## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction and planning policy context</td>
<td>3</td>
</tr>
<tr>
<td>2. Location</td>
<td>5</td>
</tr>
<tr>
<td>3. Geology and topography</td>
<td>6</td>
</tr>
<tr>
<td>4. Archaeology</td>
<td>8</td>
</tr>
<tr>
<td>5. History of South Newington</td>
<td>9</td>
</tr>
<tr>
<td>6. Historic maps and photographs</td>
<td>15</td>
</tr>
<tr>
<td>7. Architectural history</td>
<td>20</td>
</tr>
<tr>
<td>8. Character of South Newington</td>
<td>23</td>
</tr>
<tr>
<td>9. Figure ground plan</td>
<td>28</td>
</tr>
<tr>
<td>10. Materials and details</td>
<td>29</td>
</tr>
<tr>
<td>11. Management plan</td>
<td>30</td>
</tr>
<tr>
<td>12. Conservation area boundary</td>
<td>31</td>
</tr>
<tr>
<td>13. Effects of conservation area designation</td>
<td>33</td>
</tr>
<tr>
<td>14. Design and Repair Guidance</td>
<td>34</td>
</tr>
<tr>
<td>15. Bibliography and References</td>
<td>36</td>
</tr>
<tr>
<td>Appendix I: Policies</td>
<td>37</td>
</tr>
<tr>
<td>Appendix II: Designated Heritage Assets in South Newington</td>
<td>40</td>
</tr>
<tr>
<td>Appendix III: Buildings Making a Positive Contribution to the Conservation Area</td>
<td>41</td>
</tr>
<tr>
<td>Appendix IV: Public Consultation</td>
<td>44</td>
</tr>
</tbody>
</table>
1. Introduction and planning context

1.1 South Newington is a small village that lies approximately 6 miles (9km) south west of Banbury on the south bank of the River Swere.

1.2 South Newington retains the character of a small, thriving village. This document is the first full appraisal since the conservation area was designated in April 1989, and it acknowledges the special qualities of the village and the areas which should be preserved and enhanced.

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 placed a duty on local planning authorities to identify areas of special architectural or historic interest. This is undertaken through an appraisal process to provide guidance to preserve and enhance the area.

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 1990 Act to review the appraisals and consider boundary revisions to their Conservation Areas ‘from time to time’. The appraisal process enables the special character and appearance of South Newington to be identified; thereby ensuring that any future development preserves or enhances that identified special character.

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).

1.7 This appraisal has been subject to public consultation, as an adopted document 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 late summer 2012.
Figure 1. Current OS map showing location of South Newington.
2. Location

2.1 South Newington is located approximately 6 miles (9km) south west of Banbury and 21 miles (34km) north of Oxford astride the A361.

2.2 South Newington lies on the south bank of the River Swere. The village is surrounded by agricultural land. The village is located in the valley due to the presence of the river crossing on the strategic route between the market towns of Banbury and Chipping Norton. A route that transported grain to and from the two mills that originally were an important part of the settlement.

Figure 2. 2009 aerial photograph including conservation area boundary

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3. Geology and topography

3.1 The village is low lying compared with the land to the north and south. The northern boundary of the parish is just over 130m above sea level. The B4031, which forms the southern boundary of the parish, is at 170m. The village itself lies between 105m in the north and 125m in the south.

3.2 The local geology is predominantly Lias group. The lower clay has outcrops of Middle Lias marlstone and Chipping Norton limestone. The seams of ironstone create tight hills and valleys in which South Newington nestles.

3.3 An irregular line of springs marks the edge of the main marlstone outcrop which runs north-west from near Hill Farm to Bury’s Hill. These form into small streams which all join the River Swere.

3.4 The village stands on rising ground on the south bank of the Swere.

Figure 3. Geology map
Figure 4. Topography map
4. Archaeology

4.1 It is reputed that there was a Romano-British settlement at Iron Down, a site just over a mile south south east of South Newington village.

4.2 The derivation of the settlement name ‘Newington’ comes from the Anglo-Saxon; ‘the new tun’ implying that the village was settled at a later date than some of its neighbours. (A tun being a fortified or enclosed homestead.) The name South Newington, to distinguish it from its neighbour the other new settlement in Broughton parish was in use by the 13th century. The village is mentioned in the Domesday Book, where we are told 11 hides are held by Odo, Bishop of Bayeux. These lands are administered by Adam who holds 6.5 hides with land for 5 ploughs, 33 acres of meadow and half a mill, and Wadard who holds 3.5 hides under cultivation and 1 waste hide with land for 5 ploughs (one on the waste hide), 17 acres of meadow and the other half of the mill. There are a further 4 hides that belong to the Fief of Earl William with land for 3 ploughs, 22 acres of meadow and a second mill. (A fief being land held in return for military service and a hide a variable measure of land, notionally the amount of land that would support a household.)

4.3 The archaeological record for the parish is very scarce; this has more to do with the lack of investigation than with the likelihood of possible of finds.

Figure 5. Archaeological entries for South Newington
5. History of South Newington

History

5.1 This section provides a brief history of the development of South Newington. A full history is available from The Victorian County History and other sources (see bibliography).

5.2 South Newington originally had two manors and a number of estates. In the 13th century the manor houses of the Cranfords and St John’s hospital (the land originally held by Odo) occupied the lower land near the mill, whilst that of the Giffards (the land that formed part of the Earl William’s fief) is presumed to have stood near the church and the village centre. It is surmised that the later layout of the village reflects this earlier manorial arrangement.

