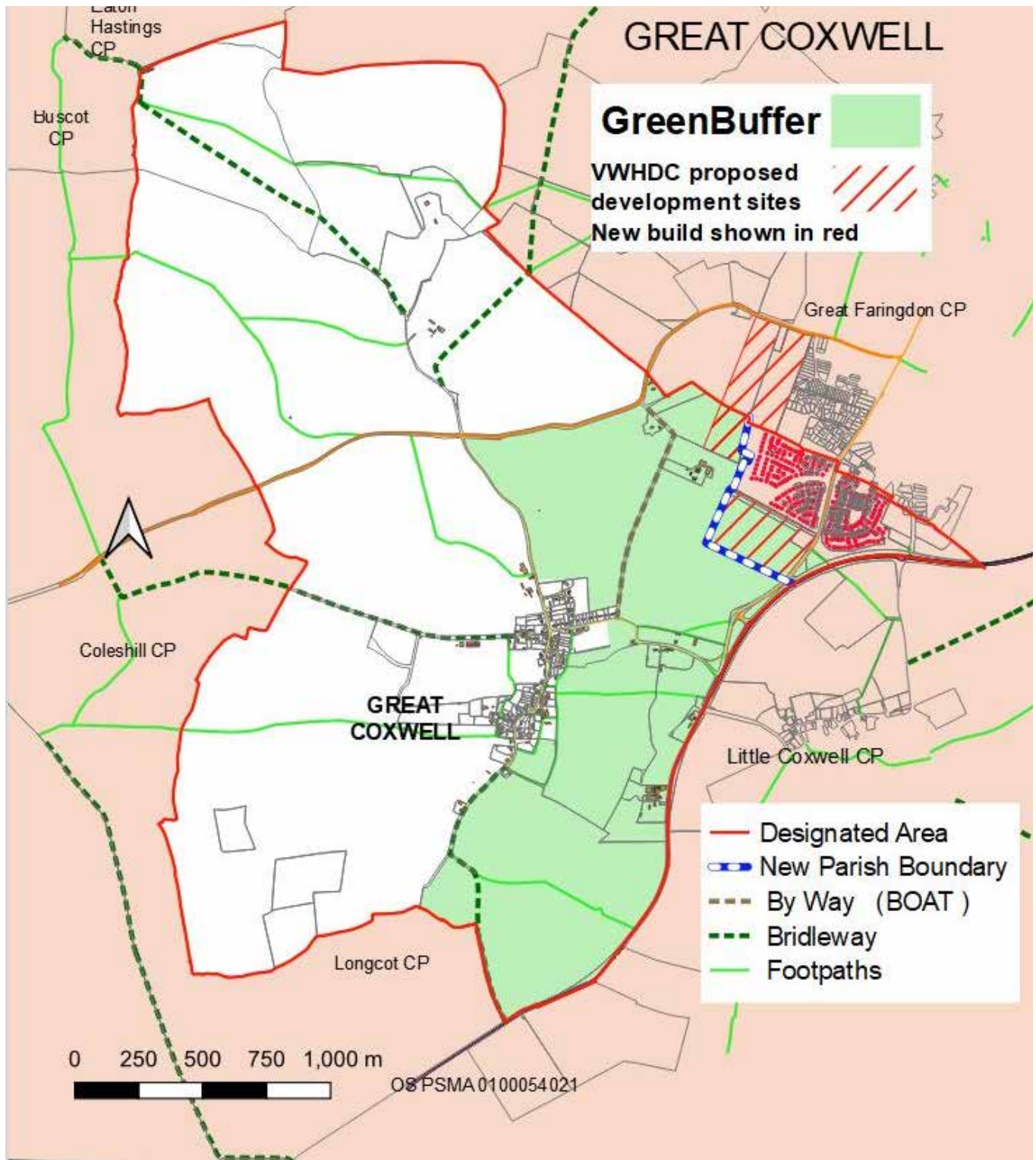
Where a Design and Access Statement is required, developers must ensure it demonstrates how their proposal reinforces Great Coxwell's character, as described in the Neighbourhood Design policies and Conservation Area Character Appraisal.

Changes to the built environment leading to the creation of formal public parking spaces would not be supported.

Permissions should recognise the unlit environment of the village, where there is currently little light pollution, where street lighting is not required.

There are further Community Policies under this heading.

Objective: Support policies and decisions that are environmentally friendly.



