

Review of the Great Coxwell Conservation Area consultation

CONSULTATION SUMMARY REPORT

A review of the feedback received to the Great Coxwell Conservation Area consultation.

FEBRUARY 2023



If you require this report in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please email haveyoursay@southandvale.gov.uk or call 01235 422425.

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Note: When stating percentages in the analysis, we are referring to the percentage of respondents that answered the specific question, rather than the total number of responses to the overall survey. Response percentages may not add up to 100% due to rounding up over .5 and rounding down under .5. Words that appear in italics are quotes taken from comments received.

SUMMARY

The Vale of White Horse District Council invited residents to give their views on the Great Coxwell Conservation Area Appraisal document that details proposed changes to the conservation area boundary in the following places (from section 7 of the appraisal document):

- Burial area and field south of St Giles Church
- Area along the south side of Cherry Orchard and west side of Dark Lane

In total, 13 responses were received during the public consultation period. This is made up of 9 responses via the online survey, 2 responses via email and 2 responses were paper replies.

The majority of respondents (11) were from individuals / members of the public. Only 2 respondents were received from a business / organisation.

Overall, the responses received were generally supportive of the content of the appraisal document with two respondents welcoming the document that would help to manage change and one seeking to extend the boundary further to protect the natural and wild status of the southern fields.

Two respondents commented specifically on the justification for the proposed boundary revisions – Historic England and a Local Resident. One respondent raised concerns about the further inclusion of land associated with Greenlanes. Detailed comments on how the Conservation Team have responded to all the comments received can be found in the qualitative data section of this report.

HOW WE HAVE USED THE RESULTS

The Great Coxwell Conservation Area Appraisal Cabinet Report is available to view on the councils [website](#) which details the councils recommendations that were adopted in 30 September 2022. The revised Area Appraisal can also be viewed on the council's [conservation areas webpage](#).

BACKGROUND TO THE ENGAGEMENT

Purpose of the Conservation Area Appraisal and Boundary Review

Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. The Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of these areas and they form part of the Local Authority Development Plan evidence base.

Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area.

The appraisal document forms part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

Summary of the Appraisal Document and alterations to the Proposed Boundary

The document provides a summary of the history of Great Coxwell's development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and a series of illustrative maps showing various details of spatial analysis.

The Conservation and Design Team proposed revisions to the existing boundary. These include rationalisation of the boundary where it crosses through a building plot and the addition of two areas considered to contribute to the significance of the area.

ENGAGEMENT METHODOLOGY

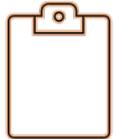
How we undertook the consultation.



The consultation ran from Wednesday 6 April until Wednesday 1 June 2022.



Letters were issued to residents of Great Coxwell that may be impacted by the proposed changes to the conservation area boundary. The council's consultation database was also contacted and filtered for consultees that live within Great Coxwell and may have an interest in the consultation.



An online survey was created to gather feedback on the Great Coxwell Conservation Area Appraisal document and the proposed changes to the conservation area boundary. The survey asked respondents to indicate their level of agreement to the proposed changes. Respondents could also provide free text comments to express their views further if they wished. A copy of the survey and comments received are available to view in this report.



Paper copies of the consultation materials were made available in the Great Coxwell Reading Room and Faringdon Library. Posters were also put on display around the village to help promote the consultation.



A link to the online survey was made available on the council's webpages.

Reporting methodology

A total of 13 completed responses were received. This is made up of 9 responses via the online survey, 2 responses via email and 2 responses via post which were manually added to the results.

The full results to the consultation are included in this report, alongside an officer response.

A version of the paper comment form was originally deposited that had the two map extracts the wrong way round relevant to the questions. Corrected versions of the hard copies were replaced on the third day of consultation. Unfortunately, one paper copy was returned before the correct versions were issued. The respondent was local and realised the error and this did not affect their ability to provide comments.

Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our [planning consultations privacy policy](#).

QUANTITATIVE DATA

A copy of the quantitative data received to the consultation is provided below.