5.3 The descent of the overlordship of the manors is complex, the name of the village changing periodically after the manorial lords; thus the village became ‘Paris Newington’ (in reference to William Paris) in the early 13th century and ‘Newington Jewell’ (in reference to Ralph Ivaus) in the latter part of the same century. During the 13th – 15th century, the village was referred to as ‘Newington Cranford’ (in reference to the Cranford family). It was at some point under the Cranfords that the two manors became one.

5.4 At the time of the Dissolution of the Monasteries (1536) houses and land held within the parish by Chacombe Priory and Sewardsley Priory (both in Northamptonshire) passed to the Crown. The Chacombe Priory lands subsequently were sold to Magdalen College and the Sewardsley Priory lands to Exeter College. These purchases extended the holdings of both the Oxford colleges in the parish but this land was divided amongst a number of copyholders and therefore despite the size of the holdings the colleges had little influence on the parish.

5.5 In 1663 the manor associated with part of the Odo of Bayeux’s estate was mortgaged to Martin Holbech and shortly after sold to Robert French. By 1710, the Duke of Shrewsbury, Charles Talbot, had purchased the manor. It was retained in his family until it was sold to Albert Brassey in 1870. The last recorded lord, Captain Robert Brassey, was in 1939. After this date the property was subsequently sold.

5.6 South Newington acquired brief notoriety in the 17th century during the struggle over ship money. Most taxes could only be requested and raised with agreement of parliament; however, ship money was a tax that the Crown could request from coastal communities without parliamentary consent to raise funds for the Navy if it was feared that England was under threat of foreign attack. Charles I (1625-1649) was in financial difficulty after inheriting large debts and a country that was on the verge of turmoil. Charles I was unwilling to call a disgruntled Parliament to raise funds, so in 1636 he requested ship money from the whole country. One of the constables of South Newington, Francis French did not agree with the levy and refused to pay. This resulted in the Sheriff of Oxford attempting to raise the money by seizing cattle. The case continued to be fought in the courts; it is said to be one small spark in the conflagration of discontent that lead to the start of the English Civil War (1642-1651).

Population

5.7 Records dating from 1086 state there were 20 tenants and an unspecified number of ‘men’. By 1279, the village had expanded with 20 villains, 2 cottagers and 28 free tenants recorded.
5.8 During the 14th and 15th centuries, records demonstrate a period of continued hardship, with a significant decline in the population possibly the result of the plagues or economic misfortune of the early 14th century. The 16th and 17th centuries saw the economic existence of the village return to a more even keel with the population remaining steady at between 200-300 adults.

5.9 In 1831 the population rose to a peak of 462 inhabitants but this had declined to 222 by 1911 and 209 by 1951. Much of this decline can be attributed to emigration financed by the parish authorities during the 1840s and 1850s. At the last census in 2011, the population for the parish stood at 285.

Development

5.10 Traditionally the villages in the north of the Cherwell district relied upon agriculture as the main income to the village. South Newington also offered employment in the neighbouring quarries, mills or in other traditional trades such as weaving and blacksmithing.

5.11 Much of South Newington parish is good farmland. Apart from a few small inclosures round the village the open field system survived until parliamentary inclosure in 1795. At inclosure land was awarded to 41 proprietors. Farms remained small and in 1871 only Hill Farm, leased from Exeter College was over 200 acres.

Figure 6. 1875 OS map with public houses, commercial premises and religious buildings high-lighted
5.12 The Inclosures Acts throughout the 18th and 19th centuries impacted strongly on the character and development of many of the villages and settlements within what is now Cherwell District. The Acts changed the layout of the villages by altering and organising the ownership of the land into the hands of the few, and this naturally impacted on the agricultural reliant settlements. However the character of South Newington parish and the village do not appear to have been greatly affected; this is most likely due to the relatively large number of small farms. This point is certainly observed on in the film ‘24 Square Miles’ (Mander, 1944) filmed in 1944 when such farms had become economically tenuous.

5.13 The period post the inclosure award saw land use change and the percentage of arable land rise. But by the beginning of the 20th century this trend had reversed, farming land had reverted to meadow and
permanent pasture and small neighbouring farms aggregated to create fewer, larger operations. In 1977 returns were made by only 7 farms. With this change in farming practice came change in the requirements of farm buildings. The farmsteads within the village lost their original purpose; farms buildings were either demolished or retained and absorbed into the farm houses or converted into new houses. The last farm based in the village ceased operation 25-30 years ago. It was on the site of Old Farmyard in High Street.

5.14 There is limited remaining physical evidence of the quarrying in the area; old maps are the best source of evidence with areas marked as ‘Old Quarry’ being identified. There was an application made in the late 1950s to re-open one of the open cast mines for iron ore. The application was rejected in 1960 because the open cast mine was deemed a threat to the beauty of the natural landscape.

5.15 In the 18th century the village boasted four public houses; the Pole Axe, the Horse and Jockey (which ceased trading in 1832), the Wykeham Arms and the Three Goats (sold in 1773). The Pole Axe was a large inn, complete with stables which traded until 1887. In 1897 the buildings were given to the village as a reading room and hall. Patronage declined and in 1927 the site was sold with most of the buildings demolished. The site was given back to the village in 1934 as a bowling green and garden of remembrance, which today has become a playground.

5.16 The name Wykeham Arms is derived from that of a local landowner. In 2003 this historic name was changed to The Duck on the Pond when the premise was rebranded as a restaurant and public house.