NB the hatched area represents land proposed by developers and/or recommended by the Vale Local Plan Update for large-scale development. In the event of some or all of this land being allocated in the adopted Local Plan and/or planning consent being granted for development on the land, the Green Buffer will be redrawn in accordance with the compliance statement in our Neighbourhood Plan.

Map 5

3.1.17 As far as possible we aim to preserve and enhance the natural environment around us.

Policy EDQ4 Achieve our objectives in as 'environmentally friendly' a way as possible

Development proposals should seek to build greater resilience to the potential effects of climate change, e.g. flooding. Ensure any new constructions do not increase the risk of flooding elsewhere in the village.

Ensure that any new homes constructed are of a design quality consistent with the natural, historical and landscape assets of the village and parish.

Community Priorities EDQ: Environment and Design Quality:

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.

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'.

Biodiversity

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.

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.

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.

Education

Build on existing ideas of connectedness to the land for new residents and children, educate people on the impact of climate change.

3.2 Policies relating to design

Originally, the policies relating to building design were in a separate document but have been incorporated.

Vistas

3.2.1 There are spectacular views (Map 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 especially to the north, east and south;
- of the ancient setting of village and church on its promontory from the southwest, where the A420 curves round the parish to the southeast, from above the Great Barn toward the Downs;
- of the Downs and White Horse from the churchyard looking across the east fields; down the winding village street, with houses huddled around the old green and the village pump;
- from Glebe House by the church;
- from the footpaths west of the village, with the village stream running through all the back gardens seen from the fields;
- from the Park south across the medieval village's East Field (Siberia) towards the Downs;
- and from the field to the southwest of the village towards the Downs.

3.2.2 These views can be enjoyed from footpaths surrounding the village and leaving it to the north, west, south and east, as well as from its green spaces (the churchyard, the Park, and the fields to the east, west and north of the Barn).

3.2.3 Glimpses of these views can also be enjoyed from the village streets and lanes looking between the houses, and from many gardens.

Policy NDS1 (NDS - Neighbourhood Design Statement)

Any development should have rooflines that do not impact adversely on the important vistas and glimpses (Map 4).

These must be protected, particularly: panoramic or extensive views; glimpses between buildings and views towards and from the Great Barn.

Green spaces (Map 6)

3.2.4 The parish is pre-eminently an area of green spaces. These are of two types: open grassed areas, and arable fields and pasture.

3.2.5 Open grassed areas are mainly in and around the village and in the eastern sector of the parish within easy walking distance of the village, and include:

- The Park, running along most of the south side of Cherry Orchard. This is a year-round outdoor resource, a field bordered by mature hedgerows with a children's play area and ball courts used by older children and teenagers, easily accessed by villagers on foot either from Cherry Orchard on the north or from Dark Lane, parallel to the main village street, on the west. It is popular with 'Faringdonians', as well as being used by families with children

from the farms outside the village, at least one family making the journey by bicycle. The Park and its amenities are maintained by the community, the paths kept accessible for use by everyone. The Park is the only public outdoor open space in the village large enough for people to wander, play games or hold outdoor events in a natural environment.

- 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.
- 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.
- 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.
- Land to the south of the village bordering the east bank of the stream. This series of small meadows, borders the pedestrian route and bridleway running south from the end of the village street, and is a haven for birds and wildlife.
- The parish allotments on the east side of the village street near the southern end of the village are managed by the parish council as small plots sub-let to local people.

3.2.6 Arable fields and pasture accessible by footpaths/bridleways surround the village and characterise the parish, making possible countryside walks in every direction. Notable are:

