## Contents

1. Introduction and planning policy context  
   Page No. 3

2. Location  
   Page No. 5

3. Geology and topography  
   Page No. 6

4. Archaeology  
   Page No. 9

5. History of North Newington  
   History and development  11
   Page No. 11
   Employment  11
   Page No. 11
   Pubs  11
   Page No. 11
   The Mill  11
   Page No. 11
   Population  12
   Page No. 12
   Religion  12
   Page No. 12
   Education  12
   Page No. 12

6. Historic maps and photographs  
   Page No. 14

7. Architectural history  
   Page No. 16

8. Character of North Newington  
   Land use  20
   Page No. 20
   Street pattern  20
   Page No. 20
   Building age, type and style  20
   Page No. 20
   Scale and massing  22
   Page No. 22
   Construction and materials  22
   Page No. 22
   Trees, hedges, means of enclosure and open spaces  22
   Page No. 22
   Carriageways and footways  23
   Page No. 23
   Threats  24
   Page No. 24

9. Figure ground plan  
   Page No. 25

10. Materials and details  
    Page No. 24

11. Management plan  
    Page No. 27

12. Conservation area boundary  
    Page No. 30

13. Effects of designation  
    Page No. 31

14. Appendix I: Policies  
    Page No. 33

15. Appendix II: Designated Heritage Assets (Listed Buildings)  
    Page No. 36

16. Appendix III: Buildings which make a positive contribution to the Conservation Area (Formally known as locally listed buildings)  
    Page No. 37

17. Appendix IV: Bibliography and references  
    Page No. 38

18. Public Consultation and Acknowledgements  
    Page No. 39
1. Introduction and planning context

1.1 North Newington is a small village that lies just over 2 miles south west of Banbury and within the parish of Broughton. The current parish boundary dates from at least 1805.

1.2 North Newington retains the character of a small rural village settlement. It was designated as a Conservation Area in acknowledgement of its special qualities in May 1989. This document is the first full review since the area was first designated.

1.4 Conservation Areas were introduced by the Civic Amenities Act of 1967. However, it is the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69) which places a duty on local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as Conservation Areas.

1.5 Since 1967 some 9,600 conservation areas have been designated in England, including 60 in the Cherwell District. Local planning authorities have a duty under the Act to review the appraisals and consider boundary revisions to their Conservation Areas ‘from time to time’.

1.6 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005) and their later revised guidance Understanding Place: Historic Characterisation for Planning & Development (2010), Understanding Place: Historic Area Assessments Principles and Policy (2010) and Understanding Place: Conservation Area Designation, Appraisal and Management (2011). The appraisal process enables the special character and appearance of North Newington to be identified; thereby ensuring that any future development preserves or enhances the areas special character.

1.7 This appraisal has been subject to public consultation in April 2013. It is a material consideration in the determination of planning applications within the conservation area and its setting.

1.8 Survey work was undertaken in October 2012.

Water pump on the green
Figure 1 Current OS map showing location of North Newington
2. Location

2.1 North Newington is located within the Broughton parish and approximately 2½ miles south-west of Banbury.

2.2 The village is surrounded by agricultural land and former quarries.

2.3 The village boundaries are set to the west, south and north east by the river Sor Brook and its tributaries. The North West boundary follows the Padson Bolton and Padson Springs that flow into the brook.

Figure 2. Aerial photograph showing the conservation area boundary.
3. Geology and topography

3.1 North Newington village is sited by a spring at a height of c. 400 ft. and sits near the top of the valley.

3.2 The village is located on the edge of two landscape character areas the Ironstone Hills and Valleys; a large area incorporating land to the south and west of Banbury, and the Incised Ironstone Plateau situated north of the Ironstone Hills and Valleys.

3.3 The geology of the area is faulted, fairly complex and comprises a succession of steep valleys. The narrow valley floor contains a pattern of small fields and mixed farming, which is predominately permanent pasture.

3.4 As the Sor Brook valley is liable to flooding, areas such as Claydon Hill and Welshcroft Hill were constructed on higher ground.

3.5 Villages such as North Newington are known for their deep orange and ochre coloured ironstone. Many buildings would have originally been thatched but now a wide variety of roof types can be found in the village.

3.6 The local geology also influenced the industries of the area. Marl from the limestone quarries no doubt supplied the fullers earth for Broughton’s fulling-mills. The Marlstone, apart from providing good corn-growing land, and plentiful building-stone, provides colour to the landscape.

3.7 North Newington has a layout in which the houses cluster together around a series of lanes that follow the topology of the valley side.
Figure 3. Geology map
Figure 4. Topography map
4. Archaeology

4.1 North Newington comes from the name ‘Neweton’, which was used in 1200. The name derives from early English, meaning the New Tun (Tun being a defended enclosure / farmstead). In time the settlement came to be referred to as ‘Northneweton’ (1268) to distinguish this settlement from the neighbouring settlement of South Newington.

4.2 Few archaeological discoveries have been made in North Newington, almost certainly due to limited archaeological investigation and geological make up of the area.