5.17 Some of the biggest changes experienced have been the shifts in employment during the 20th century. Traditional forms of employment such as the farm labourers and skilled crafts persons have declined in the village and the majority of residents are now active or retired professionals whose places of employment are or were outside the village. This undoubtedly has had an impact on the character and ambience of the village with the loss of the noise and smells that the former crafts and trades have associated with them.
**Education**

5.18 A school opened in 1768 which took fee paying pupils with a few poor children, paid for ‘by way of charity’. By 1815 there were two day schools. A National School was opened in 1818, which was possibly located in the yard of the workhouse (on the east side of the High Street). This school was sold in 1836 and a new school, which included an infant’s room, was built the following year on land on Barford Road near its junction with High Street given by the vicar. The school remained in operation until 1965 when it was sold and converted into a house.

**Religion**

5.19 The late Norman church in South Newington is one of only fifteen churches in England to be dedicated to St Peter ad Vincula (St Peter in chains). The original church building was extended and now comprises a chancel, ailed and clerestoried nave, a south porch (15th century) and the west tower, added in the early 14th century and subsequently crowned with pinnacles in the 15th century.

5.20 The church became famous for the well preserved wall paintings, dating from two distinctive periods. The earlier and better quality paintings are mid-14th century. These are remarkable for their quality in a small village church, as well as being painted in oil on plaster, a technique rarely used because of the cost. The paintings represent several images, including the murder of Thomas a Becket, St Margaret and the unique subject of the execution of Thomas of Lancaster. Pevsner, the architectural connoisseur known for his sharp observations, gives these his highest praise describing them as ‘The finest group of medieval wall paintings in the county’ (Sherwood & Pevsner, 1975). The later paintings are dated to the late 15th
or early 16th century and these depict scenes from the Passion.

5.21 Within the south east corner of the churchyard was a small building, dating from circa 1565. The small building was believed to be the church house (sometimes called the town house) and was used for church ales, administration purposes and occasionally as a poor house. (Ales were parish festivals of much ecclesiastical and social importance in medieval England. The chief purpose of the church ale (which was originally instituted to honour the church saint) was to facilitate the collection of parish dues and to make a profit for the church from the sale of ale by the church wardens. These profits kept the parish church in repair, or were distributed as alms to the poor.) The building was demolished during the 19th century.

5.22 As with elsewhere in the district, a small group of Quakers had formed in South Newington by 1663. However, it was not until 1692 that they constructed a meeting house with adjoining burial ground. The meeting house closed in 1825, when it was leased to the Methodists for a while with occasional use by Quakers.

Primitive Methodist Chapel

5.23 Throughout the 18th and 19th centuries nonconformist worship was practiced by a number of village families at a succession of registered meeting houses visited by occasional preachers from neighbouring settlements, although by 1834 the Wesleyan Methodists were said to have a resident preacher and place of worship. From 1857 the congregation was said to be Primitive Methodist and a small, red brick chapel was constructed in 1875. The chapel closed around 1950 and has subsequently been converted into a house.
Figure 8: 1881 Map of South Newington

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Figure 9: 1922 Map of South Newington
Figure 10: 1952 Map of South Newington

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Figure 11: 1972 Map of South Newington
View looking at the Primitive Methodist Chapel (High Street)

View looking across The Town (College Farm on left)

View looking south along High Street
7. Architectural history

7.1 The buildings within the village are predominantly seventeenth century. This increase in building activity is associated with the economic rise of the local yeomanry and husbandry farming class, the result of the social upheaval that was ushered in by the English Commonwealth. This increased construction in turn raised the demand for high quality building material, namely the local stone. The older properties are constructed in local ironstone rubble with thatch or slate roof coverings, although much of the thatch has been lost to modern roof coverings in the latter half of the 20th century. The absence of dominant landed families after the 17th century is reflected in the scale of domestic architecture. There are various farmhouses and other medium-sized dwellings of some distinction, although the architectural style remained vernacular and particular to the district.

7.2 The largest houses in the village are The Old Vicarage (which was largely rebuilt and modernised in the early 19th century) and College Farm. College Farm (1659) is a fine example of a wealthy yeoman’s house. Other more modest dwellings, Hillside House (1684) and Holm Cottage (1661), sit comfortably within the vernacular tradition of the area and show limited evidence of the ‘new’ architectural designs of the 19th century, such as use of classical details. The architectural detailing of the smaller houses and large cottages is similarly simple, rooted in the local vernacular style, with no architecturally designed elements.

7.3 The unpretentious simplicity of the local vernacular contrasts with that of the 19th century extension to The Old Vicarage with its greater visual impact, symmetrical designs and more masculine Georgian style; the 17th century gables of the original building can be seen peering out from behind the shallow pitched roof of the 1819 extension. The fine timber sash windows sit elegantly within the simple extension, compared to the more solid stone mullioned windows of the original house. The Old Vicarage is a good example of how the whims of ownership cause houses to evolve and change over time to keep apace with architectural fashion.
The late 17th century also saw the construction of the Friends Meeting House (1692). The current appearance of the building being little altered from that when originally constructed.

A number of notable houses and farmhouses were built by the tenants (copyholders) of Magdalen College land. These included the Old Garth (1642), Newton House (1710), Cherry Orchard (1727) and Springfield House (18th century farmhouse). Cherry Orchard built by Richard King, a London pewterer, was a substantial house set in grounds which by the late 18th century boasted its own wilderness. This was a contemporary feature that was part of a formally designed garden, only available to those of wealth and status.

The 19th century saw a continuation in building with the construction of Grange Farmhouse and the refashioning of both The Old Vicarage and the Manor (the latter in the north-west quarter of the village). The construction of two public buildings, the school (1837) and Primitive Methodist chapel (1875) is also worth noting.

