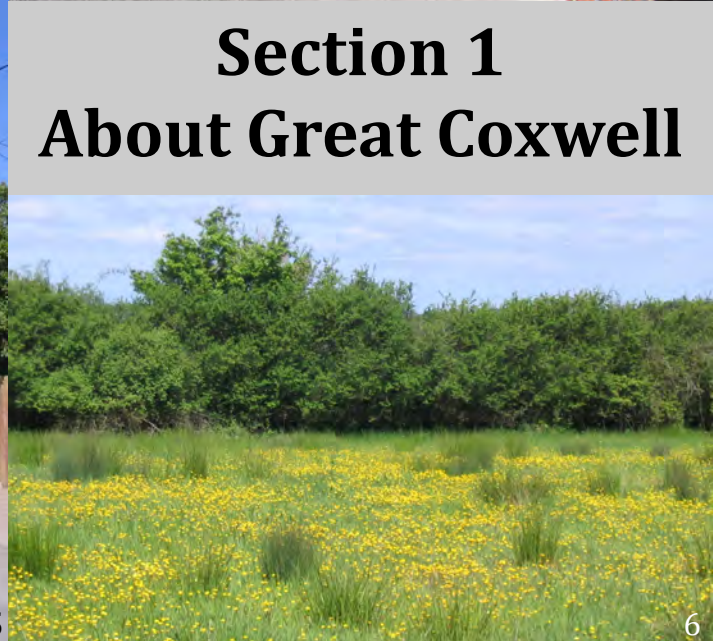


Great Coxwell Neighbourhood Plan 2014 - 2031 Part 1. The Plan



**Great Coxwell Parish Council
November 2014**

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Section 1 About Great Coxwell

About Great Coxwell

Introduction

1.1 The Localism Act 2011 states that 'A "neighbourhood development plan" is a plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighbourhood area specified in the plan'. Great Coxwell policies that do not relate to the development and use of land are set out in Appendix B. The Great Coxwell Neighbourhood Plan covers the period to 2031 in line with the Vale of White Horse District Council Local Plan.

1.2 This Neighbourhood Plan describes strategic objectives and policies for the village and parish of Great Coxwell. The Neighbourhood Plan is organised into a number of headings based on, and closely related to, those of the Vale of White Horse District Local Plan 2031. It looks at the parish as it is today and sets out policies to ensure that the village will continue to be surrounded by the open space and green buffer that give it identity as a village. Its policies will be used to guide decision making in the area.

1.3 The Plan and its policies have been developed from written responses to a questionnaire, scoping discussions with individuals and opportunities for public discussion at Parish meetings. These were followed by a formal consultation period that included press advertisements, delivery of a draft copy of the Plan to every household and business premises (with a personal discussion where possible), public meetings and collation of written feedback. Electronic versions of the documentation and opportunities to respond have also been made available on a dedicated website, greatcoxwell.com.

Character of the Parish

1.4 This is a quintessential English parish, with a village area, surrounded by agricultural and pastoral land, about 1½ miles from the centre of Faringdon. Farmland, stretching for approximately 1 mile, separates the two places. It is quiet and rural. The village is a 'cul-de-sac' and this contributes to its character and influences traffic flow and parking behaviour. The village is effectively a pedestrian precinct (*photographs 32-4*). 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.

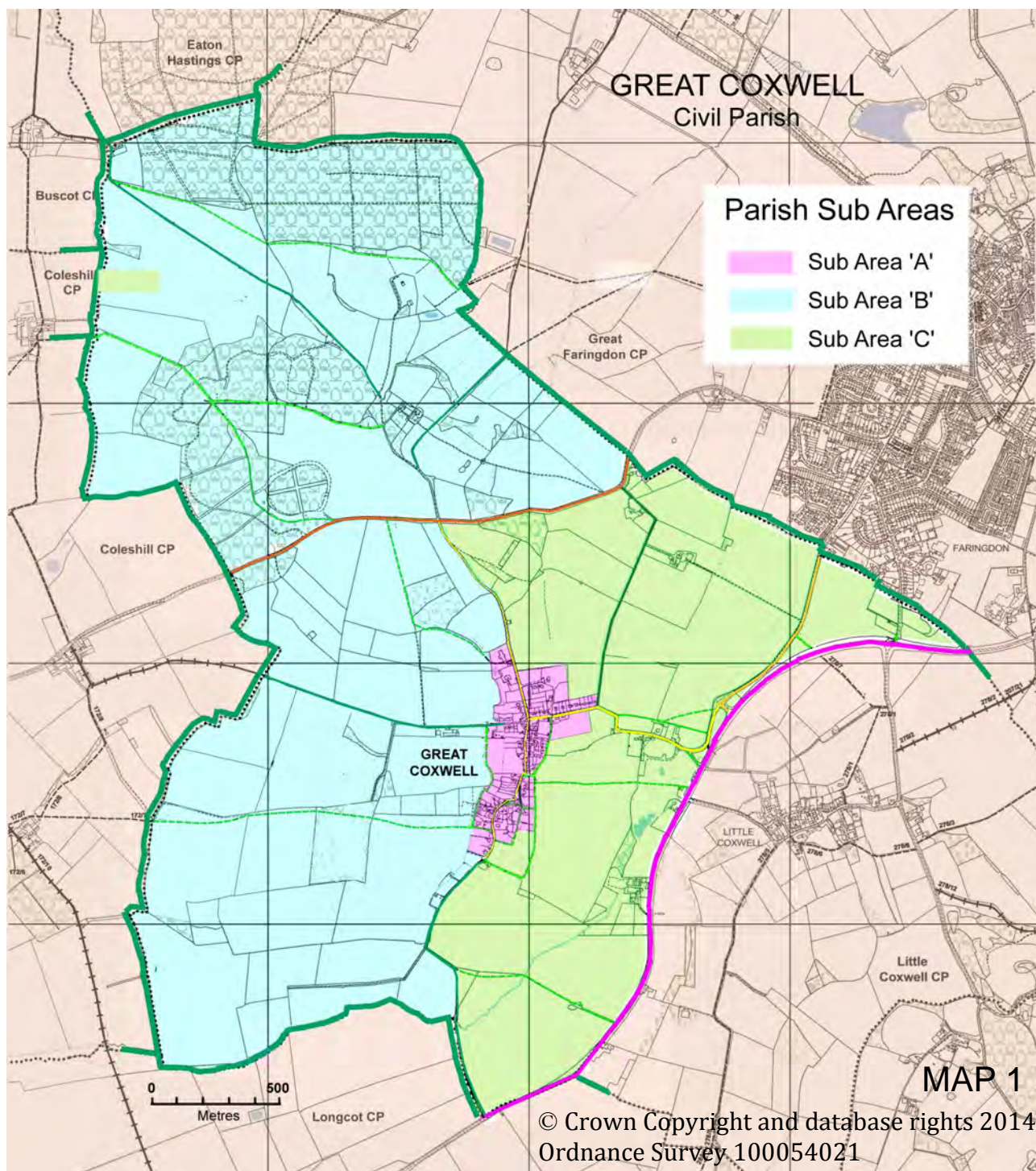
1.5 There is a good community feel – many parishioners know and look out for each other: meals, shopping lifts, company, child care. People are friendly and helpful and welcoming to newcomers. There are active church, Woman's Institute and other community groups running events such as coffee mornings on a weekly basis. Well-publicised Great Coxwell Village Teas are held monthly. A crib scene is created and managed each year at the Great Barn and volunteers run special Art Weeks events in the village.