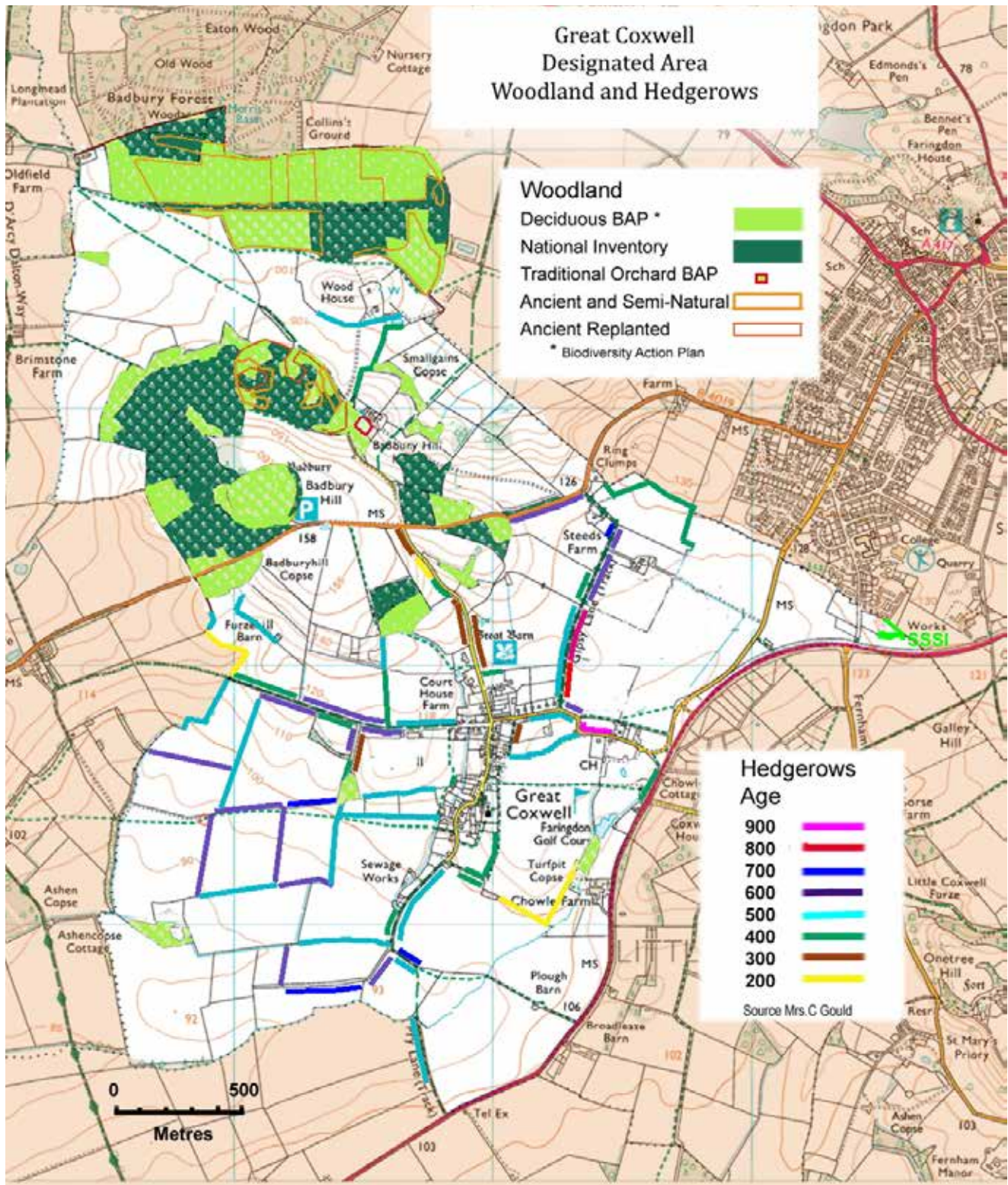
- 'Siberia', the large former East Field lying between the village and the former Golf Course. This is farmed organically by the National Trust and is one of the best-loved local resorts for walking and dog walking, or just enjoying the poppies and the view of the Downs and White Horse.
- Pasture on the east side of the village street at the southern end of the village opposite Mory's and Horslees. A public right of way along the north side leads round behind the church and forms part of a complete circuit of the village; there is a wonderful view of the Uffington White Horse from this field.
- The L-shaped field on which horses are pastured, surrounding the Park to the south and east, with borders of mature hedges and trees. This field is an important natural link between 'Siberia' and the Park, both of which would be degraded were it to be built on.
- Steeds Farm: for many generations this farm north and north-east of the village has formed a green buffer between the village and developing Faringdon, and several public rights of way between Great Coxwell and Faringdon cross it. The farm comprises a number of fields, of which the most significant open areas from the parish's viewpoint are the field directly opposite the Great Barn, the retention of which as a natural open space is essential

to the appropriate setting of the Barn, a medieval monument of national importance; the fields bounded by the former field on the north, Cherry Orchard on the south and Gypsy Lane on the east, without which open spaces the rural setting of the northeast sector of the village would be lost; and the field bounded by Oakfield to the south and Gypsy Lane to the west, plus the field adjacent to it to the east, 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.

