

Executive

Proposed Mollington Conservation Area

24 May 2010

Report of Head of Planning Policy and Economic Development

PURPOSE OF REPORT

To designate a conservation area in Mollington.

This report is public

THE CONSERVATION AREA APPRAISAL, AMENDED FOLLOWING CONSULTATION, IS CIRCULATED SEPERATELY WITH THE AGENDA

Recommendations

The Executive is recommended:

- (1) To consider the representations received following consultation and the changes made to the draft conservation area appraisal and to the proposed conservation area boundary as a result
- (2) To approve the conservation area appraisal for Mollington accordingly
- (3) To designate Mollington conservation area.

Executive Summary

Background

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 [The Act] places a duty on local planning authorities [LPAs] to identify areas of special architectural or historic interest and to designate those areas as conservation areas. Thereafter the LPA is required to formulate and publish proposals for the preservation and enhancement of the conservation area, submit these to a public meeting and have regard to views expressed.
- 1.2 There are currently 58 conservation areas designated in Cherwell District and there is an ongoing programme of review and new designations, with 26 (45%) having been designated or reviewed within the last 5 years.
- 1.3 Conservation Area designation can sometimes cause local controversy and so this Council operates a policy of not proposing designation unless this is requested by the Parish Council as representative of the wishes of local

people.

- 1.4 Mollington Parish Council requested that a conservation area be designated in the village in 2005 and work on the appraisal began in 2009, involving local people and the Parish Council in the process.
- 1.5 The draft appraisal identifies the special architectural and historic interest of Mollington, the character and appearance of which it is desirable to preserve or enhance, as required by The Act. The appraisal follows a format recommended by English Heritage and assesses the geology, topography, historical development and architectural history, identifies buildings of local interest as well as those statutorily listed and other heritage assets. It includes a character analysis of the land use, street pattern, scale and massing, building age, type and style, materials, windows and doors, carriageways, vegetation, open spaces, key views, threats, features of special interest, identifies individual character areas and includes a visual analysis. It also identifies areas for preservation and enhancement. It is used in the determination of planning applications and by inspectors at appeals.
- 1.6 Mollington clings to the south west facing valley side of a tributary of the River Cherwell where the topography influences the character and settlement pattern and the geology gives rise to a high number of springs, sinks, wells, cisterns and water courses. Historically an agricultural village, originally with seven farms, it was a closed village owned by the Holbech family until 1950, when the estate was broken up. It is noticeable, and most unusual, that very little development took place in the village between the 16-17th centuries and mid 20th century for this reason. Despite a relatively substantial amount of infill housing and new residential development, the original form of the village can still be discerned. The overwhelming use of local ironstone in vernacular cottages and in the few grander farm houses is now accompanied by the brick of later development. The informal village streets have soft verges and banks and others are contained by striking stone walls and vegetation. Other un-surfaced grass lanes link the different levels of the village across the contours.

Public consultation

- 2.1 A keen local historian, Mr Bob Thacker, made his library of documents and photographs available for research purposes, which was very useful, and officers have met with him on a number of occasions and his assistance is gratefully acknowledged.
- 2.2 The **emerging draft document** was sent to all members of the Parish Council for comment and several comments were received and incorporated into the draft. One anonymous additional response was also received from a resident opposed designation on the grounds that there is too much poor quality modern development, there are numerous springs that cause problems, conservation had been ineffective so far (as evidenced, it was alleged, by a listed building being roofed in pantiles – re-roofed prior to listing - and an un-named listed barn being demolished to allow the construction of a house) and querying the inclusion of the allotments.
- 2.3 **Public consultation** commenced on 16 February for a period of 6 weeks.
- 2.4 The **Draft document** was made available on the Council's web site, in

Banbury Library, the Green Man PH, the Village Hall, the Parish Church and copies were given to Parish Council members to distribute to anyone who was interested. Many copies were distributed at the public exhibition and public meeting and others were sent by post on request.

2.5 Publicity included

- an article in the Parish newsletter, which is distributed to every household
- leaflets advising of the proposal, the draft boundary, the implications, the exhibition and meeting were distributed by the Parish Council to every household
- posters were put up by the Parish Council advertising the public exhibition and public meeting
- a media release was sent out.

2.6 Questionnaires were delivered to every household asking for comments on the boundary, the appraisal and any other relevant information.

2.7 A public exhibition was held in the Village hall in the early evening of 23 February, which was attended by over 20 people.