1. Are you responding as:

Answer Choices		Response Percent	Response Total
1	an individual / member of the public		85% 11
2	a business / organisation		15% 2
3	Other (please specify):		0% 0

The majority of respondents (11) were received from individuals / members of the public. Only 2 respondents were received from a business / organisation.

2. Please provide the name of the business / organisation, council or body you are representing:

- *Great Coxwell Parish Council*
- *Historic England*
- *Natural England*

3. To give us an idea of where you live in relation to Great Coxwell, please provide the first part of your postcode (i.e. SN7 7)

11 respondents answered this question, and all said they live in the SN7 7 area.

4. What is your connection to Great Coxwell? Please tick all that apply.

Answer Choices		Response Percent	Response Total
1	I live here		73% 8
2	I work here		0% 0
3	I live outside Great Coxwell		18% 2
4	I regularly visit Great Coxwell		36% 4
5	I have an interest in the area		9% 1
6	Other (please specify):		0% 0

The majority of respondents (8) said they live in Great Coxwell, this is followed by 4 respondents that said they are regular visitors and 2 respondents that said they live outside Great Coxwell. The remaining respondent said they have an interest in the area.

5. How far do you agree or disagree with the proposal?

Answer Choices			Response Percent	Response Total
1	Strongly agree		36%	4
2	Agree		45%	5
3	Neither agree nor disagree		9%	1
4	Disagree		0%	0
5	Strongly disagree		9%	1
6	Not sure		0%	0
7	I don't have a view		0%	0

There were 5 respondents that agree and 4 that strongly agree with the proposal to change the burial area and field south of St Giles Church. Whilst there was 1 respondent that selected they strongly disagree and 1 that selected they neither agree nor disagree.

12. How did you hear about the review of the Great Coxwell Conservation Area Boundary?

Answer Choices			Response Percent	Response Total
1	Email		33%	3
2	Instagram		0%	0
3	Facebook		33%	3
4	Our website		0%	0
5	Twitter		0%	0
6	Parish Council		11%	1
7	District Council		0%	0
8	Poster		11%	1
9	Word of mouth		11%	1
10	Letter		11%	1
11	Newsletter		11%	1
12	Other (please specify):		11%	1

Other (please specify):

- www.greatcoxwell.com

3 respondents heard about the Great Coxwell Conservation Area consultation via email and 3 via Facebook. The remaining respondents (6) heard about it through the parish council, poster, word of mouth, letter, newsletter and the Great Coxwell website.

QUALITATIVE DATA

A copy of the qualitative data is provided below alongside a response from the Conservation and Design Team.

Rep	How far do you agree or disagree with the proposed extension south of the church?	How far do you agree or disagree with the proposed extension along Dark Lane?	Overall comments	Conservation and Design Team response
1	Strongly agree	Strongly agree	<p>I would like to see the conservation area extended, notably to the West/ South West of the village behind Berry Hill cottage - the bottom of the lane behind here is a 'wild field' that fall in behind Clover House.</p> <p>This has started to be used as a dumping ground by some residents and this field needs protecting as left wild. - Help protect the field behind Clover House and adjacent properties as it is losing it 'wild status' as some people are choosing to dump items in it and this has disturbed the wildlife in this area.</p>	<p>Unfortunately it is beyond the remit of Conservation Area designation to include lands with wildlife interest - the focus of this designation must be the historic built form and land that was specifically adapted or designed to form part of the built environment. Protection of land for its environmental or wild character would be better achieved through neighbourhood planning or Natural England.</p>
2	Agree	Agree	<p>Good idea! In these days of people being able to sell land for housing at the drop of a hat it becomes necessary to protect areas that are vulnerable. We also need to ensure the village retains its character for the foreseeable future.</p>	<p>Comments welcomed although it must be noted that conservation area designation does not prohibit development or prevent applications being made. The designation and accompanying appraisal serve to ensure where development is proposed it is informed by an understanding of an area's significance and responds appropriately.</p>