1.6 There are regular concerts (ranging from classical to folk) in the village (houses of residents, the Great Barn and church). Artists' studios in the village are opened for Oxfordshire 'Art Weeks' in May annually. Visitors come from all over the country and overseas to visit the Great Barn, the church, and to enjoy some of the finest views of the Uffington White Horse.

History and Geography

1.7 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.

1.8 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.



1.9 To the north of the village and situated more centrally within the parish lies Badbury Clump, an Iron Age hill fort, a popular beauty spot with views to the Berkshire Downs to the south and across the Thames valley to the north. This, together with the late 12th-century church of St Giles (*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 4*), a building of national importance, has been constructed using its stone. The village brook rising on the southern slopes of the Clump runs past and feeds a pond next to the Great Barn, thereafter bounding and running through and alongside the properties to the west of the main village road, which include the Parish's third public building, the Reading Room (*photograph 3*).

1.10 The village lies adjacent to the north slope of the Berkshire Downs, an area renowned for horse breeding and training. Riding stables exist in the village and 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.

1.11 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*).

Parish Sub Areas

1.12 For the purposes of the Plan, the parish has been divided into three Sub Areas (*map 1 on the previous page 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: The village settlement contains the great majority of domestic properties (117) and parish residents (282). Cherry Orchard and Puddleduck Lane branch east and west from the main village road at the crossing. The National Trust owns the Great Barn and Court House at the northern end of the village and five other houses (*Sub Area A—photograph 5*).

Sub Area B: The agricultural land to the west and north of the parish is mostly in the ownership of the National Trust, and contains historic sites such as Badbury Clump, and the only east-west vehicular route through the parish (B4019) (*Sub Area B—photograph 6*).

