

Great Oxendon



Village Design Statement

**Great Oxendon Parish Council
Adopted October 2016**

This statement is designed to give planning guidance for those formulating and considering developments that affect the village of Great Oxendon.

This statement enables developers, residents and the Daventry District Council to understand both the look and feel of the village and also the aspirations of its inhabitants for its future.

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Introduction

Great Oxendon is a small village situated in Northamptonshire and sits astride the A508 just three miles south of Market Harborough. It has approximately 200 inhabitants. It is predominately a village that is constructed of late Georgian stone and red brick housing with a significant cohort of twentieth century infill housing.

Our local community has a unique appreciation and understanding of the built surroundings and this Village Design Statement (VDS) is based upon this knowledge. It is a document compiled and produced by the community to outline and influence the way the planning system operates locally.

A Village Design Statement describes the qualities and characteristics that people value in their village and surroundings. This document focuses on issues such as size, shape, scale and materials and the way in which new development can be positively incorporated into the local environment – the document does not intend to allocate or prevent development.

Our objective is to ensure that planned development within the parish of Great Oxendon is carried out in harmony with our rural setting and makes a positive contribution to the local environment.

Great Oxendon Parish Council

October 2016

Village History

Great Oxendon has a long history recorded as far back as the Domesday Book of 1086. The village as presented now primarily dates from Georgian and Victorian times. Below are extracts from contemporary writings describing the village:

Post Office Directory of Northamptonshire (1869)

GREAT OXENDON is a parish and village, 2½ miles south-east from Market Harborough, 14 north-west from Northampton, 11 north-west from Kettering, and 80 from London, in the Northern division of the county, hundred of Rothwell, union and county court district of Market Harborough, rural deanery of Rothwell, archdeaconry of Northampton, and diocese of Peterborough. There is a railway station on the Northampton and Market Harborough branch of the North Western Railway, within half a mile of the village. The church of St. Helen is an ancient structure, with a square embattled tower, with pinnacles, standing on the brow of a hill, a quarter of a mile from the village. The register dates from the year 1597. The living is a rectory, yearly value £410, with residence, in the gift of, and held by, the Rev. Edward Parker, M.A., of Oriel College, Oxford. There is a Parochial

and also a Sunday school. The children of the parish have the privilege of attending the Free school at Clipstone. The Dissenters have a chapel here. T. T. Paget, Esq., of Humberstone, near Leicester, is lord of the manor. The principal landowners are Thomas T. Paget, Esq. and Lord Overstone. The soil is a very rich loam; subsoil, clay. The chief crops are wheat, and the land chiefly pasture. The area is 1,350 acres, and the population in 1861 was 238.

Parish Clerk, William Flint.

POST OFFICE.—Isaac Watkin, receiver. Letters arrive through Northampton at 7.30 a.m.; dispatched at 5.10 p.m.

The nearest money order office is at Market Harborough

Parochial School, Miss Lucy Bland, mistress

CARRIER.—Benjamin Wilford

Battams Mr. Robert
Harrison William Henry, esq
Oliver John, esq
Parker Rev. Edward, M.A. [rector]
COMMERCIAL.
Adkins George, bricklayer

Bland John, grazier
Bryan Edward, baker, miller & grazier
Buswell Edward, shopkeeper
Granger Frederick, shopkeeper
Kirby George, farmer & grazier
Lee William, grazier

Loomes Edward, George
Sumpter William, builder
Ward Richard, grazier
Watkin Isaac, Black Horse, & sub-
postmaster
Wilford Benjamin, shopkeeper & carrier

Imperial Gazetteer of England and Wales, John Marius Wilson (1870 - 1872)

OXENDON (Great), a village and a parish in the district of Market-Harborough and county of Northampton. The village stands ½ a mile W of the Northampton and Market-Harborough railway, 2¾ miles S of Market-Harborough; and has a station, jointly with Clipstone, on the railway, and a post-office, of the name of Oxendon, under Northampton. The parish comprises 1, 620 acres. Real property, £3, 173. Pop., 238. Houses, 54. The property is divided among a few. The living is a rectory in the diocese of Peterborough.

*Value, £410. * Patron, the Rev. E. Parker. The church is ancient, has an embattled tower, contains an effigies of Lady Gorges, and stands ¼ of a mile from the village. There are a dissenting chapel, and a parochial school. Morton, who wrote the " Natural History of Northamptonshire, " was rector.*

The Ancient Hall or Manor House is said to have stood in the centre of the village with other large residences including The Rectory and Oxendon House. The church dedicated to St Helen is a quarter of a mile from the village. The present edifice dates from the fourteen century. The Font is probably from the eleventh century. There was a Baptist Chapel in the village which also contained a parochial school.

‘Little Oxendon’ is a deserted medieval village about one-mile north of Great Oxendon.