3	Agree - This is an area I regularly use for running and walking the children	Agree - ONLY agree to look for a neat boundary and existing covenants on this field	The village is so under invasion of people who do not understand or take care of our neighbourhoods now we need to protect as much as possible	Comments welcomed although it must be noted that conservation area designation does not prohibit development or prevent applications being made. The designation and accompanying appraisal serve to ensure where development is proposed it is informed by an understanding of an area's significance and responds appropriately.
4	Neither agree nor disagree - The review document is very comprehensive, but nowhere does it say why the field below the church is being added.	Neither agree nor disagree - Again, the review document gives no reason for this extension. I would like to why.	-	Comments noted and welcomed. It is agreed that the justification for the proposed extensions is not well presented in the boundary revisions section. The appraisal document does describe why the areas proposed for inclusion are of particular significance worthy of inclusion and this has been drawn out into an improved summary of justification in Section 7 as revised. It is considered the areas are still worthy of addition and the improved presentation of information within Section 7 resolves these comments.
5	Strongly disagree - Strongly disagree to the inclusion of Greenlanes rear garden; the property "Greenlanes" is already part of the existing conservation area which currently ends at the property. There is no benefit to the public to further extending the boundary to include the rear	Agree	A consultation prior to plans being drawn and proposed would have been much more inclusive, in particular prior consultation with property and land owners would have been helpful.	The plot of Greenlanes is already more than 50% included within the designated boundary. The proposed revision here corrects a boundary anomaly where the existing designation crosses at random through the historic property boundary. In conjunction with the proposed extension to include the field, the boundary can be more naturally drawn to include the historic domestic curtilage of Greenlanes, over 50% of which is already within the designated boundary. The designation should not be considered to be a burden on the property owner, especially given that the building and over half its curtilage lies within the designated boundary meaning the

	<p>garden of Greenlanes but it will adversely impact any property owners of Greenlanes. If there is a true public interest to include the rear garden of Greenlanes this would also incorporate the field that it sits within; as the southern field is not included it is not logical to include the garden situated here. This is not to say there is disagreement to the entire proposal; disagreement only extends to the inclusion of Greenlanes garden.</p>			<p>current permitted development restrictions in place would not change as a result of this boundary correction. This public consultation was the first opportunity for comment on draft proposals. Decisions are not made without consultation and therefore informal consultation with property and land owners prior to this formal consultation was not considered to be necessary.</p>
6	Strongly Agree	Agree	<p>I was very pleased to see that you were able to make use of my photograph of the Great Barn and the Vale and White Horse on the cover of your excellent report. It was taken (with others) on 20th April 2013. The Vale District Council is welcome to use this image in the future for any of their publications. Great Coxwell village is quite unusual in that it is almost entirely built along the lines of a long North to South cul de sac. This confers enormous benefits with no through traffic, it's use as a pedestrian precinct, a safe place for children, peace and quiet. All of this results in a caring sense of community. This status has to be protected in the future against any proposals which might be made to join the south of the village by a road to the A420 highway.</p>	<p>Comments welcomed. It is recommended that the inside cover of the document is amended to include specific credit to Mr Rounce for the cover photo. It must be noted that conservation area designation does not prohibit development or prevent applications being made. The designation and accompanying appraisal serve to ensure where development is proposed it is informed by an understanding of an area's significance and responds appropriately.</p>

7		Appraisal is missing a methodology and public consultation statement from the introduction.	Noted. It is recommended that the standard text from the in-house appraisals be added.
		Summary of special interest should be formatted to be more succinct using bullet points.	Noted. One paragraph would easily form a bullet point list. Other
		Section 3.0 Statement of Special Interest should be re-titled 'Character Assessment of Great Coxwell'	Disagree. This section is a more detailed assessment of overall special interest. Character Assessment is at Section 6 Character Analysis. As there are not character areas it is suggested the heading is changed to character analysis or assessment of Great Coxwell to be clear it is the whole area. No action
		Spatial analysis to be included as a sub heading to section 3.0 rather than an individual section	Disagree. I do not think it detracts from the document for this section to read as a separate detailed analysis. No
		Further photographs and detail should be included as part of the section on important views in order to strengthen their protection.	Noted. Add fig. refs to existing images within document and supplement as needed with new
		The identified NDHA's in Appendix B lack indications of significance and justifications	Disagree. The simple list of prominent features, age and character meet the requirements of HE
		A list of detracting buildings and spaces is also advised.	Noted. However, there are very few areas in the village which actively detract. It is not considered necessary to identify detracting areas at this time. No action.
		It is advised section 6.0 Character Analysis is redrafted as a new one concerning 'Character Areas' and these sub-areas should be displayed on an accompanying map.	Noted. However, given the small nature of the settlement, the differentiation between north and south is all that is required and additional subdivision would not add to the detail already
		The Boundary Review is lacking in sufficient explanation and justification for the proposed boundary changes.	Noted. It is recommended that the details of the additional interest of these areas as described elsewhere in the document be better consolidated into the
		Further detail and an alternative format is advised for section 8.0 Management Plan.	Noted. However this section is consistent with other appraisals and identifies those elements specific to Great Coxwell. Further work on this element is not proposed.