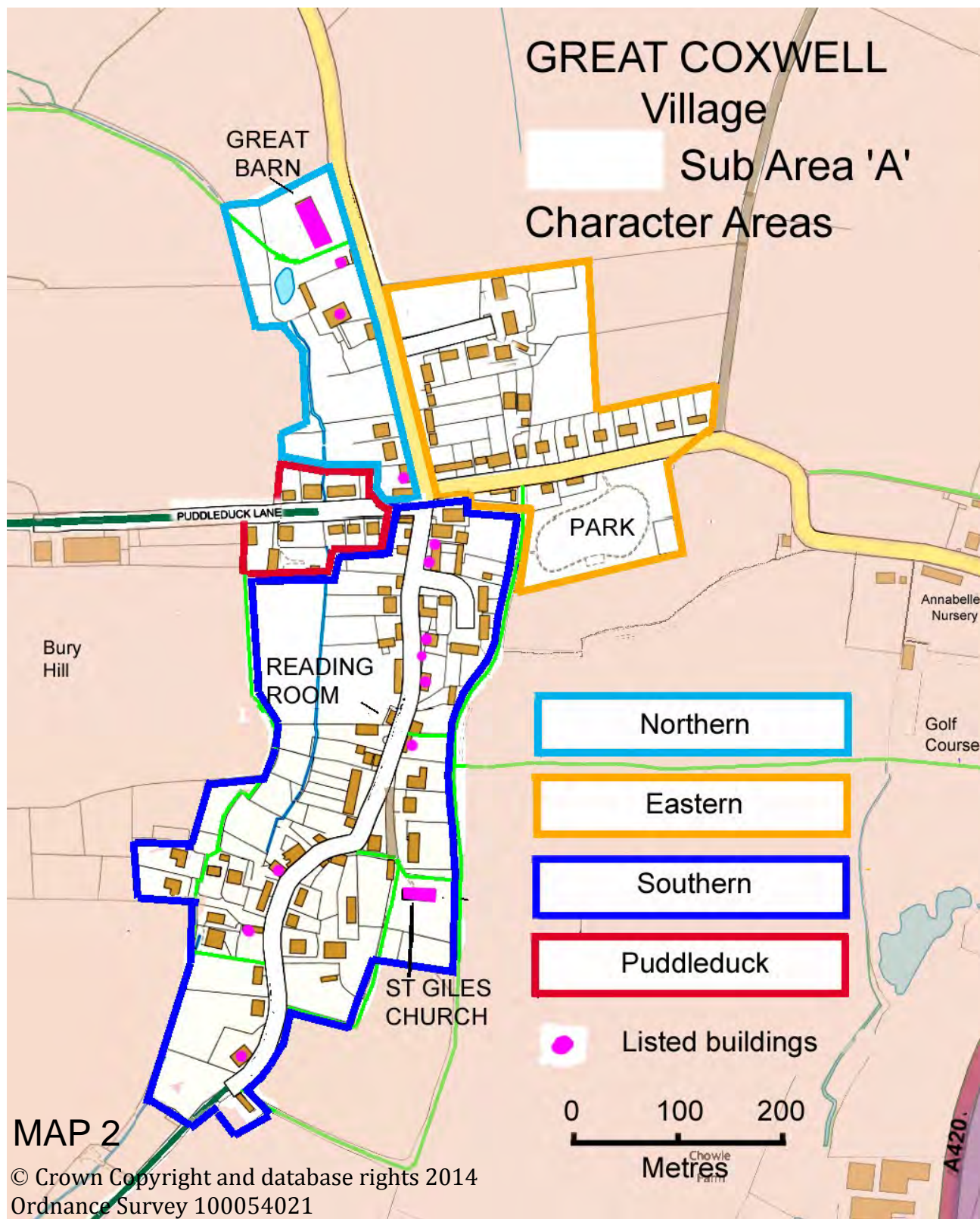
Sub Area C: The land to the south-east and east of the parish comprises a mix of agricultural and a small area of commercial land and premises, including Chowle Farm trading estate (self-styled Faringdon Business Park), a golf course, riding stables and a children's nursery. Farmland on the Great Faringdon boundary has been the subject of a housing development planning application for 200+ dwellings, which has been granted outline permission. The farmland comprising Sub Area C provides the green buffer separating Great Coxwell from Faringdon's urban area (*Sub Area c—photograph 7*).

Settlement Pattern (*map 2*)

1.13 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

1.14 Northern Character Area. The north-west sector of the village north of Puddleduck Lane and west of the main village road, where National Trust owned land meets the historic medieval Great Barn, post-medieval Court House and the associated traditional farm



buildings. Apart from Holloway House, its associated outbuildings and two 20th century detached houses, this sector is dominated by the Great Barn complex and lies entirely within the Conservation Area.

1.15 Southern Character Area. The village south of the crossing on both sides of the main street, with the medieval church and monuments, where listed and unlisted buildings of the 17th, 18th and 19th centuries predominate, with 20th century in-fill buildings, mostly closer together and close to the street in traditional fashion, and mostly with extensive back gardens which run down to the village stream on the west side, and to the East Field on the east side. This category includes the Laurels (to the east of the main village street) of the late 20th century. This Character Area comprises the historic core of the medieval village, clustered around a small green and overlooked by St Giles Church.

1.16 Puddleduck Lane Character Area. Lined with 19th and 20th-century detached houses. This has a distinctly rural feel, engendered by the single track lane without a footpath (*photograph on the front cover of Part 2, Design Statement*)

1.17 Eastern Character Area. Cherry Orchard running east from the crossing, with mostly detached 20th century houses followed by semi-detached former council houses in uniform styles of two periods, early and mid-20th century, and the village park. This area includes Maitland Close (also known as Whitfields) of 20th and 21st century detached residences. It is distinguished by the predominance of 20th century houses, but of low density in a non-urban environment.

Sub Area B

1.18 Buildings in the farming landscape in the west and northwest of the parish: mansion, farmhouses, farm buildings, farm cottages and sheds.

Sub Area C

1.19 Buildings in the east of the parish, domestic and employment, along the A420, farmland forming the green buffer against coalescence; and the Fernham Fields site that is subject to a development of 200+ houses with outline planning permission.



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Section 2

Five Principal Themes for the Plan



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Five Principal Themes for the Plan

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

Built Environment (*photograph 10*)

2.2 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.

2.3 It has been noticed in the consultation process that there is limited availability of smaller houses in Great Coxwell.

Commercial Activity (*photograph 11*)

2.4 Commercial activity varies between the three Sub Areas, A, B and C. In A (the village), businesses are run from home and there is home working. There are no retail outlets. Sub Area B contains farming enterprises, including arable, meadow, horse grazing and forestry. In Sub Area C there are riding stables, a golf course, a privately-run children's nursery, a bed-and-breakfast establishment and business premises.

Transport and Getting Around (*photograph 12*)

2.5 Access into the village is by a winding rural road that leads from the A420 and Faringdon by way of a roundabout. A steep single-track deeply etched 'hollow' way leads uphill to the B4019 to the north of the village.

2.6 The Faringdon Community Bus runs between the village and Faringdon (the local service centre, 1½ miles distant) on Monday to Friday mornings.

2.7 There is a half-hourly bus service to Faringdon, Oxford and Swindon, which stops about ½ mile from the village centre at an exposed roundabout; no shelter is provided. The path to the bus stops at the roundabout is often flooded. A bus shelter exists on the A420 (eastbound only) about ¾ mile from the village. This is accessed by way of a footpath crossing the golf course a field and the road.