- All the farmland owned and managed by the National Trust, to the west of the village and comprising the whole western side of the parish. Much of this land is organically farmed and includes public amenities such as footpaths, bridleways and walks.

Policy NDS2

Open grassed areas presently enjoyed for recreation and for people to meet together should be retained and the rural character of their borders and settings retained and strengthened.



Map 6

Wooded areas, trees and churchyard

- 3.2.7 Wooded areas are an essential part of the neighbourhood, embedded historically in its rural economy and in its present-day farm management, enhancing the visual appeal of the parish, and providing visual privacy, a natural weather break and alleviating flooding and run-off. The extensive tree cover visible from all the vantage points depicted is recognised as contributing strongly to the ecology and landscape value of the parish.
- 3.2.8 Those wooded areas enjoyed throughout the year by significant numbers of people from the parish and beyond include:
- 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 18th 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.
 - 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.
- 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 (Map 6) (Coxwell Wood, Oak Wood, Rowleaze Wood).
 - Numerous other smaller copses and mature hedgerows as well as named smaller woodlands to the east (e.g. Smallgains Copse) and to the west (Fern Copse).
- These small areas are an integral part of the farmscape in the west of the parish and are enjoyed on all three of the walking routes between Great Coxwell and Coleshill.
- 3.2.10 Wooded areas that can be enjoyed in or near the village include:
- Woods east of Hollow Way and south of the B4019. The rural character of the route across the parish from Faringdon and of the 'back' entry to Great Coxwell village would be degraded/lost were these woods to be lost to development.
 - Wooded area opposite Court House. Because of its proximity to the Great Barn, this small field was purchased by the National Trust in 1991. It has been planted with native species and is accessible to pedestrians.
 - 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.
- 3.2.11 The churchyard surrounding St Giles church forms an important open space for wildlife. The original (closed) churchyard is bounded by Corallian limestone walls on four sides, and the new

churchyard extension to the south by hedgerows on three sides. The ecological survey of the eastern portion of the new churchyard (updating a management plan written in 2000) should guide the future management of this and other public green spaces in the Parish.

Policy NDS3

Planning permission should be refused for development resulting in loss or deterioration of the wooded areas throughout the parish unless the need for, and benefits of, the development in the location clearly outweigh the loss. This is to ensure continuity in the appearance and use of the historic landscape, to provide shelter for farm animals and horses, to afford a wind break and prevent flooding and run-off, to provide framed vistas, enhance the appearance of the neighbourhood and support ecological diversity.

Where new development is proposed, landscape schemes should include appropriate native tree and shrub species. Very fast-growing non-native species (e.g. Leylandii) should not be grown on small sites or in the proximity of a property boundary as they will quickly block out neighbours' light and outlook and spoil vistas. Substantial redevelopment of private property should, where feasible, be required to retain existing planting, or where not possible, to provide substitute planting equivalent in tree number and area covered.

Linear spaces: footpaths, edges and verges (Map 7)