4.3 Records list a medieval wall and rubbish pit and an undated regular aggregate field system. The undated crop marks shows evidence of the village’s inclosure in 1805.

4.4 In the mid 19th century the remains of the medieval cross located on Main Street were removed, confirming the records of a shrunken medieval village.

4.5 The village is located along the Old Saltway, an important historic trade route. Salt has been traded from the salt mines at Droitwich 60km to the west of Banbury since the Iron Age. Salt production was one of the earliest productive industries and the Saltway is likely to have formed part of the Mercian distribution network that provided a trade route with London. The route was certainly in existence from the 11th century and has provided an important route through the District over the years. In the 17th and 18th century the route was used as a major coaching route. The standing archaeology of the buildings, still reflect this important route particularly with the number and size of the public houses. These were constructed at the height of the Saltway as a trading route in the 17th century.

4.6 North Newington Castle Bank is a simple rectangular enclosure. It is located about three-quarters of a mile north-west of the village near Wroxton. The date of this encampment is not known, but it is thought to be Roman, however there have been no datable finds to verify this. It is on level ground but on the edge of a small ravine or ‘bottom.’ The corners to the structure are pointed north, south, east and west and the original entrance was probably in the middle of the northeast to southwest side. It consists of a single bank which is well preserved on the north-west side, where its height on the exterior is 9 ft. Along the top of this bank runs the hedge of the field in which the remainder of the earthwork is located. The south-west side, which is slightly bowed outwards, is 500 ft. long; the remaining sides are 450 ft. each. On the north-west side the ground falls steeply to a small stream called Padsdon Springs.

4.7 Archaeological evidence from later periods is extremely limited. The Battle of Edge Hill; one of the major battles of the English Civil War was fought just 20 miles away, though there is no evidence of any impact on the village.

Overlooking the site of sunken village towards Park Farm and the Dovecote. It is worth noting the more formal layout of the mature trees.
4.8 The landscape has an upland character, characterised by rounded undulating hills with long, low ridgelines. The landscape has changed over the years, especially through the hedging of fields after inclosure in the 19th century and the creation of a park in the 18th century (between School Lane and Park Lane). Remains of ridge and furrow are also visible around the village and can be seen from the high ground near Woad Mill Farm and elsewhere in the parish.

**Figure 5.** Archaeological entries for North Newington

Key
1. Roman Road
2. Medieval earthworks
3. Broughton Castle
4. Undated cropmarks
5. North Newington historic core
6. Undated regular aggregate field system
7. Roman farmstead
8. Incomplete ring enclosure
9. Roman building and artefacts
10. Broughton historic core
11. Undated enclosures and linear marks

© Crown copyright and database right 2014. Ordnance Survey 100018504
5. History of North Newington

History and development

A full history of North Newington is available in the Victorian County History and on the village’s own website. The early history of the settlement has had an important influence on the character of North Newington. The medieval manor is thought to have existed to the east of the village, on the site now occupied by Park Farm. It is likely that the village grew due to its proximity to the Saltway and the Banbury – Shutford Road. The inclosure of land in 1805 had the impact of shifting development westwards along the Wroxton Banbury Road.

Employment

Traditionally an agricultural settlement, North Newington benefitted from non-agricultural forms of employment from the 16th century. Weaving based employment, such as fulling and dyeing, was available at Banbury and Shutford. Closer to the settlement in the 17th century was the Paper Mill and a number of quarries. Little is know of the quarries, but they are identified on the early maps.

The village also supported traditional trades. Kelly’s Directory (1939 Edition) reports a shoe maker, builder, blacksmith, stone mason and an artificial manure manufacturer, a Mr Richard F. Page. Some of these trades would have been long established, offering services to the traders passing through.

The farmland in the parish was particularly valuable and farms in North Newington were let for 24s.–35s an acre; amongst the highest in Oxfordshire. The land was described in the 1940s as the best land in the County. In 1961 farming was still mixed. Leys’ farming, an agricultural system where fields are alternatively cultivated for cereals and left fallow, was common and most farmers kept sheep and cattle. The chief crops were wheat and barley with a few root crops.

Pubs

The village carried a lot of traffic in the middle ages, providing a connection between the markets in Banbury and Chipping Camden. The level of trade and traffic led to the establishment of three inns, which must have been a major source of income. It was recorded that “before the construction of canals, one of the largest wagoneer’s inns in the country was at North Newington”.

The three inns were: ‘Three Lions’ (licensed 1783), now known as The Manor, a residential property; the recently closed ‘The Roebeck’ (licensed 1782) and the ‘Bakers Arms’. Out of these inns, the Bakers Arms is the only remaining public house, though it has been renamed the Blinking Owl.

The Mill

North Newington had a water-mill named ‘Collesmille’ in 1444, though it was recorded as a paper mill in 1684. It is possible that the Fienneses had converted it into a paper-mill long before the late 16th century. It is this mill that is believed to have inspired William...
Shakespeare when he wrote ‘Henry the Sixth’. In the play, Jack Cade taunts Lord Saye with building a paper-mill ‘contrary to the king, his crown and dignity’.