2.8 This was followed by a **public meeting**, which was chaired by the chairman of the Parish Council, and attended by the local Member, the Port Folio Holder, the clerk of the Parish Council, several officers and over 60 residents. Officers made a presentation, setting out the justification for designation, the implications of designation and the consultation process, and this was followed by a questions and answer session. Questions were wide-ranging in their subject matter. Topics covered included:

- *Why the need for a conservation area, when the village was well cared for?*
- *Why the need for a conservation area when much of the village was of recent construction?*
- *The alleged lack of mandate to consider designation and the speed with this was being rushed through without consultation*
- *Designation of only part of the village would be divisive*
- *The process for carrying out works to trees and other vegetation including on the allotments*
- *Whether traffic restrictions and speed controls would result*
- *Whether the Highway Authority would undertake more sensitive works to the highway as result*
- *Whether grants would be available*
- *Whether designation would prevent development*
- *The justification for including certain areas, including Church Lane*
- *Objections to including certain areas, such as the allotments*
- *Objection to reference to the design of Chestnut Road junction, which was taken as being inflammatory.*

The debate was dominated by a handful of speakers. A couple of residents spoke in favour and one expressed concern that those in favour might feel too intimidated to speak. A vote by show of hands on the principle of designation was requested but rejected as non representative of the whole village by some speakers and the chairman. The Parish Council was then asked to hold a ballot by way of a further questionnaire specifically seeking views on the principle of designation and this was agreed to.

2.9 A second questionnaire was accordingly distributed to every household.

The results of this are analysed at paragraphs 3 and 4.

2.10 The **Parish Council** held a further meeting on 23 March at which three people from nearby villages where conservation areas had been designated were invited to speak and answer questions. This meeting was attended by 34 Mollington parishioners. Following debate, the Parish Council voted unanimously to support designation. It also made specific suggestions for areas to be added or excluded and these are outlined at paragraphs 4.1 and 4.2.

2.11 The **Parish Council** held a meeting of all Mollington Councillors on 16 April, at which all confirmed support for designation. Subsequently the amendments that Officers were recommending to the proposed boundary, taking account of all the representations received, were sent to the Parish Council which advised that all Councillors confirmed agreement. One late representation objecting to the inclusion of one property as part of this recommended change was also later reported to the Parish Council, to which the response was ambivalent.

2.12 A **petition** was received containing 148 signatures supporting the following statement:

"We the undersigned believe that Mollington is not an area of special architectural or historic interest. We have made it a pleasant environment for both residents and visitors without help or hindrance from outside bodies and wish to continue to do so. To enable this we request that Cherwell District Council abandon their plans to create a conservation area within the village."

There are 395 adults on the electoral register in the parish of Mollington. The list of signatures includes several from people who have also stated they support designation and several from people who do not live in the village itself. This Council has received three complaints and the Parish Council has received five complaints about the manner in which signatures were collected. This suggests that there could be a question mark over the veracity of the process followed and the outcome. It is considered that the petition should be afforded little weight, particularly in the light of the fact that each property received a questionnaire, which enabled parishioners to respond anonymously, and comments are reported at paragraphs 3 and 4. The petition is available for inspection in the members' room.

2.12 Following consideration of the requests for addition or deletion, officers have undertaken further site visits and discussed issues on site with all residents who would be affected by proposed additions to the draft boundary previously circulated. The additions that are proposed to the draft boundary have, as result, been agreed with property owners who would be directly affected (with the exception of one, where a response has been invited) and also by the Chairman of the Parish Council. A verbal update will be provided at the meeting if required.

Consultation responses

3.1 **Sixty one** consultation responses were received (31 in favour of designation, 27 against and 3 a qualified maybe) from a potential 205 properties. These are reported verbatim in the table at Appendix 1 and the originals are available for inspection in the Members' room.

- 3.2** Of the thirty one **in favour** of designation, some made suggestions as to additions or deletions from the draft boundary and these are referred to in paragraphs 4.1 and 4.2 respectively.
- 3.3** Of the three who were **undecided**, two considered the decision should be made by residents of the whole village or only those within the proposed boundary respectively and one would support if it helped traffic calming.
- 3.4** Of the twenty seven **against** designation, there were positive references to the potential to use designation to
- *“Reduce traffic speeding.”*
 - *“Reduce the number of HGVs travelling through the village.”*
 - *“Prevent wind farms and gipsy sites near the village”.*

Other respondents against designation expressed concern about

- *“The need, either on account of the village not being of special interest or on account of the village looking after itself”*

The Appraisal identifies those parts of the village that are of architectural and historic interest, which is the requirement of The Act and the purpose of an appraisal. Mollington is a very well cared for village, but its character and appearance is still capable of preservation and enhancement, which is the role of designation.

- *“Hindering growth and development”.*
Members will be aware that conservation area designation does not prevent development or hinder growth, but enables the Council to seek a higher standard of design and materials.
- *“Making houses more difficult to sell”.*
The evidence nationwide regarding house sales is that a conservation area location is seen as an asset.
- *“Listed buildings being capable of protection without designation”.*
Whilst it is true that the legislation protecting listed buildings is stronger than that through conservation area designation, only 10 buildings within the proposed conservation area are listed. The others, even those identified as of Local Interest, are currently afforded no protection from demolition or unsympathetic works that could cause harm.
- *“Including only part of the village in the conservation area being divisive”.*
Only those parts of the village identified as being of “special architectural or historic interest” should be considered for designation and to include the whole village would undermine the designation.
- *“Involving more bureaucracy”.*
Whilst designation does require consent to be sought for some development for which no permission is required outside a conservation area, there is no fee for submitting these applications and the aim is to preserve or enhance the identified special character.
- *“Increasing Council tax”.*
Members will be aware that there is no increase in Council tax levied on properties within conservation areas.