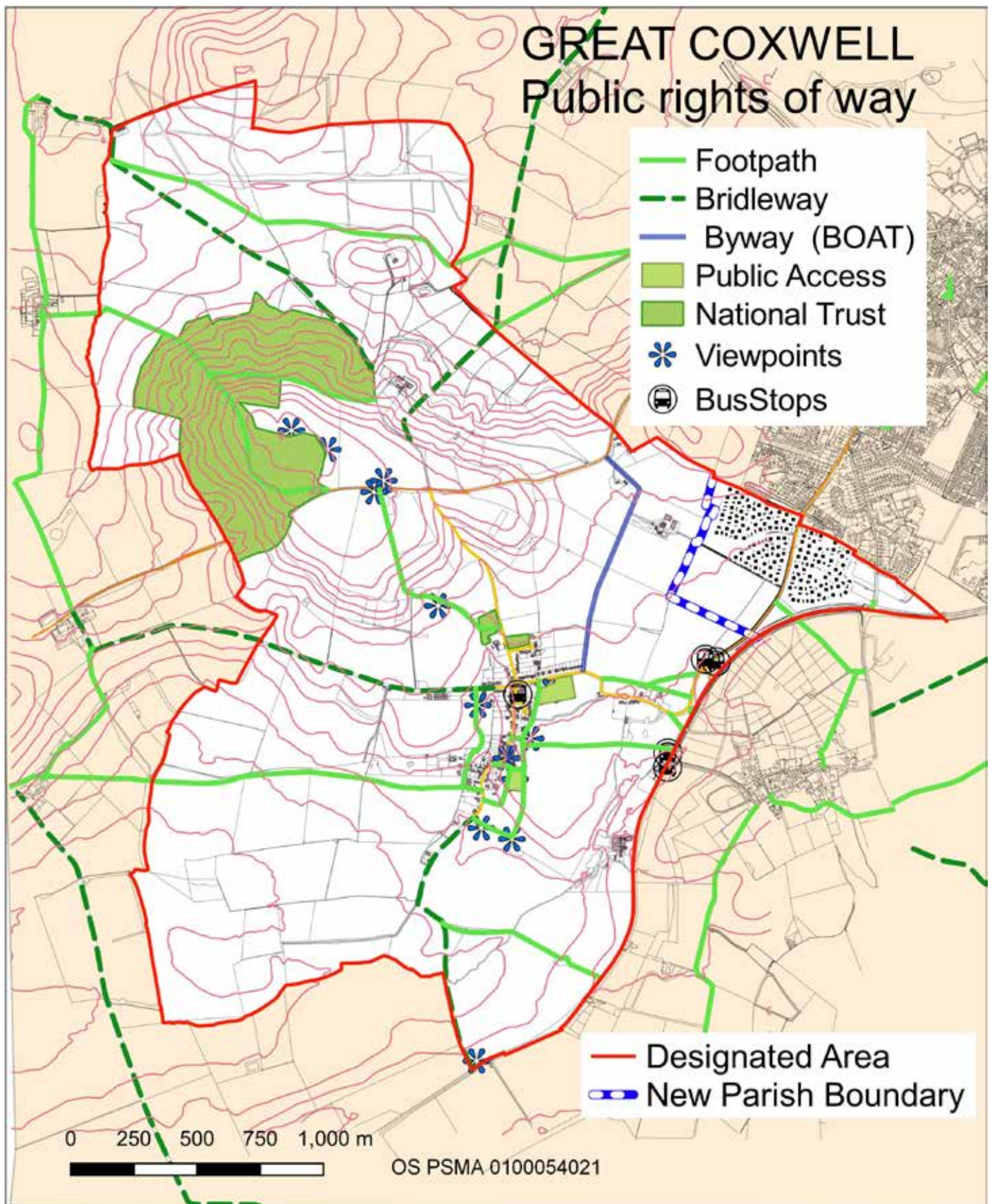
- 3.2.12 The streets in the village are characterised by soft banks and verges, for which the parish council has taken over responsibility for maintenance. A low narrow footpath running along the west side of the village street from the crossroads southwards to Morys has almost as informal a look and 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.
- 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 starting on page 20 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.

- 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 (Map 7) and lead outwards into the parish in all directions forming a network of parish pedestrian routes.
- 3.2.15 The main footpaths in use around and from the village are:
- 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.

- Path from the pond behind the Great Barn up to the B4019, skirting first a field (on the spring-line, where the village stream probably arises feeding the pond), then up past a copse (possibly the site of medieval quarrying for the Great Barn, as suggested by landscape archaeologist James Bond), and out through fields to the road opposite Badbury Clump.
- Path (Gypsy Lane – a byway) from the east end of Cherry Orchard north towards Faringdon via the Highworth Road (B4019).
- 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.
- 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.
- Path (a bridleway) to the south from the southern end of the main village street out to the A420 towards Longcot, also branching to the east as a footpath only, past the Plough Barn to Broadleaze Barn on the A420.
- Path to Coleshill via Ashen Copse Farm leading directly west across the village stream by Pear Tree Farmhouse.
- Path (a bridleway) leading west from the end of Puddleduck Lane to Coleshill via Colleymore Farm (formerly the main route to Highworth from Faringdon via Great Coxwell).
- 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.
- 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.
- Path branching right off this path along the edge of Coxwell Wood to Badbury Hill House.
- Bridleway running northwest from Badbury Hill House to Oldfield Farm and Rowleaze Cottages in the northwest corner of the parish, beyond which it joins D'Arcy Dalton Way.
- Bridleway from Badbury Hill House, south side running north east to Step Farm on the A417.



Map 7

- 3.2.16 A study of 1982 identified over thirty ancient hedges in the parish, the ages of which were estimated to be between 200 and 900 years old on the basis of species present (Map 6). A recent re-walk again noted these hedgerows.

Policy NDS4

Development proposals will be supported where they are in accord with the following principles:

Soft green verges are part of the rural village's special character and should be retained. They should not be formalised or significantly interrupted other than by appropriate and sympathetic surfacing.