In the early 19th century Thomas Cobb owned the mill. According to Foreman, in this period the first continuous paper maker was developed in North Newington, though it appears that Cobb failed to capitalise upon it. The mill was put up for auction in 1833 and the auction papers stated there were 4 engines for rags, a paper-making machine, and steam-drying apparatus. The building must have been of a substantial size to accommodate this amount of machinery. Records indicate that the mill remained in use until 1869.

The present mill-building was constructed c. 1870 and the mill-house was also enlarged and reconstructed about that time by William Sellers. There remains evidence of the earlier mill, with a number of stones in one wall near the tail-race. By 1887 Alfred Sellers, an artificial manure manufacturer converted the mill into a bone factory, which was closed by 1920. The building was subsequently converted back into use as a water-corn-mill, where it was used during the First World War. The wheel, of pitch-back type, is still in operation and some apparatus, consisting of adjustable wooden slats formerly used for paper-drying, have been preserved in their original position in a long drying shed.

**Population**

The population of the village peaked in 1841 at 448 people and was larger than neighbouring Broughton. In 1961 the population reduced to 265 and has gradually risen to over 300 in recent years.

**Religion**

North Newington is rare as it has no Church of England church and members of the congregation had to use St Mary the Virgin Church nearby at Broughton. A chapel dedicated to St John the Baptist existed in 1331 and had local importance as a pilgrim centre. The chapel did not survive the reformation, though a 14th century doorway, thought to be part of the original building survived until the second half of the 20th century.

As with much of North Oxfordshire, North Newington had a prominent number of non conformists. A small number were Quakers, and like many of the surrounding villages worshiped in their homes. The Methodists in North Newington formed the largest group of the non conformists and outnumbered the Methodists in Broughton. The Methodists constructed their own chapel which has now been converted to a home.

**Education**

A Quaker private boarding school was noted in 1808, however, it was not until 1814 that a Sunday school was formed. This was supported by voluntary subscriptions. In 1832, a mid week school opened for 12 boys and 6 girls to attend. The classes were funded by the parents.

A new school, complete with a Masters House, was built in 1853. The buildings were later purchased (1861) by the Trustees of the Saye and Sele charity, who paid for the maintenance and the school masters salary. The school was enlarged in 1911 and in 1944 it was recognised as a junior primary school. The school continues to be used today.
Bishop Carpenter School
6. Historic maps and photographs

Figure 6: 1882 Map of North Newington

Figure 7: 1922 Map of North Newington

Figure 8: 1972 Map of North Newington

Figure 9: 2013 Map of North Newington
View looking towards School Lane

View looking along the Main Street

View looking north towards village entrance
7. Architectural history

7.1 The village core is believed to be medieval and there are a number of buildings / parts of buildings which indicate the age of the settlement. The limited remains of a medieval structure were within a bricked up 14th century door way to a cottage along Park Lane. It is believed that the door way was part of the Chapel of St John the Baptist. Unfortunately this cottage was demolished in the second part of the 20th century.

7.2 The history of Broughton and North Newington are intertwined, with both settlements and their associated land overseen by a single manorial system through large parts of their history. The location of the original manor is not clear and there is no primary documentary evidence indicating its location. Secondary reports suggest that it was originally located where the mill is now located. It is possible that the medieval manor house was located here but relocated further up the valley to Park Farm. The location by the stream would have been damp, making an ideal location for a mill, but not for a manorial house.

7.3 Park Farm was referred to as an ancient manor ‘St John’s in the wood’ in 1852. The building incorporates 14th and 15th century structures. One of the wings has two medieval buttresses. However, it has largely been rebuilt and altered during the mid 19th century, leaving only the 17th century dovecot. These auxiliary structures were an important part of the larger formal estate. The setting of Park Farm is ideal for the manor house, over looking the valley and on the outskirts of the village. To the north of the Park Farm, located off School Lane, is North Lodge, whose name indicates the edge of the manorial estate.

7.4 On Park Lane is a small row of cottages that resemble workers or ‘staff’ cottages or early almshouses. The Park, referred to in the name of the street, is on the north side of the lane and would have been a formal garden. These features reflected
the architectural design and layout of the 16th century and were an important part of the estate.

7.5 North Newington is predominantly made up of 17th century cottages (‘cott’ meaning the old English word for rough/cheap) and small houses. The oldest surviving properties are Park Farm house, which has been substantially rebuilt and the large house, known as The Manor (formerly the Three Lions Inn) on Main Road. This impressive 5 bay, 2 storey house, still retains a number of stone mullioned windows. In 1883 it had a less privileged role as it was a tenement house for labourers.

7.6 The Hearth Tax was imposed on large households between 1662 and 1689. Records show that in 1662 there were 17 houses that needed to pay the tax, but within 3 years only 13 houses were required to pay. These included 6 farm houses, 6 smaller houses and William Dalby’s manor house (Park Farm) with 8 hearths. This shows that the wealth of the village declined, presumable due to a decrease in the passing trade from the Saltway.