2.8 Well-used footpaths connect the different parts of the village and lead outward into the parish in all directions, forming a network of pedestrian routes. Three are particularly important to parishioners: the path leading east from the village to the bus stop on the A420, the footpath from Cherry Orchard behind the riding stables, forming a safe pedestrian route to the bus stops at the roundabout and the path to Faringdon along the road between the two places (*see Map 4 for all the Public Rights of Way*).

2.9 There are no dedicated cycle routes.

Community Life (*photograph 13*)

2.10 The focus of village social life is the Reading Room (maximum capacity 60 persons; no provision for car parking) used as both a village and church hall. It is in need of structural attention. The church (similar capacity, limited parking and no toilet facilities) is situated

prominently at one end of the village.

2.11 Other amenities include: a village Park comprising a children's playground and basketball/netball court (with wildlife interest, planted hedgerows and a willow shelter, with tables and seats) serving residents of the parish and further afield, created by significant community effort and fund raising (it has no toilet facilities); a post-box, with a daily collection; several footpaths and bridleways; recycling services (weekly/fortnightly collections); and a mobile library visits the village on a fortnightly basis.

2.12 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 (*photograph 14*)

2.13 Great Coxwell parish is an area of great landscape, archaeological, historic and architectural interest and distinctiveness. From Badbury Clump (part of the National Trust-owned Coleshill and Buscot estates), the highest point in the parish, there are views of a gentle rolling landscape on all sides. The Iron Age Camp on the summit has been designated a Scheduled Monument by English Heritage.

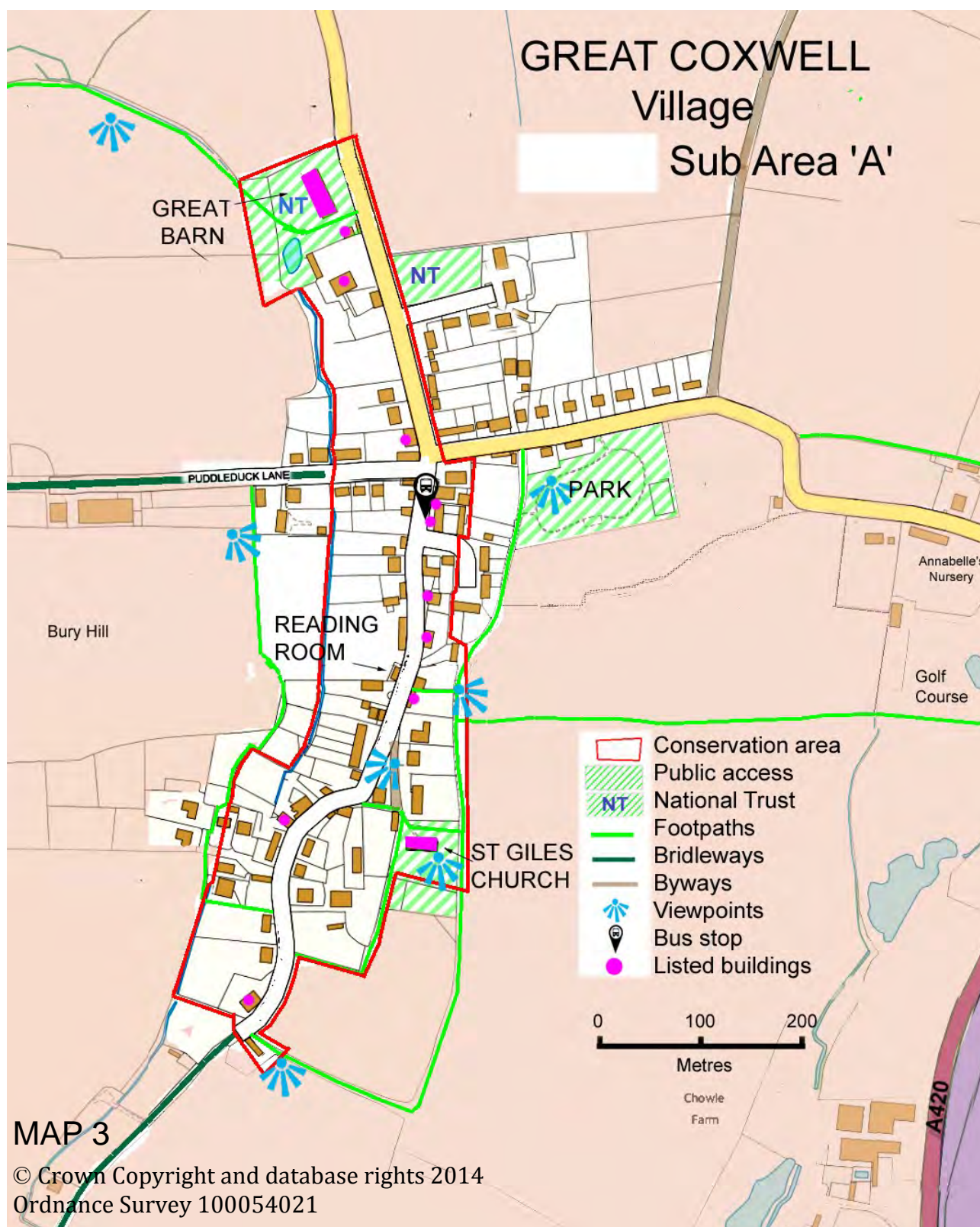
2.14 Lying in the gentle southern slope of Badbury Clump alongside the village main street and houses, the village brook and drains cannot handle additional run-off especially at the southern end of the village and in Puddleduck Lane.