Suggested amendments to the boundary

The letters in brackets refer to the map at Appendix 2 where the location of each of these areas is identified.

4.1 Suggested additions

- 4.1.1 Four respondents considered that the **whole village** should be included, one asked for modern development to be included to prevent alterations and one asked for the surrounding countryside to be included to prevent development:
Whilst conservation areas are about whole areas, not individual properties, and including some areas of modern infill within the historic part of the village would be acceptable, including the entire settlement when much of it is composed of modern housing estates would devalue designation. The countryside around a conservation area is afforded by some protection by virtue of being within its setting.
- 4.1.2 One respondent asked for all **The Paddocks** (A) and two for properties on the **south of Whiteways** (B) to be included:
Both of these would be inappropriate for the reason given above.
- 4.1.3 Three respondents asked that **1 and 2 Main Street and 1 Chestnut Road** (C) be included as frontage to Main Street:
Whilst these properties are not of any special architectural or historic interest and inclusion of much modern development that can be excluded could devalue the designation, there is some logic in including Main Street frontage in its entirety. However, on balance, it is concluded that the existing draft boundary should be retained.
- 4.1.4 The owners of **La Mamaille** (D) and **Amare** (E) specifically sought inclusion on the grounds of historic interest and the Parish Council has also asked for the inclusion of this group and five other respondents supported the Parish Council's suggestions:
Having visited the properties and examined old maps further, it is evident that La Mamaille and its neighbour Woodbine Cottage (F) are part of a cluster of 17th century properties, much altered and extended, but still representative of the early settlement pattern. Although Amare was constructed in 1964 and is not of interest as a building, its plot was the field in which the horses associated with the adjacent Old Bakery were kept and its garage is the former stable. This plot also forms part of the historic cluster, retaining its historic property boundaries, and is worthy of inclusion for this reason. The Old School House (G) has recently been extended and the rear curtilage also extended into what was agricultural land. It is therefore proposed that the draft boundary be extended to include La Mamaille, Amare, the extended rear garden of Old School House and Woodbine Cottage. Officers have spoken with the owners of La Mamaille, Amare and Old School House they are in agreement with the proposed revision and have written to the owners of Woodbine Cottage to canvas their opinion.
- 4.1.5 The owners of **Mansion House Farm** (H) requested that more of the curtilage to the east be included and two others supported this:
Including the whole paddock provides a boundary more readily identifiable on the ground than the draft boundary. It is proposed that the boundary be amended accordingly.
- 4.1.6 The Parish Council asked that the premises of the **former village cooper** (I), not proposed to be included within the conservation area, be listed. Officers are collating information on this building to support a request from the Parish Council to English Heritage.

4.2 Suggested deletions

- 4.2.1 Two respondents sought a generally smaller boundary and two that **no modern development** be included. Others sought the removal of School Hill (J) and March House (K). The Parish Council suggests that it would be inappropriate to include post 1950 development except where it is a natural part of a more narrowly defined area.

Officers have given careful consideration to these requests. It is the conservation of areas, not individual properties that is sought, and where there is small scale infill development, such as School Hill, and individual properties within an otherwise generally historic frontage, it is difficult to exclude them from the boundary without peppering the designated area with holes, which is not good practice. March House, on the other hand, is a recently redeveloped plot right on the edge of the draft boundary and could be excluded without detriment, particularly as the features of particular value, the mature trees within the curtilage, are already protected by Tree Preservation Orders. It is recommended that March House and the intervening property 1 The Paddocks therefore be excluded.

- 4.2.2 The Parish Council suggests that **Church Lane** (L) be excluded and five other respondents supported the Parish Council's suggestion; one other respondent specifically sought the exclusion of the former Banbury RDC Council Houses (M) on Church Lane.

Whilst most of the properties on Church Lane do not exhibit any special architectural or historic interest, what sets Church Lane apart is that it is, in itself, an historic route and has sufficient interest with its boundary walls, soft verges and vegetation to retain a rural character, unlike some of the other recently constructed estate roads. The former Banbury RDC Council Houses, whilst not unique to Mollington, add to the social history. It is also difficult to exclude Church Lane without creating a hole within the designated area. On balance, officers' advice is that Church Lane should remain within the boundary and the Chairman of the Parish Council accepts this is a valid response.