7.7 The 19th century saw further expansion. The village contained a public house, smithy, malt houses, 65 houses, 4 cottages and a shop belonging to the North Newington timber company. In addition there were 8 farms, 4 of which were located outside the village, along with the Paper Mill and its associated house.

7.8 The 20th century saw a small number of properties constructed. These were mainly concentrated at the lower section of the Park between Park and School Lanes. Their design and layout were contemporary to their age, sitting within their own plots, with garages and front gardens which offered off road parking. This style is in stark contrast to the 17th century smaller houses that are built along the road edge in a terrace form.
Figure 10. Area Designation

Key
- Conservation Area Boundary
- Public Right of Way
- Listed Buildings
- Flood Zone
8. Character of North Newington

8.1 North Newington is no longer the bustling settlement that it was in the 17th century. The noise, smells and activity have long since been lost, and it now sits quietly within the valley landscape. The importance of North Newington and the Salt Way are almost forgotten until you look a little deeper. North Newington is unique as a place formed by its trading route and not solely on agriculture.

8.2 Evidence of the paper mill is visible when entering the village along Banbury Road heading north west. The first building is the imposing 3 storey, red brick with slate roof covering and timber sash windows (Red House), which sits proudly on the edge of the road overlooking the valley and the paper mill. The formal architecture gives one of the few visual indicators of the industrial past that has been lost in many villages.

8.3 Carry on along this road, and before you enter the historic core of the village is a pair of farm workers houses (1 and 2 Hill View). It is likely that Hill View was constructed to enjoy the south facing aspect and views over the valley and surrounding countryside as they are constructed perpendicular to the road. This is in contrast to the majority of houses which run along the road frontage. The farm cottages remind you that you are still in rural England, surrounded by rich farm land and not in an urban district. The visual contrast of the functional and agricultural buildings contributes to the character of North Newington.

8.4 Over the small hill from Hill View is another building that is perpendicular to the road frontage. The Roebuck is a former Public House. The 17th century gable complete with coping stones indicates that the original roof is likely to have been thatch.
8.5 The historic core of the village is now located around the small green. Limited road signage and minimal road markings add to the rural appeal. The older cottages to the south of the Main Road sit on the roadside and are generally low level 2 storey buildings. The cottages and houses to the north of Main Street past the Chapel sit higher up the contours of the valley, allowing for gardens and limited off road parking. Within the core of the village lie small cottages which contrast with the construction and size of the large public houses.

8.6 The school sits at the top of School Lane, which slopes down in to the valley bottom. Between School Lane and Park Lane the former green space has now had infill development. These properties have been built discreetly within topology of the ground. Views between the old properties, are still possible though somewhat limited by the roofline and mature gardens.

8.7 The centre of the village is now predominantly residential as traditional trades, the shop and post office have been lost. The only remaining operational farm within the heart of the village is Park Farm, which alongside the public house, the Blinking Owl and the school provide some non residential uses within the settlement.

8.8 North Newington has a linear form that follows the contours of the valley, with properties built off the Main Road, Park Lane and School Lane. School Lane leads to North Lodge, with Park Lane leading to Park Farm.

8.9 Almost lost within the infill construction are two small, single track lanes that wind behind Main Street. The first heads north up the valley towards French’s Covert and Newington Grounds Farm. Directly opposite this, and clearly seen on the older maps is The Pound. Smaller farm tracks and footpaths criss-cross the valley.

8.10 The buildings are mainly cottages and small houses, interspersed with the larger farm houses and the remnants of the former inns. The cottages and houses are low 1½ and 2 storey buildings, whose ridge lines are consistent around the village. They have generally been constructed to form rows of terraces with their front elevations running parallel to the street.
Figure 11. Visual Analysis

Key
- Conservation Area Boundary
- Proposed Boundary Extension
- Positive Vista
- Positive View
- Strong Building Line
- Characteristic Boundary Wall
- Positive Landmark
- Important Green Space

© Crown copyright and database right 2014 Ordnance Survey 100018504
8.11 Most buildings can be identified as dating from the 17th and 18th century. Though many were remodelled or rebuilt due to the increase of wealth brought to Northern Oxfordshire through trade, development and local industry.

8.12 The 20th century infill properties vary in date and style, though a number have been designed to fit comfortably with the historic buildings. The red brick buildings, generally Victorian (1830-1900), are characteristic of their period and social status. The 19th and 20th century buildings respond to a broader national style. Improvements in transportation made a wider range of materials available and brought architectural influences from further afield.

8.13 The infill houses along School Lane are late 20th century and have used modern materials which reflect the historic stone materials of the village. The large, detached houses with expansive front gardens are in stark contrast to the historic core of the village and reflect the architectural detail of their time.

Scale and Massing

8.14 The scale and massing of the settlement is predominantly defined by small houses and larger cottages. The former public houses and the new development contrast with these building, in both their scale and design.