SURVEY

A copy of the survey is provided below.

Review of the Great Coxwell Conservation Area

We are carrying out a review of the conservation area in Great Coxwell.

As part of the review process, we are now inviting comments on the Great Coxwell Conservation Area Appraisal document that details proposed changes to the conservation area boundary in the following places (from section 7 of the appraisal document):

- Burial area and field south of St Giles Church
- Area along the south side of Cherry Orchard and west side of Dark Lane

In some areas, the revision is intended to update any issues caused by past mapping and changes to property boundaries over time. In other areas, the boundary could be extended to areas that add to the architectural and historic interest of the area and are therefore worthy of including within the designated boundary.

You will have opportunity to comment on the above proposed changes and Great Coxwell Conservation Area Appraisal document in this survey.

You can find out more information about the review and download the appraisal document on [our website](#).

We are inviting your comments on the proposed changes during an eight-week consultation period which runs from Wednesday 6 April until Wednesday 1 June 2022, 11.59pm



Further Information

Personal details

If you are responding as an individual, you are not required to provide your name or personal details. If you are responding on behalf of a business, organisation, or other we will ask for its name and this information may be published. We ask you to provide part of your postcode to give us an idea of where you live in relation to Great Coxwell; providing this information is optional and will not be published. Any personal information you provide to the council within your comments that could identify you will not be published. Further information on data protection is available on in our [privacy statement](#).

Queries?

If you have any questions on the draft appraisal, survey or require it in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please contact our Conservation team at conservationconsults@southandvale.gov.uk or call 01235 422600.

What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new Conservation Area Appraisal document and adopted revised boundary on [our website](#).

1. Are you responding as: *

an individual / member of the public

a business / organisation

Other (please specify):

2. Please provide the name of the business / organisation, council or body you are representing:

3. To give us an idea of where you live in relation to Great Coxwell, please provide the first part of your postcode (i.e. SN7 7)

4. What is your connection to Great Coxwell? Please tick all that apply.

I live here

I work here

I live outside Great Coxwell

I regularly visit Great Coxwell

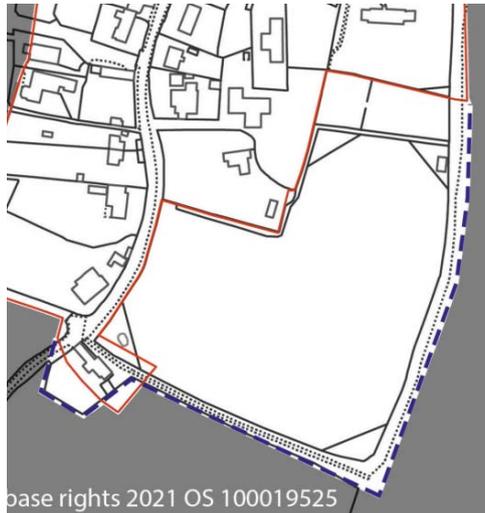
I have an interest in the area

Other (please specify):

(1) Proposed change to the burial area and field south of St Giles Church

The proposal is to include the new burial area that forms part of the churchyard, part of which has been transformed into a remembrance garden, and an adjoining arable field including Green Lanes, the most southerly of the existing conservation area properties.