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

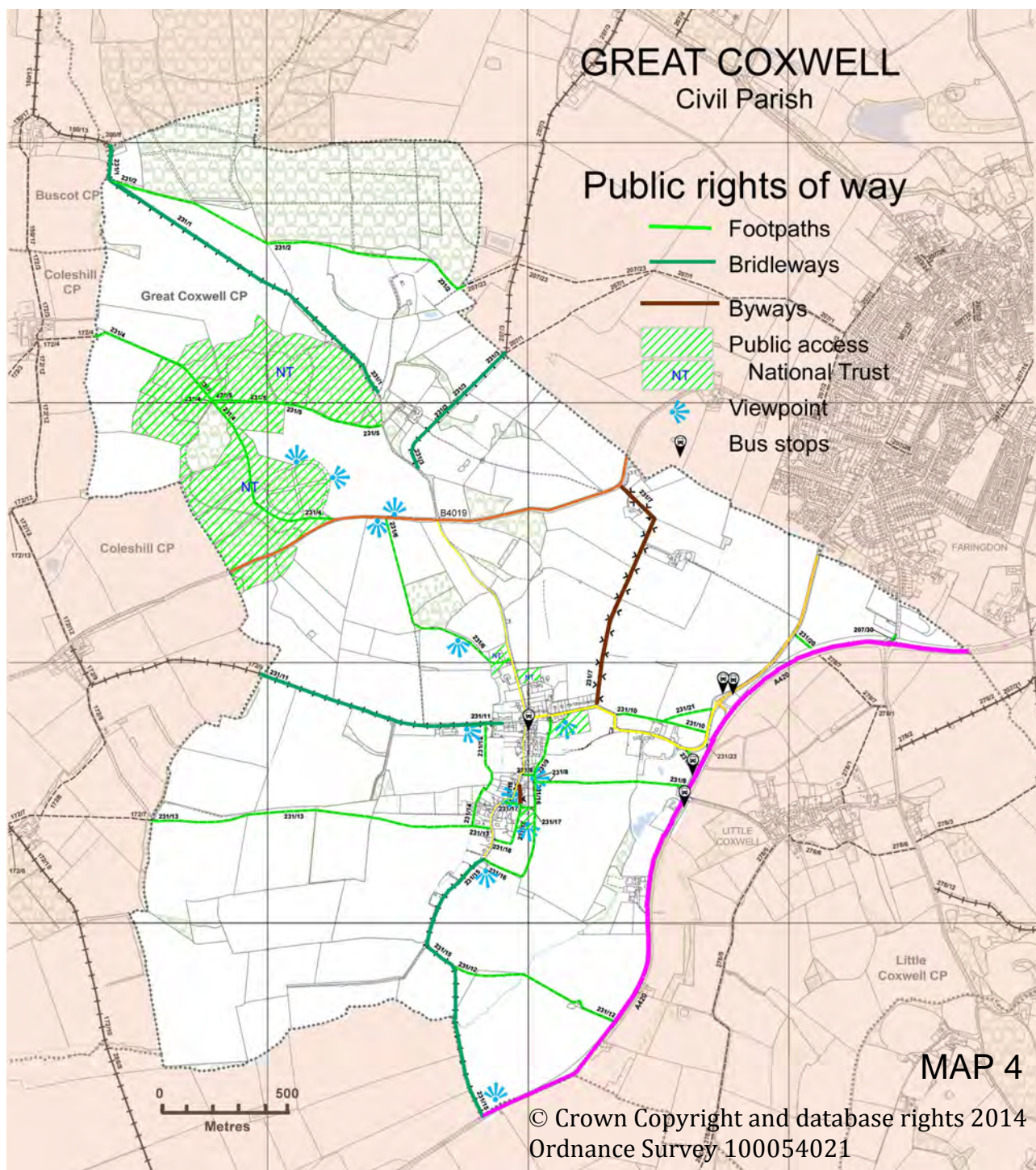
2.16 Most of the village (Sub Area A) is a Conservation Area, designated in 1971 and without more detailed appraisal. Great Coxwell Parish Council has been advised by the District Council to support the production of a Conservation Area Character Appraisal and this is being carried out. The church (Grade II*) and six monuments in the churchyard are Listed (Grade II) by English Heritage, together with ten village properties (also Grade II). Also Listed are the Great Barn (Grade I and a Scheduled Monument) and an associated shelter shed with granary (Grade II) (for details please see Map 3 on the next page and Appendix D).

2.17 The Conservation Area Character Appraisal will identify features and buildings of local interest, ie non-designated but of historic importance to the Parish. Subject to personal discussions and the willingness of the residents nominally affected, the Appraisal will propose changes to the boundaries of the Conservation Area to reinforce the integrity of the rural village in its relationship with the developing town of Faringdon nearby.

2.18 Parts of the West Oxfordshire Heights Conservation Target Area (CTA) lies in the parish, comprising Local Wildlife Sites and replanted Ancient Woodland. The parish is part of the Great Western Community Forest Plan, 2007. Dividing the parish into two areas, Rolling Farmland and Wooded Estatelands, the Oxfordshire Wildlife and Landscape Study has identified two significant areas of woodland of 38.6ha and 120.8ha, the latter designated as 'ancient', ie continuously wooded for at least 400 years, with a canopy of ash and oak with a hazel dominated shrub layer that supports a wide range of flora and fauna, including some uncommon species. Turfpit Copse is an ancient copse that borders Faringdon Golf Course.



2.19 Quarrying has resulted in the exposure of an important geological feature at Wicklesham and Coxwell Pits, containing the Faringdon sponge gravels. This is one of Britain's richest sites for fossils, many of which have been found only in the Faringdon area. This Site of Special Scientific Interest (SSSI) extends into the north-east corner of the Parish (Sub Area C). Fossils have been found in the field known as Siberia.



A photograph of a forest floor covered in a dense carpet of purple bluebells. A large, textured tree trunk stands prominently in the foreground on the right side. Sunlight filters through the trees, creating dappled light and shadows on the ground and the tree bark. The background shows more trees and the continuation of the bluebell carpet.