8.15 The cottages form small rows of terraces, generally 1½ and 2 storey. The 17th century cottages remain relatively unchanged from their original construction. The 20th century properties change this scale by introducing larger, detached properties which are set within their own gardens.

Construction and Materials

8.16 The village is predominantly constructed in local ironstone, though a small amount of red brick was also used. The bricks would have been fired in small temporary kilns which have long since gone. Bricks were used from the 19th century for the farm buildings and properties of more humble origins. The bricks are generally soft and friable due to the quality of the local clay, though quite cheap to produce. Though brick making reached its height in the 1840s in this area, bricks were manufactured from as early as the late 1700s on a small scale.
8.17 Thatch, with stone slate for the more prestigious buildings, was the typical roof covering within the village. These materials have slowly been replaced with slate and concrete tile. Some cottages have red clay pan tiles, something uncommon in our rural areas.

8.18 The majority of buildings have timber casement windows. Early stone mullions are prominent on the larger houses, with timber sash windows within the late 18th century buildings, such as those associated with the mill.

Trees, hedges, means of enclosure and open spaces.

8.19 Boundary stone walls are dominant throughout the village. These follow the topography of the valley, and are also used for boundary treatments. The walls provide a key feature that defines much of the character of the streetscape. The former Park retains its low level stone wall along Park Lane, and is fairly intact. The height of the wall allows walkers the views over the area.

8.20 The small greens provide the only open land within the heart of the village. The majority of houses are constructed on the street front and form a strong visual line. The topography and the housing frontage prevents glimpsed views out onto the surrounding farm land and countryside.

Carriageways and Footways

8.21 The village does not have for the most part formal, tarmac paths or concrete kerbs, but retains a more relaxed rural feel. This helps to retain the character of the village.
**Threats**

- Lack of off street parking has led to the edges of the grass verges being eroded in places. A solution is difficult to find as the installation of the granite kerbs would change the rural character of the village and timber posts can create clutter.
- Change of window and door styles and types to the simple historic cottages.
- Over extension of smaller traditional dwellings.
- Desire to extend settlement boundaries away from the topographical layout/settlement pattern and scale of existing buildings.
- Further loss of the medieval parkland by further infilling behind Park Lane wall or loss of stone boundary wall.
- Replacement of 17th century hovels / smaller buildings in relatively large plots, with large modern estate houses.
9. Figure ground plan

Figure 12. Ground plan

© Crown copyright and database right 2014. Ordnance Survey 100018504
10. Materials and Details
11. Management plan

The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the North Newington Conservation Area. The designation of a conservation area is not intended to prevent new development, it is however to inform and manage planning decisions, and other actions that the council and/or property owners within the designated areas take. Its role is also to suggest actions to enhance the area by the council, owners and other stakeholders.

The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of its conservation areas.

The English Heritage publication ‘Guidance on the Management of Conservation Areas’ (February 2006) provides advice on the writing and adoption of a management plan and has been used to compile a list of objectives specific to North Newington and the preservation and enhancement of its current character and appearance. Each objective has a proposed action for enhancement.

<table>
<thead>
<tr>
<th>Objective</th>
<th>Action</th>
<th>Action by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide information on the importance of the Conservation Areas to the local community</td>
<td>Publish Conservation Area appraisal and management plan and make these readily available. Provide supporting information and guidance via the Council web site and staff.</td>
<td>CDC, CDC</td>
</tr>
<tr>
<td>Improve the quality and amenity value of the public realm in the Conservation Areas.</td>
<td>Encourage OCC’s highway maintenance programme to undertake repairs within the Conservation Area that respect the historic materials palette. Encourage the retention and maintenance of boundary walls.</td>
<td>CDC and OCC, CDC and Property Owners</td>
</tr>
<tr>
<td>Preserve and enhance features that contribute to the character and appearance of the Conservation Areas.</td>
<td>Encourage appropriate repair and maintenance of all properties within the Conservation Areas by providing advice to property owners. Encourage maintenance of characteristic features and details that make a positive contribution to the character and appearance of the conservation area. Promote the use of traditional building and roofing materials and retention of historic details. Encourage owners of historic properties to replace inappropriate modern with the appropriate traditional materials.</td>
<td>CDC, CDC, CDC, CDC</td>
</tr>
<tr>
<td>Feature to Preserve and Enhance</td>
<td>Recommended Actions</td>
<td>Responsible Parties</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>---------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Character and appearance of the Conservation Area.</td>
<td>Preserve and enhance features that contribute to the character and appearance of the Conservation Area. Ensure traditional styles of pointing and the use of lime mortar. Promote new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design. Require satellite dishes and solar panels to be located on rear elevations or within rear gardens to prevent visual pollution. Ensure the retention of important areas of open land such as the greens and parkland. Encourage the retention and repair of traditional boundary walls and gateways. Protect positive views into and out of the Conservation Areas. Preserve the setting of the Conservation Areas as required by the 1990 Act.</td>
<td>CDC and Property Owners CDC and Property Owners CDC and Property Owners CDC and Property Owners CDC, OCC and Property Owners CDC</td>
</tr>
<tr>
<td>Planning Approvals</td>
<td>Monitor planning approvals to make sure that works preserve or where possible enhance the character and appearance of the Conservation Area.</td>
<td>CDC CDC CDC</td>
</tr>
<tr>
<td>Unauthorised Works</td>
<td>Unauthorised works</td>
<td>CDC</td>
</tr>
<tr>
<td>Building Loss and Gain in Conservation Area</td>
<td>Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic.</td>
<td>CDC</td>
</tr>
<tr>
<td>Trees and Planting</td>
<td>Retain important trees and encourage the planting of appropriate species.</td>
<td>CDC</td>
</tr>
<tr>
<td>Landscape and Green Spaces</td>
<td>Preserve and enhance the landscape, and green spaces</td>
<td>CDC CDC</td>
</tr>
<tr>
<td>Create and maintain a relationship with utility service providers and other agencies in order to ensure that the character and appearance of the Conservation Areas is retained.</td>
<td>Encourage underground power cables to reduce the visual pollution.</td>
<td>CDC, OCC and service providers</td>
</tr>
<tr>
<td>Review Conservation Area boundary and its architectural and/or historical importance.</td>
<td>To be reviewed and amended where necessary at the time of the Conservation Areas next review, due in 2024.</td>
<td>CDC</td>
</tr>
</tbody>
</table>
12. Conservation area boundary