In 1927 the redundant Friends Meeting House on the southern fringe of the village was sold and converted to the village hall.

The size of the early houses reflects the general wealth of the village, although by 1852 the village was described as ‘mean and straggling’. This view of the village appears to have continued until the mid twentieth century when there was an about face and an official report declared that most of the older houses were good and the village was worthy of ‘every attention to its architectural wellbeing’. (http://www.british-history.ac.uk/report.aspx?compid=101858&strquery=)

The 20th century is represented by a small group of 1920s stone and brick council houses at the very perimeter of the village and the 1950s housing known as St Peter’s Close (outside the conservation area) both located on Barford Road and both constructed in an architectural style alien to the local vernacular building tradition of the area. Elsewhere in the village the small number of newer 20th century properties - mostly on the periphery of the settlement - blend in with the surrounding properties through the common use of local stone.

The Gables on the east side of Green Lane is an undistinguished modern 20th century building built in concrete block. It is said that the house is a prototype; the dry run for an idea that went on to become Bradstone Masonry Block walling (http://swindonhistory.blogspot.co.uk/2011/11/bradley-building-on-name.html; http://bradstone.ca/index.php?option=com_content&task=view&id=15&Itemid=30 (see the section ‘The Bradstone Story’)).
Figure 12. Area designation
Character of South Newington

8.1 Most people will know South Newington as the ‘windy bit, where the large lorries struggle’ on the A361 road between Chipping Norton and Banbury. A few others will notice the flowers in hanging baskets of the pub – Duck on the Pond. Even fewer people will turn off the main A road and explore this quiet, amiable, rural village, the tree cover keeping the village a hidden secret until you chance upon the houses at a bend in the road.

8.2 The village has seen limited expansion since the 17th century, with growth to the south along St Peters Close/Barford Road and to the east along Moor Lane and Sands Lane. A limited number of plots have seen infill houses built and former commercial and agricultural buildings being converted to houses. All of this change has been undertaken with care and consideration. All buildings, older and new, contribute significantly to the rural village character.

8.4 The buildings associated with traditional village trades, such as the smithy, and the public buildings, such as school and Methodist Chapel have similarly ceased being used for their original purpose and have been converted into residential homes. Out of the four public houses, only one remains trading as a restaurant and public house.

8.5 The former trade workshops, school, inns and farms are spread throughout the village but predominantly around The Town, High Street, Green Lane and the west end of Moor Lane, i.e. towards the centre of the village.

8.6 On the outskirts of the village, the former water mill buildings have also lost their traditional usage and have been converted to a home. Evidence of limited quarrying is still visible e.g. in the garden of Cherry Orchard and between The Barn House (in Green Lane) and Krista (in Sands Lane). Land at Sands Lane was also previously quarried for sand for village construction.

8.7 South Newington is now predominantly a residential village.

Land Use

8.3 The land surrounding the village remains predominantly in agricultural use. Within the settlement, there were a number of historic farms, most of whose buildings have now been converted to dwellings.

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Street Pattern

8.8 The street pattern within South Newington can be described as an open grid of two pairs of parallel roads; two roads running north-south up the slope of the valley and two roads running east-west.
The roads within village are now formal but this is probably related to highway improvements through the 19th and 20th centuries. Bakers Lane being unadopted is now simply a bridleway/footpath but may have had equal standing with the other lanes through the village that ran up the hill. In the 1820s the making up of High Street was paid for by the then vicar. The A361 is largely separate from the pattern within the main area of the village. This road, an important route improved as a turnpike, leads northeast from Chipping Norton up to Banbury and runs at the lowest point through the village. The once light traffic has now become intrusive with heavy goods vehicles struggling with the tight bends of this former country lane.

Building Age, Type and Style

8.9 The village was predominantly rebuilt and extended in the late 16th / early 17th century following the influx of wealth in the region. Despite this being a period of architectural change within England, the style within the village retains the simplicity of rural buildings within the region.

8.10 The cottages and houses are typically 1½ and 2 storey buildings, with a similar ridge height throughout the village, following the contours. These buildings are mainly sited parallel to the roadways. The vernacular tradition of these buildings is strong. A number of the older houses have semi-basements which take advantage of their sloping sites and three properties have externally expressed bread ovens.

8.11 The Old Vicarage or at least its 19th century extension stands out in the village as the one example of polite architect to be found; the impressiveness of the building only partially obscured by the stone perimeter wall that surrounds the grounds.

8.12 The Church building, although located at one end of The Town dominates the heart of the village. The building is a visual delight and an ensemble of medieval ecclesiastical architectural styles. Norman in origin the building has been successively and successfully added to through subsequent centuries reflecting the economic standing of the lords of the manor. The building is discussed in detail in Sherwood & Pevsner (1975).

8.13 Larger, detached cottages and houses are found in the north of the village, the area associated with the A361; this is as compared with those buildings found in the core of the village surrounding the church. The older properties continue the simple vernacular style, with the new properties tending to follow the generic trends current at the time of their construction.

8.14 The six 1920s council houses on Barford Road follow the identifiable style of the Banbury Rural District.

Scale and Massing

8.15 Residential dwellings tend to be small in scale and compact. This is in contrast to The Old Vicarage and the farmsteads which have greater presence.
8.16 The cottages form small rows of terraces, the 1½ storey dwellings tend to now have inserted dormer windows.

8.17 The ridges of the roofs run parallel to the road, and therefore the gable walls tend to be blind or offer small windows at high level to allow limited light into the roof space.