Material used for road verges should be grass or gravel with existing footpaths kept to the present height and width.

Street lighting should be avoided to continue to enjoy moonlight and starlight. Street furniture should be kept to a minimum. Where street furniture is being replaced or introduced, traditional designs should be used to maintain the character and appearance of the Conservation Area.

The stone and stone and brick boundaries should, where possible, be maintained in their present form with the same materials, appearance and traditional construction.

New boundaries should be constructed preferably with stone, stone and brick or hedging. Where stone and brick are used, the local traditional appearance is encouraged. Fences generally should not be used as boundary treatment facing public spaces.

Roads and traffic

- 3.2.17 No main roads have ever come into the village. The village crossroads from the mid 18th century 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.
- 3.2.18 With the 19th century growth of Swindon the route between Oxford and Swindon skirting the parish to the southeast gained significance and became a trunk road. There is a disused portion of old road connecting the village to the road via the winding lane at the east end of Cherry Orchard.
- 3.2.19 When the Faringdon by-pass was constructed in the 1970s a roundabout linking the village to the A420 was built slightly to the north of the previous junction re-using a portion of the bypassed Coxwell to Faringdon Road. The roundabout lies at a significantly lower level than the former trunk road and access from the village out onto the road is difficult and dangerous.
- 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.
- 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.

- 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.

Policy NDS5

Proposals will be supported that improve access, with shared access where possible, to roadside businesses and domestic premises on the A420.

Development should ensure that it does not endanger the safety of local vehicles, pedestrians, horse-riders and cyclists, as well as threatening the degradation of a hollow way.

Positioning, plots

- 3.2.23 Houses are set back from the road with gaps between the buildings allowing vistas and glimpses throughout the village, or when set close to the road (village Sub Area A, sector 2), with gaps on one or more sides and/or down drives.
- 3.2.24 Houses are usually set at street/road level, or at the level established by a drive of several cars' length; houses close to the street are not set on a bank or the crest of a hill, or in a depression (an exception is the terrace south of the Old School).
- 3.2.25 Views inwards, across, and up and down the village streets, benefit from the positioning of houses in conformity with the character of the sector, from the presence of trees and significant shrubs in front gardens where these exist allowing the streetscape to reflect the rural location, and from the use of local materials and/or a careful selection of building materials including natural materials, in a defined style and controlled palette.
- 3.2.26 The south-east view of the parish from the long stretch of the A420 gives an attractive and accurate impression of the rolling, green rural parish, and this picture is not at present spoiled by premises in Sub Area C, where buildings are set back in plots and do not break the tree line. A possible exception is the poorly designed and maintained business premises at Chowle Farm.
- 3.2.27 The relatively small scale of individual buildings and their components (larger properties can consist of several smaller units of different periods) creates a sense of charm, space and privacy despite the very small size of the village. Nothing overwhelms or overlooks.
- 3.2.28 The gaps that remain between some of the houses allow significant glimpses and vistas.

Policy NDS6

Houses should be set at street level or at the level established by a drive of several cars' length, with gaps of sufficient size between new buildings or building works to retain these important vistas and glimpses (Maps 4 and 7).

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.

Drives, garages and parking plot size

- 3.2.29 Most driveways and garages are positioned to the side of houses, with screening of parking areas, where they exist, being predominantly hedges and walls, not closed fencing. Driveway material is mainly paving or gravel.
- 3.2.30 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.

Policy NDS7

Parking on-site should conform to the Highway Authority standard of parking provision for new houses proposed and should be beside houses, where possible, rather than intruding into the open frontage.

Planning permission may not be supported for new houses not providing on-site parking provision in accordance with the Highway Authority standard, or extensions decreasing existing provision (especially In village sector 2).

Parking areas should be surfaced using porous materials; tarmac and concrete are inappropriate. The use of hedges and walls as screening materials is preferred.

Garages and outbuildings should complement existing buildings.

Uncharacteristic, where flat roofed garages should be avoided.

Plot Size

- 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.
- 3.2.32 Approximate building footprint to plot size ratios varies from 10% to 30% with two-thirds having ratios of 20% or below. This low ratio in almost all areas contributes to the sense of the countryside, that is characteristic of the whole area, as well as allowing tree cover to establish. Plot ratio is a more reliable indicator than density in relation to the character of the area.