- 4.2.3 The Parish Council and two respondents sought the exclusion of **the allotments** (N). This was also raised at the public meeting, possibly by the same people. Allotment holders are worried that there will be confusion as to whether they need to give advance notice of any works to vegetation within the allotment area

It is accepted that the allotments do not make a major contribution to the character or appearance of the rest of the village, being screened by dense vegetation and mature trees. Neither are they the original allotments so do not contribute to the social history as originally thought. For these reasons it is proposed to remove the allotments from the proposed conservation area.

- 4.2.4 The owner of the farm **buildings immediately north of the Parish Church** (O) requested that the farm buildings be excluded.

The original farm buildings west of the church have been converted to residential use and the farm now operates from buildings to the east, adjacent to the replacement farm house, The Yews, a dwelling of recent construction. It is accepted that there is no historic interest in the existing farm buildings, which area also of recent construction. The

visual impact of these buildings on the setting of the church could be controlled, if required, through their location within the setting of the grade 2 * listed building and setting of the conservation area, without needing to be included within its boundary.

4.3 Revised proposed boundary

This is indicated on the plan at Appendix 3.

In summary, it is recommended that the proposed conservation area at Mollington be designated with the following additions and deletions:

Additions: Woodbine Cottage, La Mamaille and Amare Cottage, the extended garden of the Old School House, the rest of the paddock to the east of Mansion House Farm

Deletions: The allotments gardens, March House, 1 The Paddocks, the farm buildings to the north of the church.

Key Issues for Consideration/Reasons for Decision and Options

To designate a conservation area in Mollington

The following options have been identified. The approach in the recommendations is believed to be the best way forward

- | | |
|---------------------|---|
| Option One | Designate a conservation area in Mollington as identified in the recommendation |
| Option Two | To decline to designate a conservation area in Mollington |
| Option Three | To designate a conservation area with a different boundary, as Members see fit. |

Consultations

- | | |
|---------------------------|--|
| Mollington Parish Council | Comments reported at paragraphs 3 and 4 and at Appendix 1. |
| Residents of Mollington | Comments reported at paragraphs 3 and 4 and at Appendix 1. |

Implications

- | | |
|-------------------|---|
| Financial: | There are no financial implications arising from this report as the costs of preparation and designation have been absorbed within the normal revenue budget and the Council does not operate any grant aid that would be triggered by designation.

Comments checked by Eric Meadows, Service Accountant, ext 1552 |
| Legal: | The Council would be failing in its duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) |

Act 1990 if it declined to designate a conservation area where it had determined the area to have special architectural or historic interest.

Comments checked by Nigel Bell, Solicitor, ext 1687

Risk Management:

In failing to designate a conservation area, the Council would not be using all the powers at its disposal to preserve or enhance the identified special interest and could be putting this at risk

Comments checked by Rosemary Watts, Risk Management and Insurance Officer , ext 1566

Wards Affected

Cropredy

Corporate Plan Themes

Corporate Theme 6: Protect and enhance the local environment
Corporate theme 8: Rural Focus

Executive Portfolio

Councillor Michael Gibbard
Portfolio Holder for Planning and Housing

Document Information

Appendix No	Title
Appendix 1	Consultation responses received
Appendix 2	Additions and deletions to proposed conservation area boundary suggested in public consultation
Appendix 3	Recommended changes to proposed conservation area boundary
Background Papers	
none	
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**Appendix 1
 Consultation responses received**

Please give us your comments on the proposed Conservation Area boundary	Please give us your comments on the content of the draft Conservation Area Appraisal	Please give us any information that you think would be interesting
<p>SUPPORT DESIGNATION</p>		
<p>The parish councillors' views may be summarised by saying that whilst they felt that an overstretched Cherwell Planning Department could do more and be more consistent in protecting conservation areas, a CA was a good thing in better preserving old property and the essential core even though that would mean additional cost to property owners. Grants to assist were only in theory available and Oxfordshire CC showed no respect whatsoever for a CA, meaning designation would do nothing to encourage road repair, reduced speeds and weight limits.</p> <p>A resident confirmed that a petition opposing designation of a CA would be submitted to Cherwell DC by 31st March. This has been completed but we have received four [and subsequently received another] complaints about the manner in which it was conducted.</p> <p>Mollington Parish Council's position is that we welcome the draft appraisal but recommend that the actual boundary of the CA be defined more tightly to cover the essential historical core of the village. We suggest that it would be inappropriate to include post 1950 development except where it is a natural part of that more narrowly defined area. Our proposed area would not include the allotments which are covered by the PCC, nor Church Lane for the above reasons given. Although we recognise that the former council houses are of special interest, they are not special only to Mollington. We recommend that the former workshop of the village cooper (part of Mr Wilday's property)</p>	<p>Thank you very much for the considerable time and energy that has been put into a thorough draft appraisal.</p>	