Construction and Materials
8.18 South Newington is a stone village; the use of local ironstone predominating through all periods of construction, except the 20th century. The majority of the buildings have rough coursed rubble walls. The higher status buildings, such as The Old Vicarage, have been constructed in the more skilled, labour intensive, ashlar. In recent years a small amount of reconstituted stone and brick has been introduced into the palette of building materials used.

8.19 A small amount of local red brick was used in the construction of 19th century outbuildings and working buildings. These bricks were produced locally in low quantities from local clay, in small temporary kilns. These red bricks are characterised by their soft, friable nature, and are structurally a lot softer then the higher quality bricks produced outside the region. The only surviving old red brick building is an outhouse at Cherry Orchard. It contains a bread oven.

8.20 A small number of buildings with plain thatch remain within the village. However the majority of formerly thatched buildings now have alternative roof coverings; slate or clay or concrete tiles. A number of the small out buildings and independent garages have roofs of clay or concrete tiles, or corrugated metal or asbestos sheet. The large barn at College Farm is thatched. Old Garth and Wardens Post have cedar shingles, which were often used as a replacement for thatch but this roof covering is rarely seen within this district.

8.21 The windows of the pre-20th century buildings are single glazed timber or metal casement windows, most of which have thin glazing bars either of timber or lead canes. The use of dormer windows is limited, with the insertion of roof lights allowing for upper floors to be converted. Roof lights retain a simple roof line, a feature that should be preserved. There is an increase in the use of uPVC double glazed units around the village. The use of these windows changes the group appearance by replacing fine delicate joinery with the large details uPVC requires.

8.22 The doors are generally simple plank doors which fit the character of the buildings. The larger farm houses have timber doors which befit their slightly higher status.

Trees, Hedges, Means of Enclosure and Open Spaces.
8.23 The use of stone boundary walls is dominant throughout the village. These define both the split in land ownership and the changes in topology. The retaining walls front most of the roads creating fluidity in the street frontage and highlighting the contours of the valley that are followed by the main roads and the smaller side roads alike. These walls form strong boundary lines, enclosing the public realm despite the large amount of foliage within the gardens. The extent of greenery from trees and foliage adds to the rural feel. A number of lanes remain unadopted or partly unadopted and the ‘green lane’ appearance of these trackways enhance the rural ambiance of the village.
Carriageways and Footways

8.24 The roads are not cluttered with modern street signs, notices or even road markings. All of which form a softer, friendlier atmosphere. However, telegraph/electricity poles in the High Street, Green Lane and Moor Lane are an unwelcome feature. Underground cabling would certainly enhance the streetscapes within the village whilst at the same time provide the opportunity to improve the services provided.

Features of special interest

8.25 The sense of timelessness typified by views relatively little changed since the 17th century - the simple stone buildings on narrow lanes that follow the topology of the landscape - define the character of the village and gives South Newington a strong sense of identity.

Threats

• Due to the strategic nature of the A361 the road has made both positive and negative contributions to the nature of the village. But with time and as the size and type of the vehicles has changed, this impact has become very much more negative to the point now where the HGV traffic can only be described as ‘problematic’
• The long term effects on the historic buildings is detrimental. The heavy goods vehicles are causing splash back from the hard road surfaces and degrading the stone work. The vibrations caused by the weight of the lorries is liable to disturb the limited foundations of the historic buildings. Both of these actions will cause long term structural defects to these properties.
• Impact of further infilling to the very open layout of the village.
• 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.
• Further development in contemporary building style, mass and materials, such as artificial stone laid in a non - traditional manner.
• Change of window and door styles and types, including use of uPVC, to the simple historic cottages.
• Installation of more dormer windows to non-designated heritage assets within the conservation area.

Key views

• The limited snatched views of the lanes and the wider landscape.
• Views looking up the hill from the Duck in the Pond towards the Church.
• From Moor Lane looking across the meadows to the Milcombe Mill buildings
• From the A361 at Windmill Furlong looking over the village
• ‘Gateway’ view from the road opposite the old council houses looking west, in the direction of the Cherry Orchard curved wall.
• Looking south up Wom’ll (Home Hill)
• Barford Road east from the A361
• Barford Road west from the south end of Bakers Lane
• Looking north up Bakers Lane from the Barford Road
Figure 13. Visual Analysis
9. Figure ground plan

Figure 14. Ground plan
11. Management plan

The aim of the Conservation Area Management Plan is to preserve or enhance the special architectural and historic character of the South Newington Conservation Area. The designation of a conservation area is not intended to prevent new development, but to inform and manage planning decisions, and other actions that the council 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 South 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>Reduce the impact of the A361 to the historic properties (many designated)</td>
<td>Work with OCC to reduce the traffic through this historic settlement to help safeguard the buildings.</td>
<td>CDC and OCC</td>
</tr>
<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 readily available. Provide supporting information and guidance via the council web site and staff.</td>
<td>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.</td>
<td>CDC and OCC</td>
</tr>
<tr>
<td>Ensure repairs works are undertaken in sympathy with the building.</td>
<td>Publish guidance or provide information, such as IHBC’s Stitch in Time, which explains and shows good maintenance practice</td>
<td>CDC</td>
</tr>
<tr>
<td>Ensure delaminated stone work is replaced with suitable materials</td>
<td>Publish guidance or provide information, such as IHBC’s Stitch in Time, which explains and shows good maintenance practice</td>
<td>CDC</td>
</tr>
<tr>
<td>Control of further in filling of open spaces</td>
<td>Work with Planning Policy to control the infilling and further loss of the medieval layout</td>
<td>CDC</td>
</tr>
<tr>
<td>Control the further installation of uPVC double glazed windows</td>
<td>Work with Planning Policy and Development to help encourage the use of timber or metal windows and where appropriate introduce of Article 4 Directions.</td>
<td>CDC</td>
</tr>
<tr>
<td>Raise awareness and knowledge of conservation issues</td>
<td>Produce guidance literature and direct the public to guidance from national bodies.</td>
<td>CDC</td>
</tr>
<tr>
<td>Energy efficiency modification that do not harm the significance of traditional buildings</td>
<td>Produce guidance literature and direct the public to guidance from national bodies.</td>
<td>CDC</td>
</tr>
</tbody>
</table>
12. Conservation area boundary