Cherwell District Council have proposed changes to the existing boundary. The appraisal looks to include the properties to the south of the village, incorporating the former mill and industrial buildings. These are deemed significant to the village as they formed the newer heart after the 17th century. Much industrial heritage has been forgotten in recent years and is only just beginning to be recognised.

The area around North Lodge is proposed to be included as this was part of the former manorial estate.

It would be inappropriate for the whole village to be included within the designated area. Different planning controls apply in Conservation Areas and therefore it is vital that only areas which are demonstrably of special architectural or historic interest be included. However, it is important to note the former park is not within the conservation area due to the more recent in fill development.

The Park should be recognised as a heritage asset due to the archaeological remains and the importance of understanding the former relationship and development of the village. The park was a formal garden and important to the house. Many settlements within the district do not have a manor house or the remains of the estate have been lost with only the retention of the main house. The estate, including the workers cottages, lodges, formal gardens (parks), farms have an important link with the main house as they provided the income and support.

Northern Boundary

The northern boundary picks up the rear of the houses along Main Street, including the school before following the boundary of Park Lane, and includes North Lodge.

Eastern Boundary

The eastern boundary runs along the boundary line for Park Farm, and down to include The Mill complex.

Southern Boundary

After taking in The Mill complex, the southern boundary follows main road until the rear boundary of allotment gardens to the west of the former Roebuck Inn.

Western Boundary

The western boundary follows the southern edge of The Pound and the rear boundary edge of the properties along Main Street, until the boundary turns north after Cherry Cottage.
13. Effects of designation

Conservation areas are designated by the Council under Section 69 if the Planning (Listed Buildings and Conservation Area) Act 1990. There are different planning controls in conservation areas and anyone proposing development should seek advice from the Cherwell District Planning Department at an early stage. The main effects of designation are as follows:

Development should preserve or enhance the area

Development should preserve or enhance the character or appearance of the conservation area. This will enable the achievement of higher standards of design in new developments and secure the conservation of existing important features and characteristics. Information supporting planning applications must demonstrate the proposal, and its impact on the conservation area, in sufficient detail to enable a thorough assessment.

Control over demolition of buildings

Conservation Area Consent is required from the Council, as the Local Planning Authority, for the demolition or substantial demolition of unlisted buildings in the conservation area. Where a building is of demonstrable architectural or historic interest, consent for demolition will only be given as last resort.

Control over trees

The Council must be notified of any intention to carry out works to fell, lop or top any tree over 15cm girth (approx 6 inches) not already the subject of a tree preservation order. This provides the Council an opportunity to consider making a tree preservation order. This will provide an extra degree of control over many trees that are important to the appearance of the conservation area.

Reduced permitted development

There are more restrictions on the size of extensions that may be carried out without specific planning permission. Planning permission is also required for:

- The cladding of the exterior buildings
- The construction of a (dormer) roof extension or raising of a ridge line
- The erection of satellite dishes fronting a highway.

Protection of important open spaces and views

There are a number of open spaces within the village that it is important to protect because they are integral to the character and appearance of the conservation area. The inclusion of these open spaces in the designation of the conservation area is specifically to ensure that these spaces are preserved.

Control over the demolition of enclosures

Consent is also required to demolish any means of enclosure over 1metre in height abutting a ‘highway’ (including a public footpath or bridle way), waterway or open space; or above 2 metres in height in any other case. This will mean that walls not relating to listed buildings, that add so much to the character and appearance of the street scene, will be afforded protection.