<p>should be a listed building. We would add into the CA the whole of La Marmaille including its land to the rear because of that property's age and its many trees. As a consequence Amaré Cottage would also be included as it becomes contiguous with the remaining narrower boundary. Your team will of course have its own views.</p> <p>Subject to that, whilst regretting having upset some residents by encouraging such a designation, Mollington Parish Council still supports a Conservation Area for Mollington for the many well rehearsed reasons including strengthening our arm in protecting the cultural history of the village and assisting Cherwell and this parish council in maintaining Mollington's character.</p>		
<p>I have no problems with Conservation Area boundary.</p>	<p>I think the appraisal is good and I am surprised that so many people objected.</p>	<p>There is a disused well opposite the old school. This was cleaned out as a Millennium project. Sadly it is now overgrown. Perhaps this could be restored and made a feature of the village.</p>
<p>Absolutely fine</p>	<p>Well done on a compelling, informative and well designed draft. Congratulations to all the CDC team. Very well researched and updated.</p>	
<p>This looks to be well thought out and I have no problems with it at all.</p>		
<p>I think it's a good idea</p>	<p>About right</p>	
<p>Seems to contain most of the character of the village.</p>	<p>Suggests a good set of criteria for conservation in the village.</p>	
<p>Contains the most characterful part of the village.</p>	<p>Suggests reasonable grounds for including the village in a Conservation Area.</p>	
<p>It's acceptable</p>	<p>Adequate</p>	
	<p>Very good</p>	
<p>OK by me</p>	<p>OK</p>	

Seems good	Good	
I feel unable to comment in any depth about the proposed boundary. I do feel however that a Conservation Area would enhance the village.		
We are in favour and support our house and land being included. We feel it would have a positive impact on the village and the area we live in .	We realise that this proposal is not very popular with some residents, especially if their property is not adjacent to or seen from a listed building. Could these properties be excluded?	
1 Chestnut Road, Hill House and adj property south of Main Street either side of the entrance to Chestnut Road should be included for completeness and control. Woodbine Cottage, La Marmaille and Amare Cottage should be excluded, do not add worth to Conservation Area. The grazing land east of Mansion House Farm should be included. Important to designate this land, adds to village setting.	Very thorough and interesting appraisal. A certain practicality has to be balanced against what is actually achievable with the Local Planning Authority and County Highways Dept. some of the comments were a little unrealistic.	
Agree with revised boundary	Excellent document, very thorough	Good to document springs and listed buildings in village
Agree with revised boundary as shown at public meeting. Conservation Area is a very good idea as it will protect the fabric of the village	Very good	Overlay on maps of springs
The boundary as displayed including the blue coloured area looked best	Contents of draft Conservation Area appraisal very good.	Boundary where it comes down to meet Whiteway from School Hill includes too many modern houses. Trees on the Green should be protected.
No specific comment		
Ok as drafted	Very detailed and balanced. Draws out various issues well. Could have been a little more direct about some of the unfortunate alterations to the village and houses within it over the last 10 – 15 years. Could also have been more specific about siting and design of solar panels.	Traffic speed something of an issue. HGVs are still common. Some attention to preservation of verges due to HGVs.

I support the idea provided that the Parish Council is given a strong democratic say in procedures.	Extensive comments provided, particularly of an historical nature.	Extensive information provided, principally about the need to be aware of the existence and importance of springs, underground cisterns and wells and to protect these.
Boundary – ok except it perhaps should include surrounding countryside in order to prevent any future building projects.	I believe that the recent modern buildings (30 years) should perhaps be included to prevent their future development, alteration, modernisation or garden landscape changes in usage.	
Support the Parish Council's suggestions regarding the Area boundary.		
Concur with Parish Council on specific areas. However as boundary has been changed a new diagram would be appropriate, on the Parish Notice Board.	Very good. Has given us a as fairly new residents better insight to the village, history, make-up etc.	
Should cover more of the village such as all of The Paddocks and March House and grounds.	The village ends at the 30 limit signs not at the village green.	
Also to include any properties with any boundary to Main Street – not just top of Orchard but also houses just to west of The Green, fronting Whiteways but backing into Main Street	It's a good draft. However insufficient consultation and small amount of time before closure for comments and further research	Some realistic examples of the effect on Conservation implementation to future planning permission requests, e.g. what effect on asking for new windows or different sized windows etc.
The proposed boundary is generally good, possible additions should be Main Street top of Chestnut Road (The Old Shop) include first 3 houses on the left past The Green (Whiteways) and the field adj. Mansion Farm	There is no information in the proposals as to how the Conservation Area is 'policed'. How the area can be used to help maintain/improve/involve the whole village so that it is not divisive	What is going on/how a Conservation Area in other similar villages has helped to improve/protect their environments.
Seems right, although I am surprised that the two houses at the end of Plough Close are included since they are the same age as the rest of that estate.	Interesting and informative: brilliant	1 and 3 North Green: no 1 cottage is 1 and 2 combined. I think this probably dates from the 1960s when the front room of no 2 was made into a garage.
In principle I have no objection to the proposal. However, if the move towards a conservation area resulted in an increase in Council tax then I would be opposed.	Adequate but lacking in information regarding possible cost implications	