12.1 Northern Boundary
Moor Lane - starting on the opposite side of the lane from the entrance to Aubrey’s Barn the boundary runs west and includes the stone outbuildings and the stone wall between them. It then follows the northern boundary of the open land opposite The Ranch and in front of the 20th century houses. All the 20th century housing on the north side of the lane is excluded. The boundary continues west to include the outbuildings adjoining The Old Forge and the land behind them. It then follows the northern garden boundaries of The Old Forge, Lavender Cottage and The Gate House. At this point the boundary turns north along the field boundary to the River Swere which it follows west on the northern bank of the river to South Newington Mill.

12.2 Western Boundary
At South Newington Mill the boundary dog-legs west and then south along field boundaries to include the land immediately south of the mill complex. The boundary continues south along the west boundary of Manor House and then turns west to include Newton House, The Long Barn, The Orchard Barn, The New Barn, Grange Farmhouse and their curtilages and common driveway but excludes Logodo. The boundary then continues south along the east kerb of the A361.

12.3 Southern Boundary
At the junction of the A361 and Barford Road the boundary sweeps east along the northern edge of the lane. Nos. 1 to 12 St Peters Close are excluded from the conservation area but at the north east corner of the garden of 1 St peters Close the boundary turns south to include Holly Tree Cottage and the Village Hall, its grounds and associated stone walls. It then runs due south to include the hedgerow on the south side of Barford Road, then it turns due east to include The School House and its garden. The boundary then progresses east to include The Thatched Cottage and the trees and hedgerow on the southside of Barford Road.

12.4 Eastern Boundary
At 6 Barford Road the boundary turns north to include 1-6 Barford Road and their associated domestic curtilages and garden boundaries. At the north west corner of the gardens the boundary turns south at Sands Lane following and including the domestic garden boundary of 2 Barford Road. It turns west and then north to exclude all the 20th century housing and the plot opposite Lane End House. Sands Barn House and associated curtilage are included within the conservation area. The boundary then follows and includes the south boundaries of Applegarth, The Ranch and The Paddock. At the footpath the boundary turns south to include the west boundary of the footpath. At the gate onto Sands Lane the boundary turns east to include the stone wall forming the southern boundary of the paddock. At the south east corner of the paddock the boundary turns north including the field boundary and then east and again north to include Aubrey’s Barn and the land and boundary with the curtilage of Aubrey’s Barn.
Figure 15. 2013 OS map and conservation area boundary
13. Effects of conservation area designation

Conservation areas designated by the council under Section 69 of 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 Design and Conservation Team at an early stage. The main effects of designation are as follows:

13.1 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.

13.2 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.

13.3 Control over trees
The council must be notified of any intention to carry out works to fell, lop or top any tree with a trunk greater than 75mm in diameter when measured at 1.5m above ground level 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.

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

13.5 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.

13.6 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.

13.7 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.

13.8 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 assessed on, amongst other criteria, how they assist in the achievement of that objective.
14. Design and Repair Guidance

14.1 The following design guidance seeks to ensure that the character of the Conservation Area is enhanced, through imaginative and high quality design. The following aspects are particularly important:

**Scale**

14.2 Restoration and re-development must respect traditional plot widths and avoid repetitive and unrelieved facades which typify so many modern designs. South Newington has variations of plot size, but there is a consistency in the scale and mass of traditional buildings and this should be respected in any prospective development associated with the village.

**Proportion**

14.3 In most buildings within the Conservation Area, the relationship between windows, doors, floor heights and the relationship of solid to void in the design of elevations is crucial. Traditional proportions should be emulated in new development. It is of particular importance that traditional proportions are respected in concern with any extensions to existing properties; in most instances they will need to be subservient to the existing properties.

**Building Line**

14.4 Frontage development must conform to the historic street pattern. The historic layout of the village is linear with the buildings facing onto the road with their rooflines parallel to it.

**Roofs**

14.5 The roof line is a dominant feature of a building and retention of the original height, shape, pitch, verge and eaves detail and ornamentation is essential. Flat roofs are alien to local tradition and should be resisted where possible. Chimneys are important features of the roofscape and should be retained even if no longer required. Where roofing materials are to be replaced the type and texture of the new materials should be the same as those being replaced if they are traditional and historically appropriate. Where they are not advice should be sought from the district council’s conservation officers. If ventilation is required, this should be achieved by inconspicuous means (e.g. under-eaves ventilation); visible roof vents would be discouraged.

Moor Lane

Respecting the building line, the scale and the traditional palette of building materials including the use of lime mortar is integral to preserving and/or enhancing the character of the village.