Great Oxendon



Figure 1: Aerial photograph of the Great Oxendon village

The Village Heritage

St Helen's Church, Great Oxendon – Listed Grade II



St Helen`s is Listed at Grade 2 Building and the following description has been registered:

GREAT OXENDON

SP78SN

3/33 Church of St. Helen

Listing NGR: SP7355783938

Date Listed: 2 November 1954

St Helen`s Church comes under the Faxton Group. The following Churches are also within in this group: -

1. St Andrew's Church Arthingworth
2. St Catherine's Church Draughton
3. St John the Baptist Church East Farndon
4. St Peter and St Paul Church Harrington
5. All Saints Church Lamport
6. St Mary the Virgin Church Maidwell

The Rector for Great Oxendon and the Faxton Group is the Reverend Canon Mary Garbutt. Mary is Priest in Charge for Great Oxendon and the Faxton Group. Mary is also a non-residentiary canon at Peterborough Cathedral.

St Helen`s - Description and Work, Architecture

Church. C13, C14 with C19 restoration. Squared coursed lias and limestone with concrete tiled roof to nave, chancel and north aisle and porch and aluminum roof to south aisle.

Aisled nave, chancel and west tower. Chancel of one window range of 2-light square headed windows to north and south. 3-light C19 east window with reticulated tracery. Gabled roof with ashlar gable parapets, kneelers and finials.

South aisle of 2-window range, 2-light C19 window to left with cusped tracery. 3-light square-headed window to right. Similar 3-light east window. Gabled porch between windows has single chamfered arch and decorated door surround in south wall with plank and braced door. Lean-to roof with ashlar gable parapets. North aisle similar with two 3-light square headed windows.

North porch between windows has blocked door and window openings and is now used as a vestry. Angle and clasping buttresses throughout. West tower of 3 stages with string course sub-divisions in first and third stage. 3 stage ashlar buttresses in first stage. Each stage sets back in receding steps. 2-light bell chamber openings to each face of the third stage. Castellated parapet with square pinnacles at the corners has sections missing. Interior: Double chamfered chancel arch, 3-bay nave arcade. That to south is C13 with double chamfered arches, circular piers and circular capitals and abaci. That to the north is C14 with double chamfered arches, quatrefoil piers and ball flower enrichment. There are 2 half arches across the north aisle. The triple chamfered tower arch has capitals with flowers. Chancel roof is C19 and nave roof is C20. There is a sedilia in the left wall of the chancel.

Stained glass: East window by Powell 1870. Stained glass also to east and south east windows of south aisle. Font, tub shape probably C12, with vertical zig zag decoration. Monument, marble table, is to Elizabeth Harrison died 1837. (Buildings of England: Northamptonshire, p.236).

Plum Tree Cottage, 49 Main Street – Listed Grade II

GREAT OXENDON MAIN STREET
SP78SW (North side)
3/34 Plum Tree Cottage
Listing NGR: SP7315983411

House. Date stone CB/1712. Brick with slate roof. Originally single unit plan. 2 storeys with attic. Original building of 2-window range of casements under gauged brick arches, those to left have transoms and some leaded lights. Ashlar string course between floors. Ashlar gable parapet and kneelers to right with brick stack at end. Date stone in right gable. C19 extension to left.

No 45 Main Street – House and attached Barn – Listed Grade II

GREAT OXENDON MAIN STREET
SP78SW (South side)
3/36 No.45 and attached barn
Listing NGR: SP7314783371

House and attached barn. Late C18. Brick with slate roof. 3-unit plan. 2 storeys, 3-window range of horizontal sliding sashes with glazing bars at first floor, and casements at ground floor; all with plain arches. 6-panelled door to right of centre has moulded architrave and flat hood. Brick stacks at ridge and end. Rear similar with barn attached to right having part cob walls. Pump in wooden casing attached to rear elevation. Interior has chamfered and stopped ceiling beams and open fireplace with bressumer in centre room. Flanking cupboards have fielded paneled doors.

29 and 31 Main Street Street– Listed Grade II

GREAT OXENDON MAIN STREET

3/35 No 29 and 31

SP78SW (South Side)

Date Listed 19 July 1985

Two houses. Late C17 and C19. Squared coursed lias with slate roofs No. 29 was originally 2-unit plan. 2 storeys with attic, 2-window range of casements under wood lintels. Small window with stone surround to right of first floor. Ashlar gable parapets and kneelers with brick stacks at ends. Left gable has 2 single light windows with moulded stone surrounds. C19 extension to rear with entrance. Interior of No.31 attached to left is one-unit plan, 2 storeys, 2-window range of C20 casements with brick stack at end. Interior of No.29 has remains of open fireplace with stopped and chamfered bressumer over, and chamfered and stopped ceiling beam. Stonework in fireplace reputedly from Braybrooke Castle. Used for a time as the Rectory. Interior of No.31 has open fireplace with dated chamfered bressumer 1679/W.I.

Sources: Daventry District Listed Buildings Register

Created 25 March 2009. Published July 2011. Modified 31 August 2011.