<p>Boundary should not include any post 1950's buildings. Architecturally they are ugly and of little/no importance</p>	<p>The work and research is of first rate quality. Very thorough and sympathetic to the local and surrounding area. It reflects local building methods and also incorporates new techniques that could be used to alter existing properties within the Conservation Area</p>	<p>Underground springs and wells could be made more of a feature within Mollington. Overhead telephone and electrical wiring would be best disguised/hidden to further enhance Mollington. Electrical meter cupboards especially on the front of properties should be disguised.</p>
<p>We both believe that a smaller, more focused boundary would be preferable. This would exclude areas that are generally of more recent construction and concentrate on the core historical area of the village. The exclusion of more modern properties is not in any way to denigrate them, but simply a reflection of the fact that they have been built in a different style and era which is not necessarily consistent with the original ironstone properties of the village.</p> <p>We support the inclusion of our own property, in spite of the fact that the main house was only built in 1964. The land on which it sits was the field in which the Old Bakery horses were kept (for delivering bread) and our garage is their original stables. We would like to think this would be protected over time. You are welcome to view this should you ever wish to do so.</p> <p>We support the proposal as we want to protect the fabric of the village. We understand that you will be taking a balanced view of all evidence available and trust that you will not be swayed by a petition that is seriously flawed in construction and execution.</p> <p>It was clear at the meeting there was considerable misunderstanding of its purpose. We would like to make the following comments:</p> <ol style="list-style-type: none"> a. Although there was a lot of noise at the meeting it was by a relatively small minority who have their own agenda(s). The quality of an argument is not enhanced by the raising of voices. b. Unfortunately the vociferous minority appeared to overwhelm the silent majority; we can assure you, from 	<p>We were impressed with the quality of the Appraisal document.</p>	<p>Village Survey / Questionnaire</p> <p>Since the Public Meeting we are aware that there have been efforts to generate a "credible" opposition to the proposal through a survey / questionnaire. You should be aware of the following:</p> <ol style="list-style-type: none"> 1. There are suggestions that those conducting the survey have not properly introduced themselves on doorsteps and allowed villagers to think that they were conducting an official survey on behalf of CDC. This point was raised at the PC meeting last night. 2. There appears to be selection going on as to who they have asked to sign the survey i.e. not all the village have been approached. It is easy to gain what appears to be overwhelming support by only selecting those who you know to be opposed. 3. Their manner of approach to villagers has been intimidatory, rather than an unbiased question which does not lead the respondent to any specific answer. 4. Where villagers are unsure these people have communicate their version of the "facts" about Conservation Areas, which are, of course, both biased and incorrect.

<p>conversations we had with others present, that there were some people who felt intimidated and therefore did not openly support the proposal. Please bear this in mind.</p> <p>c. The vocal minority refused to acknowledge the facts that were put before them, specifically that the village will not pay more Council Tax and that we will not be regimented and told what to do by faceless bureaucrats. We know that neither of these are true, but they are part of the campaign to discredit the proposal.</p>		
<p>AGAINST DESIGNATION</p>		
<p>Rubbish</p>	<p>This is an unbelievable waste of rate payers money. We have more than enough bureaucrats telling us what we can and cannot do with our property. You should be looking for a means to reduce our rates instead of employing another layer of officials for the rate payer to bear. Speaking as a pensioner, we will find it difficult to find the money to pay our rates as it stands without this extra burden.</p>	<p>If it would prevent wind farms and gypsy camps being built around this village it would have some purpose</p>
	<p>The justification for a Conservation Area is very limited. Pre 20th Century buildings now comprise a very small proportion of the village. Within Section 8 there are no less than 17 critical observations. Not encouraging.</p>	<p>In the current economic climate, CDC should be seeking obvious economies, not the setting up of layers of bureaucracy to further control how we live. This is an exercise purely to justify the existence of members of the local planning authority and in doing so another money spinner. A district authority cash cow. I sincerely hope that a majority of Mollington residents respond to this questionnaire. The council must accept that in this instance a negative vote for justification is accepted.</p>
<p>I don't agree that there should be a Conservation Area. However if one is to be imposed on us it should be much smaller than the planned area.</p>	<p>Too extensive, too glossy and too expensive. An unnecessary PR exercise. There must be more productive ways of spending our Council tax</p>	<p>At the present time my home lies outside the proposed area so I have no axe to grind. However, we should be seeking less</p>