**External Walls**

14.6 Any alteration or repair to external walls must respect the existing building materials and match them in texture, quality and colour. Every effort should be made to retain or re-use facing stonework which should not be rendered, pebble-dashed or painted. Repointing should be carried out with a mortar to match the existing in colour, type and texture;
historically this would have consisted of lime and sand. Hard, modern cement mortars are inappropriate as they prevent the evaporation of moisture through the joints, which instead is drawn through the next softest material, the masonry itself, thereby damaging both the appearance and structure of the building. Original render should not be stripped off to expose rubble stone or brick walls, which were not intended to be exposed. Traditionally, render finishes were lime-based. More modern, hard cement renders prevent the evaporation of moisture, which can accumulate between the wall and the render causing damp internally. When appropriate, hard cement renders should be replaced with a lime alternative.

Rainwater goods
14.7 Rainwater goods (guttering, downpipes, hoppers) should be repaired if original or reinstated in original materials. Plastic guttering is not appropriate for listed buildings or buildings in conservation areas as it is not historically correct and does not enhance a building’s character.

Windows
14.8 Windows should be correctly proportioned, well related to each other and neighbouring buildings, and should respect any existing openings. Retention and repair of original windows is the preferred option, but any replacement should match the original. This not only includes the structural elements of the window (e.g. frame, lintel) but also historic glass and window furniture. Particularly important is the method of opening, the set back within the reveal and the sections of glazing bars. The thickness and moulding of glazing bars, the size and arrangement of panes are vital elements in determining appropriate replacement windows, which respect the age of a building.

Replacement of timber or metal windows in a uPVC alternative, no matter what the pattern or design, is unacceptable. Dormers are not a traditional feature for this area, although there are some later examples of them in the village. Rooflights to the rear would be preferable where possible. Where inappropriate windows are proposed to be replaced, historically correct fenestration will be required.
Appendix III: Bibliography and References


*English Heritage* (2009) Heritage at Risk: Conservation Areas


*English Heritage* (2011) *Valuing Place: Good Practice in Conservation Areas.*


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.

National Planning Policy Framework
in particular:
Point 17 Core planning principles.
Point 77 Local green space identification.
Points 126 to 141 Section 12 - Conserving and enhancing the historic environment.
Point 157 Identification of land within the Local Plan.
Point 169 Using a proportionate data base.

The continuing existence of the PPS5 Practice Guide is a strange paradox; the PPS5 document to which it refers has been rescinded - and the NPPF (see above) now stands as the guidance document in its stead - but the Practice Guide did not suffer the same fate and therefore still stands. The policies most commonly sited are given below, however all policies outlined in the PPS5 document pertain to the historic environment.

Introduction in particular point 5.
The Government’s Objectives in particular point 7.
HE4 Permitted development and Article 4 directions.
HE8 Additional policy principle guiding the consideration of applications for consent relating to heritage assets that are not covered by policy HE9.
HE9 Additional policy principles guiding the consideration of applications for consent relating to designated heritage assets.

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 or the immediate setting of the building.

**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.

**C13** The ironstone downs, the Cherwell Valley, the Thames Valley, North Ploughley, Muswell Hill and Otmoor are designated areas of High Landscape Value within which the council will seek to conserve and enhance the environment.

**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.

**C33** The council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historic value.

**C38** Where planning permission is required, proposals for satellite dishes in conservation areas or on a listed building will not normally be permitted where such apparatus would be visible from a public highway.

**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.

**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.

EN42 Sympathetic consideration will be given to proposals for the change of use of a listed building, provided that the new use minimises damage to the character, fabric, interior or setting of the building, and does not adversely affect the reasons for its statutory listing.

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.

EN44 Special care will be taken to ensure that development that is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

EN45 Before determination of an application for planning permission requiring the alteration, extension or partial demolition of a Listed Building, applicants will be 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.

EN45A The inclusion of a building in a local list of buildings of architectural or historic interest adopted by the council for planning purposes will be a material consideration in the determination of planning applications that would affect it.

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.

Cherwell Local Plan Submission 2013

EDS1 Mitigating and adapting to climate change

ESD5 Renewable energy

ESD10 Protection and enhancement of biodiversity and the natural environment

ESD13 Local landscape protection and enhancement

ESD16 The character of the built environment

Policy Villages 1: Village Categorisation:
South Newington is a Category B village and therefore development is limited to infilling and conversions.
Designated Heritage Assets in South Newington

Full listing description can be found on English Heritages website - http://list.english-heritage.org.uk/

<table>
<thead>
<tr>
<th>Houses:</th>
<th>Churchyard:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Air Raid Warden’s Post</td>
<td>• Headstone</td>
</tr>
<tr>
<td>• Cherry Orchard</td>
<td>Grade II</td>
</tr>
<tr>
<td>• Church of St Peter ad Vincula</td>
<td>• Headstone</td>
</tr>
<tr>
<td>• College Farmhouse (Barn &amp; Pigsty)</td>
<td>Grade II</td>
</tr>
<tr>
<td>• Copperbeach Cottage</td>
<td>(Grade II)</td>
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<tr>
<td>• Dun Cow (The Deans)</td>
<td>• Bridge across River Swere</td>
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<tr>
<td>• Exeter Cottage</td>
<td>Grade II</td>
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<td>• Grange Farmhouse</td>
<td>Grade II</td>
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<tr>
<td>• Hillside</td>
<td>Grade II</td>
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<tr>
<td>• Holm Cottage</td>
<td>Grade II</td>
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<td>• Lavender Cottage</td>
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<td>• South Newington House</td>
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<td>• The Thatched Cottage</td>
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<td>• The Old Bakehouse</td>
<td>Grade II</td>
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<tr>
<td>• Turnpike House</td>
<td>Grade II</td>
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<td>• Newton House</td>
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<td>• Old Garth</td>
<td>Grade II</td>
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<td>• Vicarage</td>
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<td>• Village hall</td>
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<table>
<thead>
<tr>
<th>Structures:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Bridge across River Swere</td>
</tr>
<tr>
<td>Grade II</td>
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</tbody>
</table>
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.