The text is a legacy record of the Listed Buildings and may not have been updated since the buildings were originally listed. Details of the buildings may have changed during the intervening period. You should not rely on the above text as accurate descriptions of the buildings.

Current Housing Designs

The built environment of Great Oxendon has evolved over the years. Pre 1836 buildings can be broken down into two main categories by materials used. Later Victorian buildings tend to be of brick construction, mainly without render, and post Victorian is again mainly brick but with a variety of exterior finishes. Below are images showing examples from each period.

Pre 1836

STONE	BRICK
 Manor House	 The Old Post Office
 Stone Cottage	 Great Oxendon Hall

Types of buildings - Stone was one of the first to be used and we have some good examples and later came the red brick. The house at the bottom of Main Street on the left hand side going down was the Black Horse Pub in the early 1900s. This must have been just one room where mostly the men would have met for a drink.



Hemsby House top left, opposite the Village Hall is a fine building which has had a smaller cottage added on at a later date.

The Manor House was probably the first main house in the village as it is mentioned in old literature. There are other stone buildings of good proportions along Main Street.

Density of buildings – This is good as most of the properties have space around them. Obviously this has changed over the years as gardens and areas are smaller scale.

Most of the later buildings in the village are of red brick but have some rendering but others are completely different.

1836 to 1901

VICTORIAN

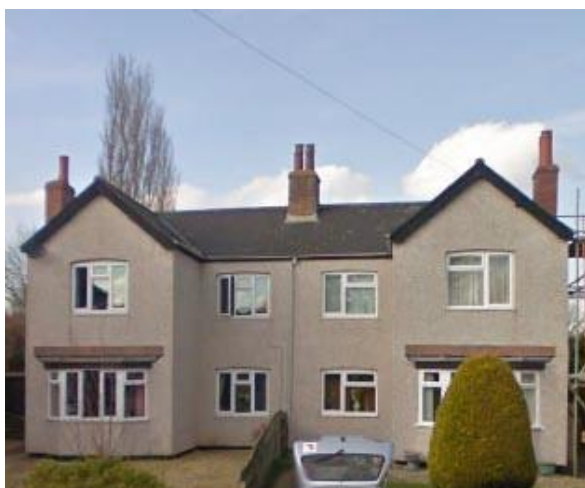


1901 onward

EARLY 20TH CENTURY



LATE 20TH CENTURY



Density of buildings - As with most English villages the density of buildings varies with the development period of different parts of the village. Pre-Victorian buildings tend to either stand alone or cluster quite close together. In Great Oxendon there is not a lot of Victorian construction to analyse, but post Victorian buildings do tend to have quite large plots, even when semi-detached they enjoy good spacing between adjoining buildings.

Types of boundaries used - There is a good variety of boundary types in the village, all quite typically English with brick walls, some hedges and just a few wooden fences, but the most common and obvious are the many Northamptonshire stone walls (see images on next page)

STONE WALLS



OTHERS



Street lighting

Most of the street lights are still Mercury Vapour lamps and will have to be replaced for environmental reasons under new legislation within a few years. The Parish Council is setting aside funds for this purpose.

Surface materials

All roads in the village are of a tarmac finish as are most pavements. Where pavements are alongside grass verges on the A508 many parts are broken up and of poor quality but pavements on Main Street are in relatively good repair.

Colours

There is no overall colour scheme within the village.

Window Styles

There are a wide variety of styles within the village and the variety expands with each period. However, almost all earlier buildings the traditional 4 pane Victorian style is predominant.

Chimney Styles

Due to most buildings being constructed when open fires were the norm for heating almost all building have chimneys. Most are of usual brick construction.

Rain water ware

There is no uniform style within the village.

Extensions

Many houses in the village have been extended and these extensions can be old or new. Some older homes have twentieth century flat roof extensions as seen on period buildings all over England. Most extensions within the village have been done in a sympathetic fashion.

Infrastructure

The village benefits from the following infrastructure:

- Electricity – all buildings are connected to the electricity supply and this has just been upgraded with a new smaller sub-station being installed in the village and some overhead cables being buried under the street.
- Gas – Mains gas supply is in the village and almost all buildings are connected.
- Water – All buildings in the village are connected to mains supply and either have mains sewage or independent waste water systems.
- Telephone – All buildings have access to a telephone connection in the village with some cables underground and some above ground.
- Internet – the village has access to the internet via the telephone ADSL system at about 1.5 Mbs or via the BT FTTC system at up to 40 Mbs. There is now Fibre Broadband available in the village at an extra cost from the suppliers such as BT, Talk Talk, etc.

Commerce and Industry

There are a few businesses within the village with the most obvious being The George pub and restaurant. With good road and internet access available there must be residents working from home but this business activity tends to be invisible. There is also the Oxendon House Care Home with 33 beds. Just outside the immediate village on the A508 south is the Waterloo Cottage farm shop offering good essential supplies and further on the Waterloo Farm Fishing Lakes with other smaller business interests attached e.g. tea rooms. The village is also surrounded by and part of the farming environment with all sides of the village being abutted by farm grazing land.