You can view the map of the proposed additional area below. The existing conservation area is in red, and the proposed additional area is marked in blue. You can also view the [full boundary map here](#).



5. How far do you agree or disagree with the proposal?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Not sure
- I don't have a view

6. If you have any comments on the above proposal, please provide them below:

(2) Proposed change to the area along the south side of Cherry Orchard and west side of Dark Lane

The proposal is to extend the boundary eastwards along the south side of Cherry Orchard to Dark Lane, including Holloway Lodge, then south along Dark Lane to re-join the existing boundary at The Laurels.

You can view the map of the proposed additional area below. The existing conservation area is in red, and the proposed additional area is marked in blue. You can also view the [full boundary map here](#).



7. How far do you agree or disagree with the proposal?

- Strongly agree
- Agree
- Neither agree nor disagree
- Disagree
- Strongly disagree
- Not sure
- I don't have a view

8. If you have any comments on the above proposal, please provide them below:

Great Coxwell Conservation Area Appraisal document

9. If you have any comments on the overall document, please provide them below.

You can download the Great Coxwell Conservation Area Appraisal document from our [website here](#).

If you would like to see this document amended in any way, it would be helpful if you could please explain what changes you are seeking.

10. You can upload any supporting documents using the button below.

Anything else?

11. Please use the space below to provide any other comments on the Great Coxwell Conservation Area Consultation.

12. How did you hear about the review of the Great Coxwell Conservation Area Boundary?

- Email
- Instagram
- Facebook
- Our website
- Twitter
- Parish Council
- District Council
- Poster
- Word of mouth
- Letter
- Newsletter
- Other (please specify):

COMMUNICATION

A copy of the email notification issued to the council's consultation database is provided below.

Dear Sir/Madam

We are emailing to invite you to have your say on proposed changes to the conservation area in Great Coxwell as this may be of interest to you.

What is a conservation area?

The village's conservation area is the designated area of special architectural or historic interest which exists to protect the features and characteristics that make Great Coxwell a historic, unique and distinctive place.

Why are we reviewing the conservation area?

It is a requirement that all councils coordinate and publish appraisals for the preservation and enhancement of conservation areas and that these proposals are reviewed from time to time.

This is the first comprehensive Conservation Area Appraisal document that has been produced for Great Coxwell. The document has been authored by the Great Coxwell neighbourhood plan team. We have a statutory duty to consult the public on this new document before it is adopted.

Have your say as part of our review process

As part of the review process, we are now inviting comments on the proposed changes to the [Great Coxwell Conservation Area Appraisal document](#).

You can find out more information about the review on our [website](#).

How to comment

We are inviting your comments on the Great Coxwell Conservation Area Appraisal document during an eight-week consultation period which runs from **Wednesday 6 April until 11.59pm Wednesday 1 June**.

The quickest and easiest way to comment is to use our [online comment form](#).

Note that this is a unique link just for you and is tied to your email address. If you would like to forward this message to anybody else, please refer them to the [public link to the survey](#).

What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new conservation area appraisal document and adopted revised boundary on our [website](#).

We look forward to hearing your views.

Kind regards

Boris van der Ree

If you need support to access the consultation materials, have any queries about the survey form or require it in an alternative format (for example: large print, Braille, audio, email, Easy Read or alternative languages) please email conservationconsults@southandvale.gov.uk or call 01235 422600.

Opt out: If you do not wish to receive further emails from us like this, please [click here](#), and you will be removed from our consultation mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so.

Data protection: Please refer to our planning consultations privacy statement regarding how your personal data is used for this consultation, available on the consultation page of [our website](#). If you would like to know more about the council's data protection registration or to find out about your personal data, please visit [our website](#).

FURTHER INFORMATION

For information about the consultation or the results presented in this report, please contact:

Consultation and Community Engagement Team

South Oxfordshire and Vale of White Horse District Council

01235 422 425

haveyoursay@southandvale.gov.uk

To enquire about the council's work on the Great Coxwell Conservation Area consultation, please contact:

Conservation Area Team

South Oxfordshire and Vale of White Horse District Council

01235 422 600

conservationconsults@southandvale.gov.uk

END.