Section 3

Strengths, Weaknesses, Opportunities and Threats

Strengths, Weaknesses, Opportunities and Threats

The matrix has been populated following a village questionnaire, to which 87% of households responded. It has also been informed by scoping interviews, comments made at formal and informal meetings, conversations and from written feedback. Oft-repeated comments are highlighted in bold.

STRENGTHS

Rural Location

Character of the environment -

Situation on the 'Golden Ridge' – attractive and historic.
 Badbury Clump beauty spot (*photograph 15*): 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.

Quiet and Safe in which to live and work. Cul-de-sac location.

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 proportionally large attendances and views are expressed openly.
 The Reading Room provides a focus for the village.
 Local groups, eg 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.

OPPORTUNITIES

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, eg the riding stables.
 Encourage working from home.
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.
Improve footpaths and bridleways **and provide cycle paths**, particularly to Faringdon. Make Hollow Way one-way.

WEAKNESSES

Need for greater focus on conservation and maintenance.

Roadside neglect on the A420 (*photographs 8 and 9*).

Risk of (flash) flooding in parts of the village and seasonal flooding on the B4019 between the village and Faringdon.

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.

Lack of Fibre Optic Cable and high speed internet access.

THREATS

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.

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.

Increased road traffic. Development of road traffic between Oxford and Swindon may threaten the parish further.

Section 4

A Vision for Great Coxwell



In 20 years' time, Great Coxwell will still be a small, peaceful village in a rural parish with outstanding heritage assets. The clear separation provided by farmland will have been preserved between the village and the nearby town of Faringdon. The current amenities and services will have been properly maintained (e.g. roads, public footpaths and bridleways, village Park, Reading Room) and upgraded (e.g. bus services) where appropriate and the heritage assets conserved. It will continue to be a safe and friendly place to live for both young and old people whether living in families or on their own.





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Section 5 Objectives



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Objectives

The Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis was drawn up from initial views and comments expressed in questionnaire responses and parish meetings, 2012 to early 2013. The Vision for Great Coxwell is a short summary. The five Objective headings are based on those used in the Vale of White Horse District Council Local Plan 2031, using the SWOT findings and informal meetings and scoping interviews that took place throughout 2013. The ensuing policies have been developed by the Parish Neighbourhood Planning team in 2014, drawing on this information. Finally, pre-submission Consultation responses have been considered and incorporated where possible.

Built Environment (*photographs 18 and 26*)

Main comments raised by local people include:

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.

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.

Commercial Activity (*photographs 19 and 27*)

Main comments raised by local people include:

Take measures that support home-working.

Encourage businesses run from homes in the village.

Support existing businesses, such as the riding stables, golf course and children's nursery.

Support the development of suitable and safe, well-planned commercial activity at the Chowle Farm trading estate.

Encourage agricultural enterprises.

OBJECTIVE: Support economic prosperity.

OBJECTIVE: Encourage businesses run from parishioners' homes.

OBJECTIVE: Provide support to the farming community.

Transport and Getting Around (*photograph 20*)

Main comments raised by local people include:

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 with convenient and sheltered bus stops.

NB. Because the policies under this heading are non-planning related, and the Localism Act 2011 states that 'A "neighbourhood development plan" is a plan which sets out policies.. *in relation to the development and use of land*', the objectives under this heading may be found in Appendix A, Community Policies.

Community Life (*photograph 21*)

Main comments raised by local people include:

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.

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

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

Environment and Design Quality (*photograph 22*)

Main comments raised by local people include:

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 (as further described in the forthcoming Conservation Area Character Appraisal).

Preserve the village's separate identity by agreeing a green buffer to avoid coalescence with Faringdon

Carry out hedge laying where necessary, eg 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).

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.



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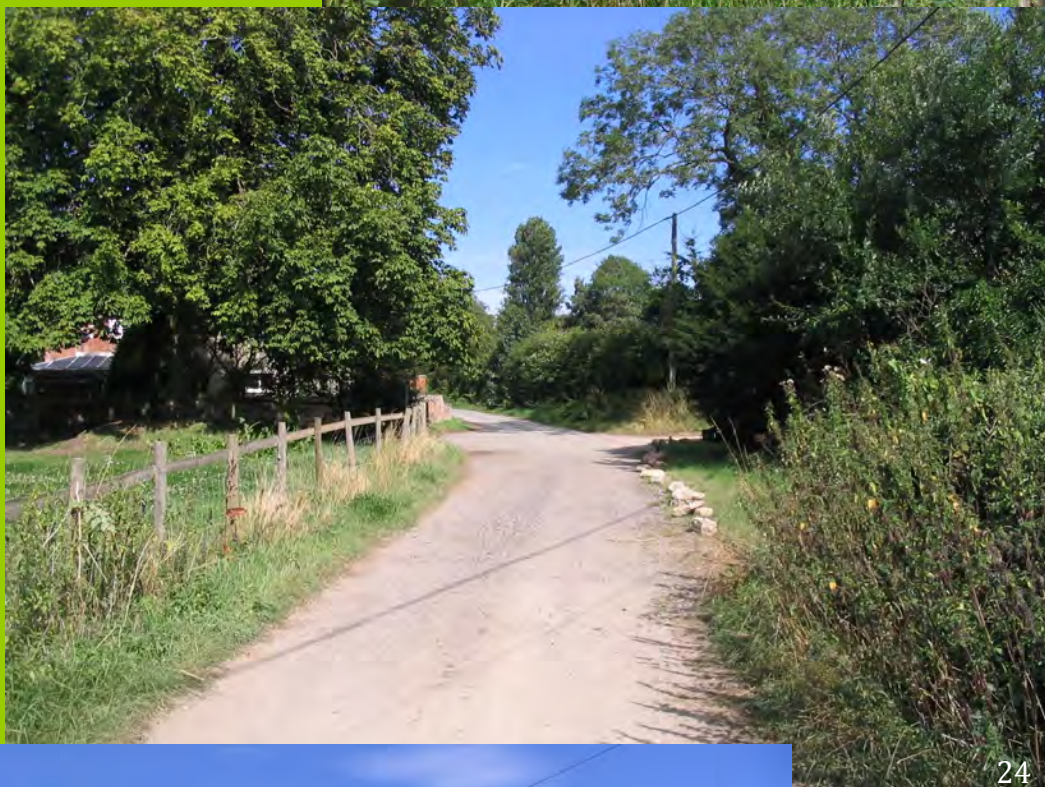