Policy NDS8

The building to plot ratio should be considered in each sector's relation to the neighbouring properties, and any scheme which results in a significantly different ratio is likely to be unacceptable. For roadside building plots in Sub Area C, the ratio of building to plot, and the positioning of buildings, should be carefully considered, because of the high visibility.

Bulk of buildings

- 3.2.33 Two storey buildings form the great majority in the neighbourhood. An important feature of village Sub Area A, sector 2 is the lowness of storeys. Ground levels are at natural ground level or occasionally dropped down into the hillside. The pattern of buildings and the size of roofs are important factors in the overall perception of bulk. The lack of bulk is of key importance in maintaining the character and appearance of the area.

Policy NDS9

New development should be no higher than two storeys with roof space behind dormers.

Designing accommodation above the second storey will only be acceptable if it is visually compatible with the scale of buildings in the surrounding area. Storeys are low in village sector 2 so the overall height of new buildings and extensions must be commensurate with existing buildings, irrespective of the number of storeys.

New buildings on steep gradients should be set sympathetically into the slope and present no more than a natural two-storey facade when viewed from below.

In new developments, uniformity of design should not create long unbroken lines.

The development of a number of smaller separate units is preferred to a large single building. In Sub Area C, roadside buildings should be set back from the road and no elements should be greater than two storeys or break the tree-line.

Developments of several houses should be arranged in small groups rather than large blocks, which are inappropriate for all sectors.

Roofs

3.2.34 Roofs are a very significant feature of the area because of the frequent use of local materials and traditional building techniques blending with the Corallian limestone and clay nature of the surrounding countryside.

3.2.35 The predominant characteristics of the roofs are as follows (by village sectors):

Sector 1: Mostly stone tiles for the historic buildings, with concrete tiles for the 20th century buildings. Pitched to steeply pitched roofs.

Sector 2: Thatch, stone tiles, slate, clay tiles, concrete tiles. Pitched to steeply pitched.

Sector 3: Concrete tiles, slate.

Sector 4: Clay tiles, concrete tiles, cedar shingle.

- Sub Area B: concrete tiles.
- Sub Area C: concrete tiles, clay tiles.

3.2.36 The local building style is distinctive in its simplicity, with a simple undecorated treatment of roof edges, gables and ridges.

Policy NDS10

Roofs should be pitched and covered with materials appropriate to the sector, by preference natural slate, clay tiles, stone tiles or thatch.

The use of additional gables, hipped roofs, decorative chimneys and other decorative features is not consistent with existing local features and should be discouraged, as should be towers, 'atria' and other mock features.

Walls

3.2.37 Walling is in natural materials, often locally sourced. There are decorative coursing, random, un-coursed rubble; local Corallian limestone in a variety of widths and colours; ashlar limestone dressings and coursed stone appearing on later dwellings (Bradstone, Stonetex). Colour-washed lime render often covers stone beneath. Berkshire orange brick usually appears

on smaller Victorian dwellings or on Georgian properties. Decorative brickwork is often blue or buff for chimneys, quoins, doors and window detailing. Timber framing lies behind render or brick infill panels. Weatherboard is restricted to conversions from agricultural or cottage industry uses. Concrete block (and Rockface concrete block) occurs in later build.

3.2.38 Walling (by village area/ sector):

- Sub Area A:

Sector 1: Stone, brick, Bradstone.

Sector 2: Stone with brick quoins, Bath stone, Bradstone, rubblestone, brick (rat-trap bond), rendered.

Sector 3: Bradstone, brick, rendered stone.

Sector 4: Concrete block, Rockface concrete block.

- Sub Area B: Brick, rubble with brick quoins.
- Sub Area C: Brick or stone (check) rendered and painted.

Policy NDS11

Extreme brick colouration, the use of coloured mortars and highly coloured rendering are unsuitable and are discouraged.

Corallian limestone rubble should be used wherever possible.

Large areas of unrelieved brickwork should be avoided.

Materials such as the dominant brick, stone and tile should be used in village sector 2 and in new buildings, particularly where the development is located near or faces out across the key view-points described in this Design Statement.

Where stone and brick is used, traditional construction or appearance is encouraged.

Windows

3.2.39 Windows in the great majority of houses are proportional in size and number, and harmonious in style and shape with the structure. Thus, most windows are not excessively tall, wide or numerous, and most are sufficient in size and number to give good light but providing privacy. Frame materials include wood (primarily) and PVC-covered metal. Colours are white to off-white to pale greenish grey or buff to brown. Forms include vertical sash, casement, picture, Velux, Georgian and leaded lights. Replacement windows are predominantly kept to the form of the original.