Woodlands and Open Spaces

Apart from a couple of small private wooded areas beside the A508 road at the south and north of the village there is little woodland very near the village. In the surrounding fields there are small copses. The village has a small playing field on Braybrooke Lane for football and other outdoor events but there are no other open spaces except for a small tarmac playground behind the village hall (was once the school playground).

Landscape

Great Oxendon lies in the Clay Plateau character area, specifically the Naseby Plateau according to the Northamptonshire Landscape Character Assessment. The area is characterised by a predominance of large arable fields emphasising the undulating landform. Smaller scale pastoral fields grazed largely by sheep are found around village settlements. A combination of boundary features defines fields and woodland cover is limited. There are important views around the village that demonstrate this character and the VDS will seek to protect these. These are illustrated in Appendix 1.

Wildlife

All existing wildlife habitats must be protected. If reasonably possible there should be creation of new ones in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland. Advice is available from Northamptonshire Wildlife Trust.

Current Development

The village has been continually developing for centuries and a large number of house types can be seen in the village. However, the overwhelming style of the village is typical 'Northamptonshire' with many stone houses. Current development involves extending and modifying houses as well as new buildings. Many houses now have double glazing in both plastic and wooden frames. All older houses that would once have been thatched are now under slate roofs and many houses have been extended.

New housing in the village has been allowed to develop in modern styles and so long as they meet Building Regulations there has not been any styling demands made on them. In the past some higher density building has happened with a two story block of flats at the top of Main Street as well as the development of the old Oxendon Hall into apartments. However, all recent new developments seem to be for the higher value detached homes.

Future Development Guidelines

The Parish Council undertook consultation at a public meeting within the village in 2011. Taking these comments into account the Parish Council has suggested the following guidance for planning decisions;

1. Developments should respect the historical character of the village. They must be in keeping and of similar proportions with the surrounding area and take into account the style and type of buildings within that part of the village.
2. New developments should embrace the outward appearance of the more traditional house style within the village e.g. 2 story design, Northamptonshire stone or period brick walls, slate roofing, multi-pane windows.
3. New developments should be considered favourably where there is a design of significant architectural merit that would complement the village.
4. Any developer contributions received via the Community Infrastructure Levy (CIL) are likely to be directed towards traffic calming or open spaces within the village.
5. The village welcomes new technologies and building methods, especially where these have a significant benefit to lowering the environmental impact of buildings.
6. Developments should retain existing mature trees and other natural features in order to maintain the country aspect of the village.
7. All existing wildlife habitats must be protected. If reasonably possible there should be creation of new ones in the form of copses, hedgerows, ditches and ponds, and open spaces of rough grassland.
8. Developments should employ boundaries of a similar style to other plots in the vicinity including where appropriate open front gardens.
9. Future developments should minimise the use of overhead power lines.
10. House extensions should take into account the impact on the village streetscape. Matching building materials should always be used.
11. New developments should not have an adverse impact on the valued scenic views either from the village or views when approaching the village (see Appendix 1 Images 1 & 2).
12. Development within the village on vacant sites or building in gardens will be supported provided it is not to the detriment of the character of the village
13. Where appropriate, when not to the detriment of the historical character, new developments may include a suitable number of smaller houses to accommodate a wide price range.
14. It is suggested that any further development within the village should prioritise affordable starter homes for families (examples of these can be seen at the top end of East Farndon (see Appendix 1, Image 3).

Conservation – A Self-Assessment Guide

If as a property owner you are proposing to make external improvements or alterations to your property, paintwork, signs, garden or surrounds please consider the following:

1. Look at the features and design of the adjoining and neighbouring properties in order to avoid any improvement or alteration to your property being inconsistent with the other properties.

2. Look at the front of your property from a distance. Note down its original and distinctive features. Are there any that seem more recent or seem out of character with the original features of your property or those nearby?

3. Try standing closer to the house and the details of the building e.g. roof, chimneys, eaves, windows, doors, brick or stonework etc.

4. Next, repeat the process on each side of your property in order to get the full picture.

5. Please examine the guidelines in this document and follow them.

6. Consider the changes you have in mind. For example,

- Will they be in keeping with the characteristics and details you have noted down? If not consider how else your ultimate objective may be achieved in a manner that preserves the heritage of the property?

- Might the changes you have in mind remove some of the characteristic features you have noted?

How will the changes affect notable features and facilities in the village? Please take into account the village features considered important to the villages as referred to in this document.

7. Finally it is suggested that you check your ideas with a builder or an Architect or the Local Planning Authority (Daventry District Council) who may suggest improvements to your ideas.