		bureaucratic control, especially at this time of economic crisis. I have no idea of the cost involved in producing this appraisal. Would have been better spent on renovating the roads.
Absolute nonsense. Fair enough some buildings need protecting for future, but to include all manner of modern buildings in boundary is unnecessary.	Living within the proposed Conservation Area I resent inclusion of own 1976 built property as example of site which would need to be screened off by fence or hedge as not of perceived correct character for proposed Conservation Area. How dare a photograph of my property appear on a public website	As long as any building of significant historical interest is listed that is protection enough
No Conservation Area required. Current planning regulations are appropriate.	A nice quiet village that should be left alone. Would like to stop heavy commercial vehicles not servicing the village, but who will police it? Do not want a reduced speed limit or any more silly gates. The nimby attitude in this proposal is offensive to long term residents.	Far too much legislative interventions already – natural evolution under regular planning laws should be quite sufficient.
The boundary discriminates against examples of 1960's properties against 1920's Council houses. The Council supports snobbery to enable a raising of Council taxes	This biased and ill informed document highlights examples of 1980's cobble stones as some architectural and historic importance. Village is a mixture of development for every decade in the last 100 years or so. Document only portrays in favour of the Council's wish and does not put both sides equally. The Council should not promote its point of view to increase bureaucracy and control the enjoyment of my property.	Individual properties can be listed on an individual basis not by busybodies wanting a blanket listing in order to control other people's lives and freedom.
Why should owners of properties be subject to this restriction?		This is another example of the Parish Council acting against the wishes of the village. They are backward looking.
I don't agree with the allotments being in the Conservation Area	Must have cost a considerable amount of money to prepare. We were not consulted about it, and don't agree with the Conservation Area.	

<p>I feel that these areas have a negative impact on a community as it creates divisions of a them and us.</p>	<p>If it happens, the areas that have historical value have been missed, The Holt New build areas included because they've a look of the right types.</p>	<p>I think that too much has been said about benefits. Also misinformation that car speed will be reduced. Some houses would gain a chance of listed status. Costs to have been a slight change to a person's property through gaining a planning agreement.</p>
<p>Cut and dried already</p>	<p>What benefit to me? None</p>	<p>Where were all the project managers, team leaders etc. when the gypsies moved in?</p>
<p>I see satellite dishes, velux, cars, wheelie bins etc and ugly down pipes, rendering and unattractive 70's windows. Nothing left from the days of damp, thatched with little or no sanitation. What is there to preserve here? Your scheme to impose a subjective discipline is far too little and far too late. How do you decide which periods of architectural aesthetic you wish to retain?</p>	<p>Apparently it is only the frontage of buildings that are of interest to you, while style atrocities performed away from the public gaze are of no concern. Who exactly is this proposal attempting to gratify? Those who feel the designation offers them some sort of elitist cache or the random passerby with refined sensibilities? I am reliably advised that the majority of residents who attended the meeting were against it.</p>	<p>The implementation of this inappropriate and divisive scheme is obviously a foregone conclusion and therefore in my opinion an infringement of personal liberties.</p>
<p>Boundary encompasses listed properties but in doing so involves areas where there are houses/bungalows which have no historical value. This may not mean much to the 'expert' but is of considerable concern when general planning enquiries are sought. No reason to include the allotments, March House, Church Farm, the Council houses and houses opposite. Just another layer of beurocracy.</p> <p>Separate letter received as follows: I disagree with the proposal in its entirety. However, should the proposal go ahead I believe I have the opportunity to put forward any objections to inclusions that directly affect my property and business. I would like 2 areas removed from the conservation area:</p> <ul style="list-style-type: none"> • my buildings which lie north of Mollington Church and are general purpose agricultural buildings in use for farming activities and are not of any historical interest 	<p>I feel this has already been decided and is just a paper exercise. The appraisal which no doubt has cost the taxpayer an awful lot of money has only just come to light and majority of villagers would be unaware that this was instigated in 2005. The report is drawn up by 'experts' full of ill thought and observations without the local knowledge as to why areas have developed in certain ways, i.e. Pg 43 garage fronts over exposed suggested enclosure – designed this way for different tenants car access. Pg 43 advise hedge to be planted north of Church to screen farm buildings. Pg 40 loss of frontage to highway. This occurred to allow safe visibility out of Lower Farm House. These examples are just a few of the ill informed comments that are made from outsiders who 'think' they know best.</p>	<p>I feel a village should breathe and encapsulating parts of it will only deliver more bureaucracy. I strongly project to this conservation area and the manner I which it has been served.</p>