Policy NDS12

Replacement windows should retain the form and materials of the original windows, and windows in extensions should mirror those in the original build. Proportions, style, materials and colour scheme of new buildings and developments should be similar/sympathetic. Large expanses of windows could be visually intrusive in this setting and should be avoided unless used for buildings with exceptional design quality and appropriate tree cover.

Gardens and landscaping

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.

Policy NDS13

There should be sufficient green space retained around buildings to facilitate tree cover, including in Sub Area C. Green landscaping should be retained/provided at the front of plots, between buildings and near the roadside. Replacement trees and shrubs should be native species, compatible with the limestone.

Drainage

3.2.41 The geography of the area produces particular problems for drainage. Excessive water run-off on the main village street and in Puddleduck Lane causes flooding, and storm debris carried down the village stream could cause blockages where the stream goes underground, and consequent flooding.

Policy NDS14

Systems to reduce water run-off need to be incorporated into new developments. Soft and green landscaping is preferable to hard landscaping (hard surfacing in excess of access and parking requirements) and should incorporate beneficial sustainable drainage systems (SUDS). Hard surfacing should use porous paving, stone and gravel materials.

Developers need to consider the net increase in water and waste water demand to serve their developments and impact the development may have further down the network, if no/low water pressure and internal/external sewage flooding of property is to be avoided.

Developers will be required to demonstrate that there is adequate wastewater and water supply capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing wastewater and water infrastructure.

We would therefore recommend that developers engage with Thames Water at the earliest opportunity to establish the following:

- The developments demand for water supply and network infrastructure both on and off site and can it be met.
- The developments demand for sewage treatment and sewerage network infrastructure both on and off site and can it be met.
- The surface water drainage requirements and flood risk of the area and downstream and can it be met.

Thames Water must also be consulted regarding proposals involving building over or close to a public sewer. If building over or close to a public sewer is agreed by Thames Water it will need to be regulated by an Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers or water mains to be moved at a developer's

request so as to accommodate development in accordance with Section 185 of the Water Act 1989.



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**Section 4
Appendices**



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4 Appendices

4.1 List of maps and photographs

Maps

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4.2 Summary of listed buildings and Scheduled Ancient Monuments

Badbury Camp	Scheduled Monument
Church of St Giles	Listed Grade II*
Monuments in churchyard: Carter monument Chest tomb to William Whitfield Chest tomb 4 metres north-east of the north-east corner of the church Mobse monument Swan monument Tombstone (17th century) 2 metres east of the east end of the church	Listed Grade II
Great Barn	Scheduled Monument Listed Grade I
Shelter Shed with Granary	Listed Grade II
Houses: Chapel House Court House Farmhouse Danes Cottage Danes House and front garden wall Green's Farm House Holloway and attached railings Manor Cottage Morys Pear Tree Cottage Wayside	Listed Grade II
Other: K6 Telephone kiosk Milestone on A4019, 70 metres west of the turning to Great Coxwell	Listed Grade II

4.3 Bibliography & summary of evidence base

Parishioners and operators of local businesses expressed their views and comments in response to a questionnaire and at Parish meetings, 2012 to early 2013. These were followed by informal meetings and scoping interviews that took place throughout 2013 and a period of formal consultation in the spring of 2014. The ensuing policies have been developed by the Parish Neighbourhood Planning team in 2014.

The Great Coxwell Neighbourhood Plan Consultation Report summarises the information base for the Plan. Of necessity, much of the information gathered has been received verbally and in writing from local residents and business owners. Relatively few public records are available for Great Coxwell parish alone, e.g. distinct from the ward, region, and so on. For example, the adjacent market town of Faringdon's data (Faringdon and the Coxwells ward), if included, would render the Great Coxwell information statistically invalid for our parish of some 365 people. On the plus side, it has been possible to supplement our base data with feedback from nearly 100% of local people, so that the Great Coxwell Neighbourhood Plan is factually accurate and representative of local opinion, as far as is deemed necessary for a small rural parish.

There follows a summary of the sources used to develop and update the Great Coxwell Neighbourhood Plan and associated documents:

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Woodcote Neighbourhood Plan
Wytham Conservation Area Review, 2008.



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Great Coxwell Neighbourhood Plan



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