Property owners are reminded that the village has been evolving prior to the Domesday Book and there are bound to be many things about its built environment that you may treasure as well as others that you may deplore. When proposing to change the built environment in Great Oxendon in any way, please be mindful what you do. Please maintain the overall Great Oxendon setting and please think before you take action.

Get the right advice to help you achieve this goal.

Footpaths & Walkways

The village has relaxing walks in the vicinity. The Great Oxendon Brampton Valley countryside walk (Which is also part of the National Cycle Network) was once a busy rural branch railway line serving Market Harborough and Northampton. Passing through open fields, wooded areas and dense thickets and hedgerows the route provides access to the Northamptonshire countryside by linking existing footpaths and bridleways. The walk features the Great Oxendon tunnel, designed and built by George Stephenson, which opened in 1859. The tunnel is 418 metres' long.

There is a good network of public footpaths and bridleways from the village to the surrounding villages of Arthingworth and Braybrooke as well as good pedestrian road access to East Farndon. These walking routes are complimented by the Brampton Valley Way, a disused rail track that once linked Market Harborough to Northampton. This allows good safe walking access to Market Harborough although it is not easily accessible from the village without crossing fields and stiles. This precludes access for push-chairs etc.

Great Oxendon also has a recognised conservation walk at Little Oxendon. This site contains part of an excellent area of well-preserved ridge and furrow along the side of the deserted medieval village of Little Oxendon.

A diagrammatic plan showing the leisure walks is shown at Appendix 3. Also at Appendix 3 is a plan showing all footpaths, bridleways and by ways.

Transport – Cars

The village is well served for transport with the main A508 from Northampton to Market Harborough running straight through the village. This allows for good vehicle access to the A14 a few miles to the south and therefore access to the motorway network via the M1 and M6. In addition, the A508 means there is a regular 30-minute bus service via the X7 bus to Market Harborough, Kibworth and Leicester to the north and Northampton to the south.

Traffic Calming

Traffic calming is very important to the village and it is suggested that should the current traffic on Main Street increase in speed or amount then traffic calming measures should be used.

Residents are concerned about increasing use of the village for access to the A508 from Market Harborough. No specific traffic calming measures were defined. Many comments have been made about calming traffic on the A508 and about better signage and enforcement of the speed limit. Any traffic calming schemes for the A508 will be subject to consultation with Highways England.

Parking

Many residents commented on the impact of parking in the village with particular comment made about the east side of the A508. Residents in these houses have no option but to park on the verge and it was suggested that this area should be a priority for any enhanced parking expenditure. Over many years the Parish Council have tried to apply to Daventry Council for funding for this type of parking but have been refused due to lack of budgetary issues.

The Parish Council must consider parking when making recommendations on Planning Applications in the future.

New developments should ensure adequate vehicular access arrangements both for Residents' and for service vehicles such as refuse collection.

Street Furniture

Several of the views in the village and within the centre of village have already been spoilt by an excessive number of road traffic signs and other signs. There is a need to minimise street furniture wherever and whenever possible. This should be done, of course, without compromising the safety of those who seldom travel through Great Oxendon and may need extra assistance to navigate hidden entrances and sharp bends safely.

Unfortunately, traffic-calming measures are usually associated with increased signage. Signage could be minimised if the whole village was a 30 mph area – the Parish Council have been working on this for many years and we have now managed to obtain 40mph speed limit on the A508.

Where possible any additional signs should replace existing signage. Traditional wooden signposts are preferred to their modern equivalent.

Amenities in the Village and nearby Market Harborough

As at December 2015

Newspapers	Available to order from the Waterloo Farm Shop.
Milk Supplies	No delivery to village. Available from the Waterloo Farm Shop.
Buses	X7 bus hourly. South to Northampton and north to MH and Leicester.
Art Club	Meets weekly every Wednesday in the Village Hall.
Youth Club	In the Village Hall every Tuesday at 7.30pm
Churches	Faxton group of churches represent C of E in village at St. Helens Parish newsletter every month. Other strong denominations abound in MH.
Parochial Church Council	Meets every 2-3 months as required. Always glad to welcome new communicants.
Priest	C of E, Mary Garbutt Priest in Charge for Great Oxendon and the Faxton Group.
Parish Council	Meets on first Monday of the month in the Village Hall.
Rail Service	Nearest service from MH south to London St. Pancras, and north to Nottingham, Derby, Chesterfield, Leeds
Choirs	Many in MH. Occasionally within local church grouping.
Libraries	Good library in MH.
Drama	Strong group in MH.
Doctors	Surgeries in Market Harborough
Garden Centres	Brixworth, Desborough and MH. Nursery also at Braybrooke.
U3A	More than one in MH.
Probus	Available in MH
Rotary Club	Available in MH.
Lions	Available in MH.
Women's Groups	Women's Institute in East Farndon & Arthingworth,