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Section 6



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Policies

Policies

6.1 Great Coxwell has been designated a 'Smaller Village' in the Vale of White Horse District draft Local Plan 2031 Settlement Hierarchy, having a *'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.

6.2 According to the draft 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. For example, building development should be commensurate with Great Coxwell's small size and population, and not be to the detriment of the parish's distinctive rural character and setting. This is compatible with our interpretation of the word 'sustainable' in the Local Plan.

6.3 The Neighbourhood Plan also seeks to promote business and employment and sustainability, through adequate infrastructure and services.

6.4 The Great Coxwell Neighbourhood Plan, in combination with the Neighbourhood Design Statement and Conservation Area Character Appraisal establishes a policy framework to guide changes including development in the parish up to 2031. The approach adheres to the four principal thematic areas in the Vale Local Plan 2031:

- Maintaining/building a healthy and sustainable community.
- Supporting economic prosperity.
- Supporting sustainable transport and accessibility.
- Protecting the environment and responding to climate change.

Built Environment

OBJECTIVE	POLICY INDEX
Consider a limited number of new small homes.	<u>BE1 Consider a Limited Number of Small New Homes</u>
Support occasional new build, using appropriate materials, when it will respect or improve the village environment.	<u>BE2 Support Occasional New Build</u>
Support the redevelopment/re-use/extension of buildings outside the village, which improve their appearance and enhance the environment.	<u>BE3 Support Appropriate Redevelopment and Re-use of Buildings Outside Settlements</u>

OBJECTIVE: Consider a limited number of small new homes.

6.5 Development in Great Coxwell must also be in accordance with Core Policies 2 and 3 of the emerging Local Plan 2031 Part 1, in which Great Coxwell is categorised as a 'Smaller Village'.

This allows for some limited development within the existing built up area of the settlement.

6.6 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.

6.7 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 GC 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

OBJECTIVE	POLICY INDEX
Support economic prosperity	<u>CA1 Support Economic Prosperity</u>
Encourage businesses run from parishioners' homes.	<u>CA2 Encourage Local Businesses</u>
Provide support to the farming community.	<u>CA3 Support the Farming Community</u>

OBJECTIVE: Support economic prosperity

6.8 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.

6.9 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.

6.10 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 any historic assets and their setting; and where it does not significantly increase traffic through the village.

Development over Public Rights of Way (Map 4 on page 11) 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.

6.11 Support the trend to work productively from home throughout the parish

Policy CA2: 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.

OBJECTIVE: Provide support to the farming community.

6.12 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**

6.13 Because the policies under this heading are non-planning related, and the Localism Act 2011 states that 'A "neighbourhood development plan" is a plan which sets out policies.. in relation to the development and use of land', policies under this heading may be found in Appendix A, Community Policies.

Community Life

OBJECTIVE	POLICY INDEX
Maintain and where necessary upgrade current amenities to ensure that villagers continue to enjoy a good quality of life.	<u>CL1 Maintain/Upgrade Current Amenities</u>
Enable older/less mobile people to access village social life.	<u>CL2 Improve Accessibility in the Village</u>

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

6.14 *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.



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

6.15 *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

OBJECTIVE	POLICY INDEX
Establish a green buffer between the village and urban developments to the south-west of Faringdon and west of the A420.	<u>EDQ1 Establish a Green Buffer to Protect the Village from Coalescence</u>
Retain the character of the village and parish, and the things we value about it.	<u>EDQ2 Maintain and Co-ordinate the Green Infrastructure</u> <u>EDQ3 Reinforce the Character and Quality of the Village and Parish</u>

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

6.16 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 proactively 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.

6.17 Please see the Neighbourhood Design Statement and Conservation Area Character Appraisal for detailed information and policies regarding the characteristics of the village.

Policy EDQ2: Maintain and Co-ordinate the Green Infrastructure

To retain the rural character of the village (*photograph 23-25*) public access areas (*identified in Maps 3 and 4*) 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 Statement and the 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.

Further policies under this heading may be found in Appendix B.

OBJECTIVE: Support policies and decisions that are environmentally friendly.