South Newington is fortunate to have several fine examples of vernacular and grander houses built in the local stone that make a positive contribution to the character and appearance of the conservation area. Of the buildings not statutorily listed in their own right, the following are considered to make a positive contribution to the character of the village:

1. **South Newington Manor and associated garaging building.**

   East Bank comprises two builds; a vernacular one-and-a-half storey, coursed stone cottage to the north attached to a 19th century two and a half storey ashlar fronted house to the south. The use of ashlar is unusual within the village, the only other building to possess ashlar being the early 19th century part of The Old Vicarge. Ashlar speaks of wealth and architectural pretension, born out by the over-large window casements overlooking the road on the east elevation.

   This is believed to be the Manor House of the Cranfords and St John’s Hospital and therefore may have an early medieval founding, however such ancestry is not now visible in the building we see today. The south facade of the Manor House indicates a late 17th building, a building which has been extended and altered significantly throughout the subsequent 18th, 19th and 20th centuries. The building is constructed from coursed local ironstone under Welsh slate roofs, the style of the fenestration perhaps being the best indicator of the date of that particular phase of building. To the south of the main house adjacent to the historic entrance to the Manor is the ancillary stabling/garage and coachman’s accommodation block. The building is also constructed from stone, slight modified to accommodate the changes in transportation in the 20th century.

2. **East Bank, Church Lane**

3. **The Little Forge, The Town**
The Little Forge is a much altered building of probable 17th origin. Constructed from coursed local stone now under a concrete tile roof, it is unusual in that it is one of three buildings within the village with an externally expressed oven.

4. Applegarth, Moor Lane

Applegarth, constructed from coursed local ironstone, is a probable 17th century property - as evidenced from the semi-basement stone mullioned window - that has been much altered through subsequent centuries. Although much changed the building still retains the essence and appearance of the vernacular architecture of the area.

5. The Gatehouse, Moor Lane

The Gatehouse stands on the east side of the yard to Mill Streem Farm. It is a traditional 18th/19th century agricultural building, built of coursed stone, originally thatched.

6. The Old Forge, Moor Lane

The Old Forge, constructed from coursed local ironstone, is a probable 18th century building that has been much altered in the 20th century, especially the working building which has been converted to residential use. Although much changed the building still retains the essence and appearance of the vernacular architecture of the locality and in that sense is typical of the working buildings found throughout the villages of the area.

Register of Non-designated Heritage Assets

Landmark buildings and structures and other features and areas of historic importance may add to the character of an area. This contribution may be in one or more of the following ways:

• Buildings which provide evidence of the area’s history and development
• Buildings of architectural merit
• Buildings with local historical associations
• Buildings which exemplify local vernacular styles
• Groups of buildings which together make a positive contribution of the street scene.

The Register of Local Heritage Assets is intended to recognise buildings, landscapes and monuments of architectural and historical importance that contribute significantly to the unique character of the district. Whilst not necessarily statutorily listed, many local buildings are of historic significance and/or of importance to the local community. A clear criterion for the designation of such assets is set out in the council’s guidance. Unlike Listed buildings, buildings on the register do not enjoy statutory protection and are subject to normal planning controls.

However, the NPPF emphasises the importance of understanding the significance of heritage assets and the impact that changes will have on them.

Inclusion on the Local Heritage Asset register means that the council will take into account the building’s significance when considering planning applications. Applications that affect the character, setting or significance of a local heritage asset will be carefully considered, and additional information may be required to justify the proposed works. For more details, see the council’s published guidance.
Cherwell District Council considers public consultation an important part of conservation area designation and review.

A draft appraisal document was prepared and an exhibition and public meeting arranged for Wednesday 18th September 2013 to enable local residents to inspect the draft document and comment upon the proposed conservation areas boundary and to identify buildings of local interest.

Public consultation took place on the draft appraisal between 18th September 2013 and 25th October 2013. The document was available to download from the council’s website and in hard copy from Bodicote House and available to view at Banbury library. The parish council members received copies of the document and a number of copies were posted to individuals on request. Publicity was undertaken through local leaflets and posters.

The draft appraisal document covered the existing conservation area for South Newington with suggested amendments to the boundary. Further boundary amendments were put forward by residents. However, the greatest cause for concern amongst residents proved to be the A361 and the persistent and heavy traffic that travels along this route. Whilst Cherwell District Council has no powers to influence decisions concerning the road system a letter has been sent to Oxfordshire County Council informing the Highways Authority of the residents’ views.

There was a mix verbal support for the document at the meeting and concern from a limited number of individuals regards proposed changes to the boundary. By the closing date of the consultation period 17 responses to the questionnaire had been received, 6 of which made suggestions for boundary changes. The proposed areas for inclusion were revisited but only those revisions associated with boundary rationalisation were included.

Acknowledgments

The Parish Council is thanked for the generous assistance given in ensuring that the data contained within this document was correct at the time of writing.

Images used are sourced from the Victoria County History and the Oxfordshire History Centre, otherwise they are the creation of the authors.

Historic photographs are courtesy of Oxfordshire County Council.
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**Recommendation of the Executive**
Delegate authority to Lead member for Planning

**Further recommended changes to the document**
Minor boundary amendments

<table>
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<th>Date approved</th>
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<tr>
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Lead member for Planning