Powers to seek repair of unlisted historic buildings

The Council has powers to seek the repair of unlisted (as well as listed) buildings in a poor
state of repair where the building makes a valuable contribution to the street scene or is of local importance as a building type.

**Alterations should preserve and enhance the area**

Land use planning policies in the Cherwell Local Plan aim to ensure that special attention is given to the preservation or enhancement of designated conservation areas, and proposals for new development will be acceptable if they assist in the achievement of that objective.
Appendix I: Policies

There are a number of policy documents which contain policies pertaining to the historic built environment. The main policies are summarised in this section. Other policies of a more general nature are also of some relevance, these are not listed here but can be found elsewhere in the specific documents mentioned below.

Cherwell Local Plan 1996

**H5** Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes. The district council will need to be satisfied that such affordable housing:

(i) is economically viable in terms of its ability to meet the need identified

(ii) will be available to meet local needs long term through secure arrangements being made to restrict the occupancy of the development

(iii) is compatible with the other policies in this plan.

**H12** New housing in the rural areas of the district will be permitted within existing settlements in accordance with policies H13, H14 and H15. Schemes which meet a specific and identified local housing need will be permitted in accordance with policies H5 and H6

**H19** Proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided:

(i) the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character;

(ii) the proposal would not cause significant harm to the character of the countryside.

(iii) the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building;

(iv) the proposal would not harm the special character and interest of a building of architectural or historic significance;

(v) the proposal meets the requirements of the other policies in the plan.

**H21** Within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance. In all instances proposals will be subject to the other policies in this plan.

**C18** In determining an application for listed building consent the council will have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest. The council will normally only approve internal and external alterations or extensions to a listed building which are minor and sympathetic to the architectural and historic character of the building.

**C23** There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area.

**C27** Development proposals in villages will be expected to respect their historic settlement pattern.

**C30** Design control will be exercised to ensure:

(i) that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;

(ii) that any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the
character of the street scene;

(iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

NON-STATUTORY CHERWELL LOCAL PLAN 2011

EN34 The council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would:

(i) cause undue visual intrusion into the open countryside;

(ii) cause undue harm to important natural landscape features and topography;

(iii) be inconsistent with local character;

(iv) harm the setting of settlements, buildings, structures or other landmark features;

(v) harm the historic value of the landscape.

EN35 The Council will seek to retain woodlands, trees, hedges, ponds, walls and any other features which are important to the character or appearance of the local landscape as a result of their ecological, historic or amenity value. Proposals which would result in the loss of such features will not be permitted unless their loss can be justified by appropriate mitigation and/or compensatory measures to the satisfaction of the council.

EN39 Development should preserve listed buildings, their features and settings, and preserve or enhance the character or appearance of designated conservation areas, as defined on the proposals map. Development that conflicts with these objectives will not be permitted.

EN40 In a conservation area or an area that makes an important contribution to its setting planning control will be exercised to ensure, inter alia, that the character or appearance of the area so designated is preserved or enhanced. There will be a presumption in favour of retaining buildings, walls, trees or other features which make a positive contribution to the character or appearance of a conservation area. A new development should understand and respect the sense of place and architectural language of the existing but should seek to avoid pastiche development except where this is shown to be clearly the most appropriate.

EN43 Proposals that would result in the total or substantial demolition of a listed building, or any significant part of it, will not be permitted in the absence of clear and convincing evidence that the market testing set out in ppg15 paragraphs 3.16 to 3.19 has been thoroughly followed with no success.

EN45 Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a listed building, applicants will required to provide sufficient information to enable an assessment of the likely impact of the proposals on the special architectural or historic interest of the structure, its setting or special features.

EN47 The Council will promote sustainability of the historic environment through conservation, protection and enhancement of the archaeological heritage and its interpretation and presentation to the public. In particular it will:

i) seek to ensure that scheduled ancient monuments and other unscheduled sites of national and regional importance and their settings are permanently preserved;

ii) ensure that development which could adversely affect sites, structures, landscapes or buildings of archaeological interest and their settings will require an assessment of the archaeological resource through a desk-top
study, and where appropriate a field evaluation;

iii) not permit development that would adversely affect archaeological remains and their settings unless the applicant can demonstrate that the archaeological resource will be physically preserved in-situ, or a suitable strategy has been put forward to mitigate the impact of development proposals.

iv) ensure that where physical preservation in-situ is neither practical nor desirable and sites are not scheduled or of national importance, the developer will be responsible for making appropriate provision for a programme of archaeological investigation, recording, analysis and publication that will ensure the site is preserved by record prior to destruction. Such measures will be secured either by a planning agreement or by a suitable planning condition.

EN48 Development that would damage the character, appearance, setting or features of designed historic landscapes (parks and gardens) and battlefields will be refused.