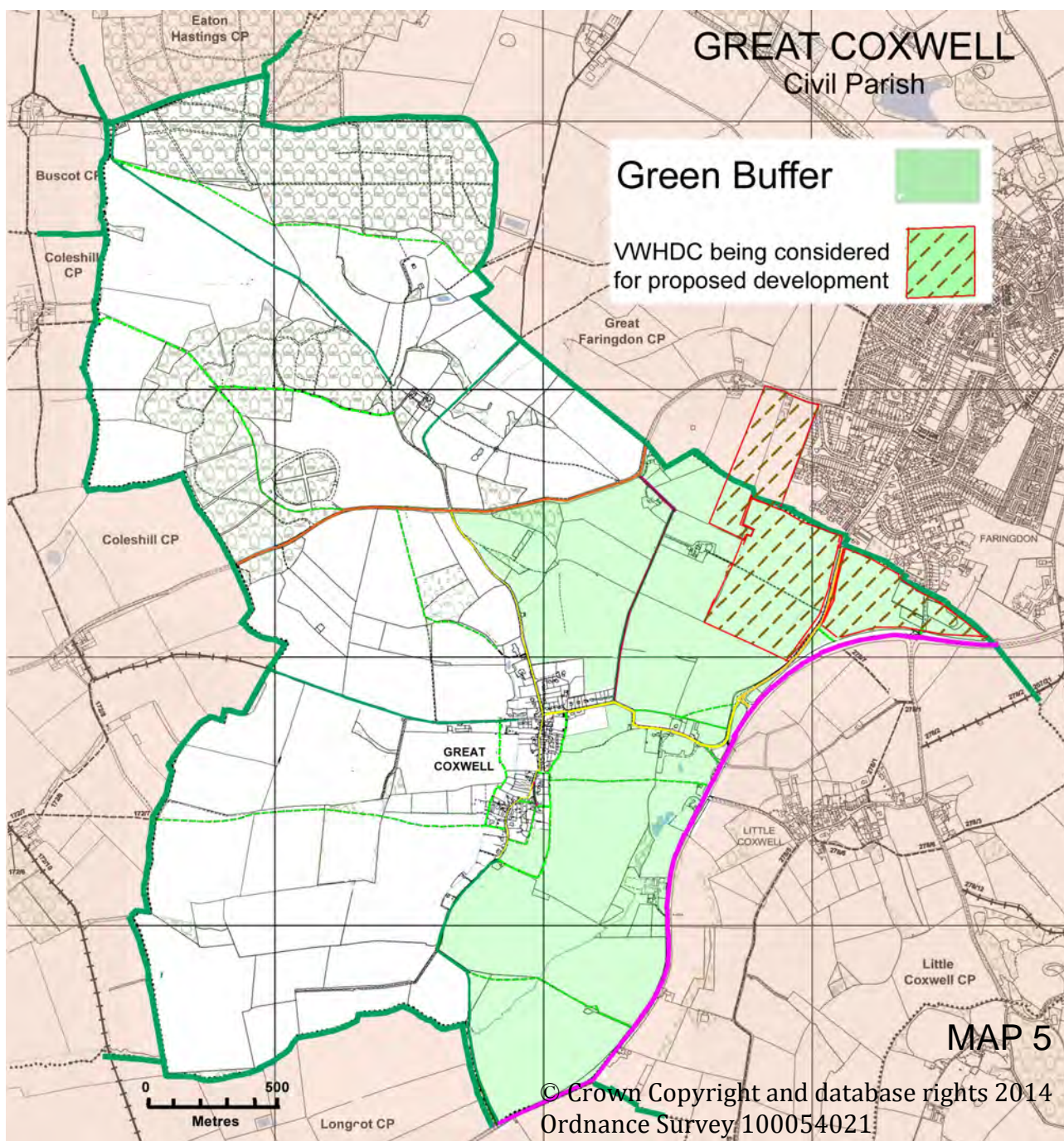
6.18 As much as possible, we aim to preserve and conserve the natural environment around us.

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.



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.

Delivery Strategy: Implementation, Monitoring and Review

7.1 The planning policies will be used by the Vale of White Horse District Council to determine planning applications in the parish.

7.2 The Great Coxwell Neighbourhood Plan and Neighbourhood Design Statement are already in regular use at monthly Parish Council meetings as a yardstick in the assessment of planning applications. The planning policies and their relevance will be reviewed at the annual Parish Meeting in May.

List of Photographs and Maps

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2. St Giles church (<i>par. 1.9</i>)	1	23. The south end of the village, view northwest (Sub Areas A, B): picket fence (<i>Policy EDQ2, p. 27</i>) 19
3. The Reading Room (<i>par. 1.9</i>)	1	24. The south end of the village, where the made road begins (Sub Area A): rural roadscape with soft verges and mature trees (<i>Policy EDQ2, p. 27</i>) 19
4. The Great Barn (<i>par. 1.9</i>)	1	25. The south end of the village, listed 17 th - (possibly 16 th) century farmhouse 'Morys' (Sub Area A): rural roadscape with soft verges, walls of brick and local rubblestone (<i>Policy EDQ2, p. 27</i>) 19
5. Sub Area A: the village (<i>par. 1.12</i>)	1	26. Entrance to Chowle Farm trading estate on the A420 (Sub Area C): safety and appearance issues (<i>Built Environment, p. 16</i>) 18
6. Sub Area B: farmland (<i>par. 1.12</i>)	1	27. A420 south-west verge looking northeast, with lay-by (Sub Area C): derelict appearance of roadside and footpath to village from bus shelter (<i>Commercial Activity, p. 16</i>) 18
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8 & 9. A420 frontage, Sub-Area C, roadside neglect (<i>SWOT Weaknesses, p. 13</i>)	11	29. A420 looking north-east, Great Coxwell exit (Sub Area C): safety issues (<i>Policy TGA1, p. 24</i>) 24
10. Built environment: old and new in the village (Sub Area A): coursed stone and gravel (<i>p. 8</i>)	7	30. Looking south down Coxwell Road to roundabout and exit to A420 (Sub Area C): on either side, the village's nearest request bus-stops, unsheltered (<i>Policy TGA1, p.24</i>) 24
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15. Badbury Clump in springtime (Sub Area B). (<i>SWOT Strengths, p. 13</i>) <i>Photograph courtesy Trish Wickstead ©</i>	12	
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Great Coxwell Neighbourhood Plan



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