	Towns Women's Guild in MH, Mums and toddlers in MH.
Post Office	Several in MH. Morning delivery in village, collections at 4.45pm (Saturday 8.15am)
Corner Shop	Available in MH
Brass Bands	Available in MH
Jazz Combos	Available in MH
Historical Society	Available in MH
Sport	A range of sports clubs including Football and Rugby at MH Leisure Centre at MH with swimming pool.
Schools	Junior school in Clipston. School bus available. Senior schools in Guilsborough. School bus available. Admissions to schools within MH accepted.
Refuse/ Recycling Collection	Every Wednesday for recycling boxes, Alternate Wednesday for brown and grey bins.
Social Events	Village fete every July. Fund raising events for Church, Village hall and Youth club throughout the year. Village bonfire and fireworks.
Internet	Available in village. Fibre Broadband now an option

Summary

Great Oxendon is a small village which has a diverse and widespread pattern of houses and house styles. Different parts of the village have developed at different periods and ultimately this has resulted in groups of individual building methods and materials ranging from Northamptonshire stone through brick and tile or brick and slate and finally to the modern use of brick, render and tiling.

Even though this slow development has resulted in a wide mix of building styles, it is very important to note that the wrong building type in the wrong place has considerable negative impact.

Any future planning applications which would extend the residential area of the parish should be considered on individual merits, but in line with the principles set out within this VDS

A significant proportion of the village is period housing, that is building before 1901, and therefore this style should be the natural default for future house designs.

The village is closely allied to the surrounding countryside and there is an overwhelming wish from within the community to safeguard the rural and village landscape, views, patterns, ecology and traditions.

Key points taken from the various village meetings to discuss this Village Design Statement can be summarised as follows:

- The Parish Council would like to see all future development being both in keeping and sensitive to the essence of the Great Oxendon Village.
- Development should reflect the essential character of the locality, established by size, scale, density and design of the surrounding buildings. Traditionally used materials should be incorporated into new developments where possible.
- Protection and maintenance of the existing landscape is a vital element in future planning. Any new development should not prejudice the coherent and contiguous habitat for wildlife around the village.
- Great effort should be made to maintain historical features and aspects. For example, the close juxtaposition of listed or notable buildings should not be compromised by out-of-character new buildings.

- Developments should have similar boundaries in style and size to other plots in the vicinity including, where appropriate, open front gardens.
- Traffic calming and vehicle weight restrictions are to be encouraged. The general consensus is that a 30 mph speed limit throughout the whole village is preferred.
- The rural character and charm of the country lanes should be protected and road signs strictly limited to those that are absolutely necessary. Changes to country lanes, footpaths and other rights of way should be considered only in very rare circumstances. Mature hedgerows, trees and other plants should be preserved.

Appendix 1

Image 1: View approaching village on A508 heading north.



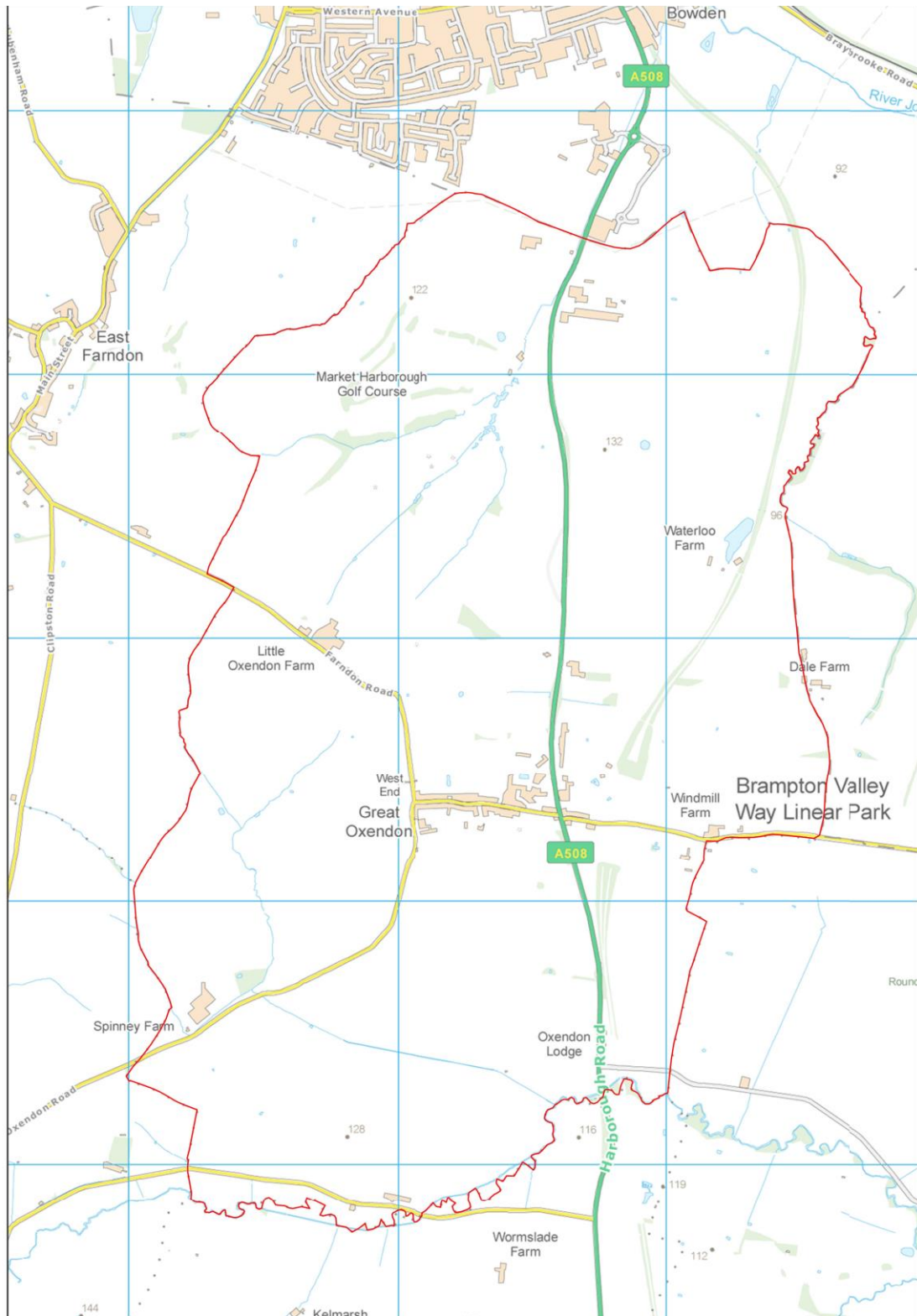
Image 2: View approaching village from the church.