EN51 In considering applications for advertisements in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
Appendix II: Designated Heritage Assets
in North Newington

Designated Heritage Assets/Listed Buildings
Full listing description can be found on English Heritages website -
http://list.english-heritage.org.uk
(Grade in brackets)

• Village Pump (II)
• Wheelwright Cottage & Cottage abutting Left (II)
• Dovecote (II)
• Gouthen’s House (II)
• Pump (by Roebuck PH) (II)
• Bakers Arms Public House (II)
• Cottage to the left of the Methodist Chapel (II)
• Grafton House (II)
• House owned by Wroxton College (II)
• Park Farmhouse and attached Washhouse/ outbuilding (II)
• Roebuck Public House (II)
• Wash House (II)
• Hill Side (II)
• Manor House (II)
• Stone Guide Post (II)
• Castle Bank Enclosure (Monument)
• Wroxton Abbey (II*)
Under the National Planning Policy Framework (NPPF), the local authority is required to identify buildings that are of local importance. These buildings can make a positive contribution to the conservation area, be of architectural or historical significance.

North Newington is fortunate to have several fine examples of a variety of buildings, constructed in the local stone that make a positive contribution to the character and appearance of the conservation area. Many of these buildings are statutorily listed in their own right. The following are considered to make a positive contribution to the character of the village:

1. **Gardeners Cottage**
   This building combines the formal style of the 18th and 19th century with local materials, making it distinctive to its neighbours. The building has a formal style with the large windows sitting symmetrically in the building. Finished stone gives the building an elegant feel on the ground floor, with smaller block work on the first floor.

2. **Independent Chapel - Chapel Cottage**
   This building was constructed in 1876 for the Methodists of North Newington. While the building is attractive, it was simply built using local brick and welsh slate. Its significance is in the role that this building played in religious and community life in the village. The chapel was built to replace the original chapel built in 1837, presumably to meet the needs of the congregation. Use of the chapel gradually declined and by 1963 it was disused. The building now has a new lease of life as a home and was converted in the late 20th century.

3. **Red House**
   The Red House forms a striking building in the landscape, when looking across the fields from Park Farm. This building is unusual for the village in its height and materials. First appearing on the 1922 OS map, it is also later than many of the houses in the village. The house is symmetrically proportioned over three storeys, with sash windows and Welsh slate roof.
Appendix IV: Bibliography and References


British History on Line – Victorian County History

Understanding Place: Historic Area Assessment in Planning and Development Context – English Heritage 2010

Understanding Place: Historic Area Assessments Principles and Policies – English Heritage 2010

Understanding Place: Conservation Area Designation, Appraisal and Management – English Heritage 2011

Traditional Domestic Architecture · Raymond B Wood-Jones

Victoria County History- Oxfordshire, Broughton, Bloxham Hundred, pg 85-102

http://northnewington.wordpress.com/house-by-house-history/ assessed 11/5/12

http://www.the-kirbys.org.uk/gen/Places/NorthNewington/NorthNewingtonPapermill.html

Assessed 13/5/12


The place-names of Oxfordshire, Margaret Gelling, 1971
Appendix V: Public Consultation

Public Consultation

Consultation commenced on Monday 22 April 2013 until Monday 27 May 2013. The Draft document was available on the Council’s website, in Banbury Library and the North Area Mobile Library. Copies were given to the Parish Council and further copies were distributed at the public exhibition and public meeting.

Publicity included:

• Posters were erected by an Officer of the Council advertising the date and time of the exhibition and public meeting.

• Leaflets advising of the proposed amendments to the boundary and the implications of living within a Conservation Area were distributed at the public meeting and exhibition.

• An interview advertising the event was aired on Banbury sound on 22 April 2013.

A public exhibition was held in the Bishop Carpenter Primary School on the afternoon of Tuesday 23 April 2013 and was attended by over 15 residents. Questionnaires were available at the public meeting seeking comments on the amended boundary, the appraisal document and asking for any other relevant information.

This was followed by a public meeting, which formed part of one of the Parish Councils open meetings. This was attended by members of the Parish Council and Cllr. Gibbard (lead member for Planning) CDC officers and over 30 residents.

Consultation responses

Seven written consultation responses were received. Comments included:

• Extend the boundary to include the whole village.

• A very comprehensive document – of considerable interest and very well presented.

• The conservation area should consider the way the village is viewed from footpaths as well as streets.

Alterations to the boundary

The decision was taken not to extend the boundary further than the proposed changes, as other areas were not found to be of special architectural or historic interest in their own right, and were in any case protected as part of the setting of the conservation area.

The revised appraisal

The appraisal was presented to Cllr. Gibbard, Lead Member for Planning in April 2014. This was formally adopted, with immediate effect on 30 May 2014. A letter explaining the implications of designation was sent to households affected by changes to the designated area.

Acknowledgements

Alice Robertson - research
North Newington Parish Council
How to contact us

Design & Conservation Team
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Tel: 01295 227006
e-mail: design.conservation@cherwell-dc.gov.uk
www.cherwell.gov.uk

Call 01295 227006
or visit www.cherwell.gov.uk

The information in this document can be made available in other languages, large print braille, audio tape or electronic format on request. Please contact 01295 227001