Image 3: Starter homes at East Farndon



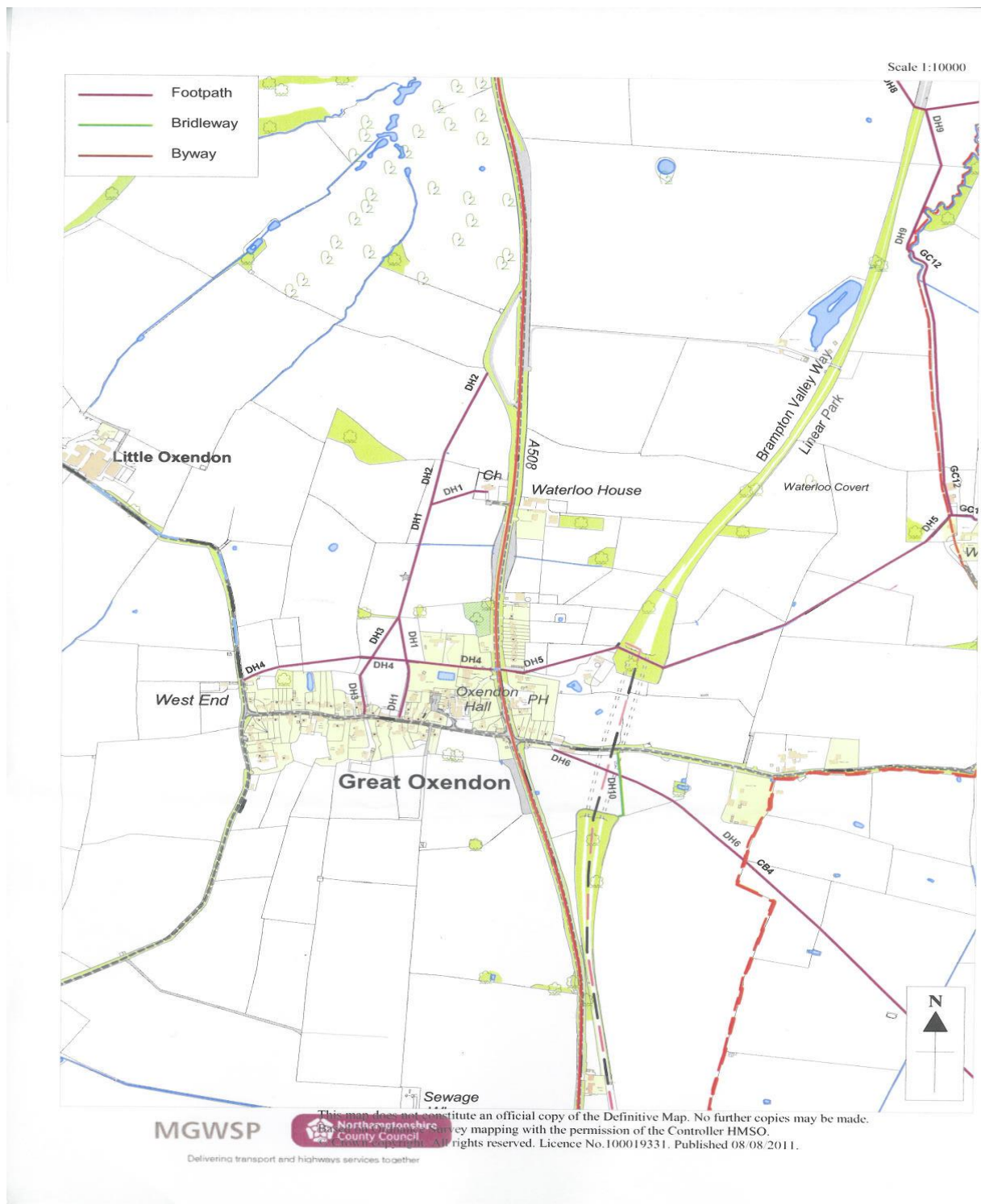
Appendix 2 – Parish Map

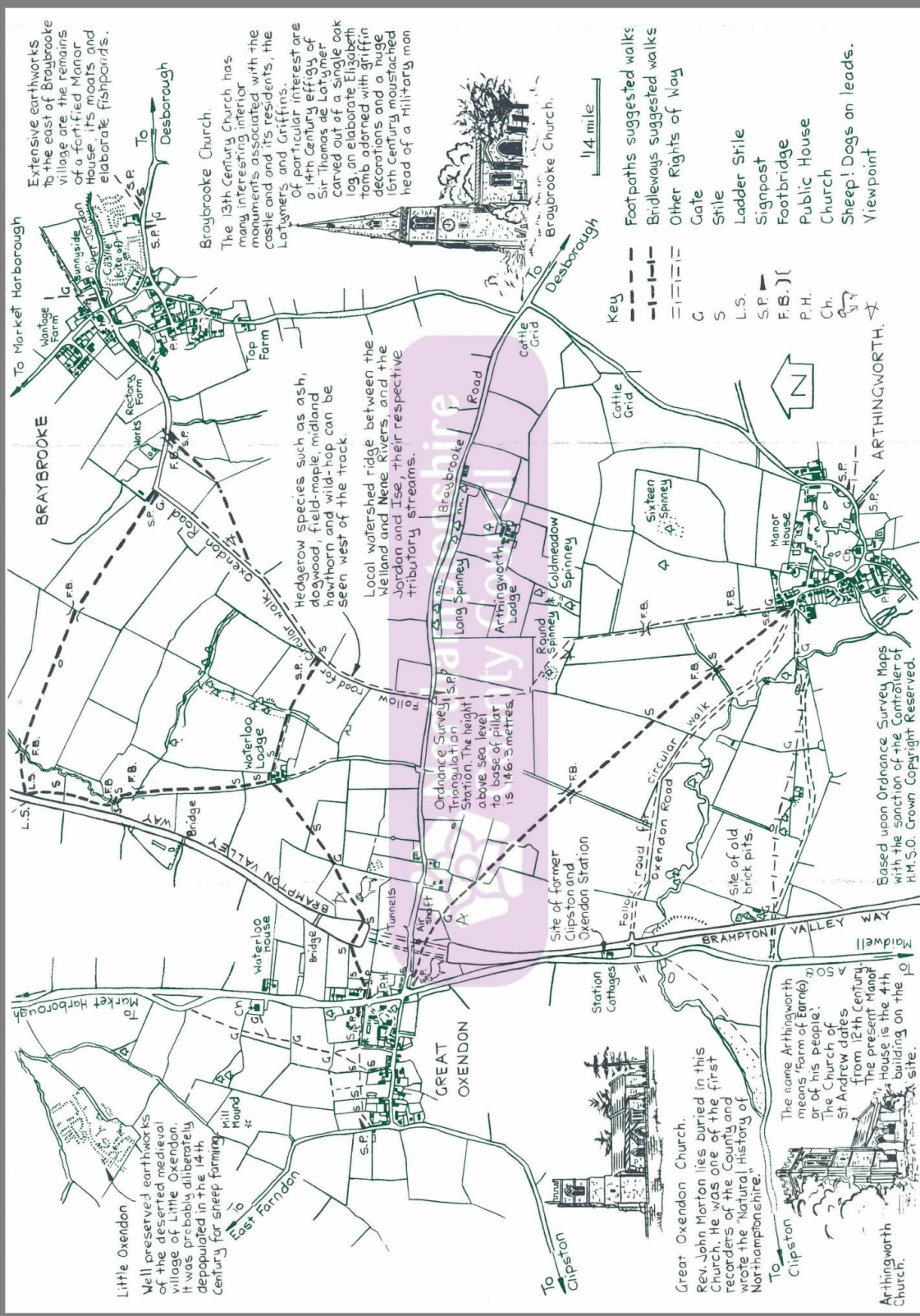


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Great Oxendon Parish Map

Appendix 3 Footpaths & Walkways





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**Web Site: [www. greatoxendon.org](http://www.greatoxendon.org)
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