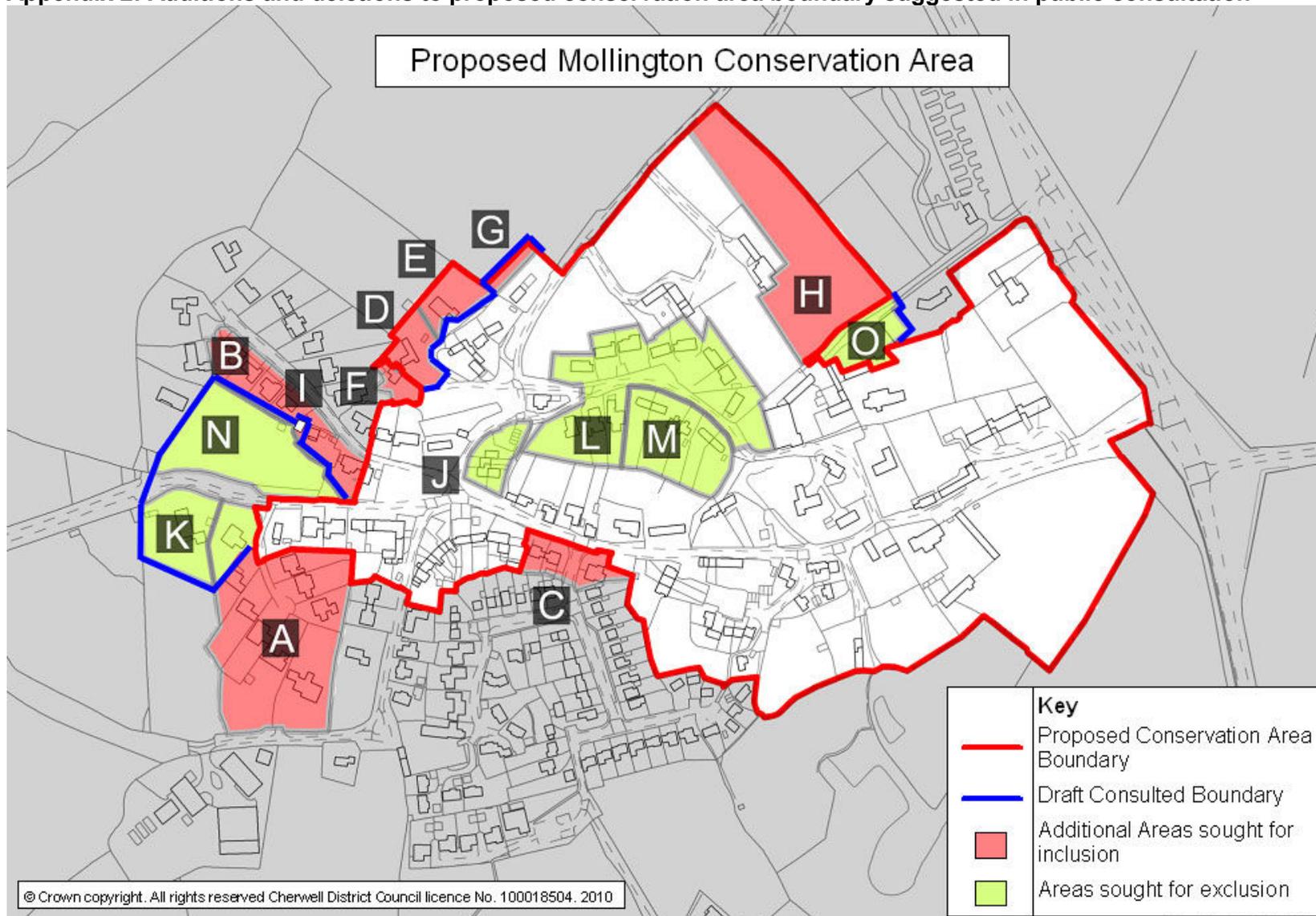
<ul style="list-style-type: none"> • my driveway, which is totally unnecessary and should be along the Old Vicarage garden boundary. I believe the conservation proposals will infringe on future decisions for repair and rebuild. • Regarding areas in the village, an easy line has been drawn around historical properties, already listed and protected, which include modern houses; this is ludicrous as it condemns these householders to unnecessary restraining conditions they are naively unaware of. 		
<p>No advantage to the village not covered in planning already. It puts more obstacles in the way of change with no advantage except to protect the buildings 'of interest'.</p>	<p>Interesting document good overview of village throughout and well produced.</p>	<p>All there</p>
<p>No specific comments provided</p>		
<p>Boundary being selection negates the whole exercise, whole village should have been included.</p>	<p>Content and detail was well done and well constructed. However, in this current economic climate money spent could be better employed elsewhere.</p> <p>Central Government agenda has prompted our Parish Council Chairman via Cherwell to investigate and initiate this appraisal, an unwelcome level of beurocracy.</p>	<p>A Conservation Area to anyone unfamiliar to what a CA means has a fear of restrictive practices, controls and Council interventions, resulting in possible house buyers failing to pursue a prospective purchase. This unfamiliarity cannot be avoided therefore is detrimental to property negotiations.</p>
<p>Why does the boundary exclude most of the Whiteway houses and yet does include the houses in Orchard Piece? Likewise why are some of the bungalows in The Paddocks excluded and the houses in Lower Farm lane? How was the boundary decided and by whom. My house is within the boundary, but I was not approached by anyone, asking if I wanted to be included or excluded? It was just taken for granted.</p>	<p>The content of the Conservation Area draft Appraisal was very good. Photographs were excellent and the brief history of the village was interesting. I shall keep the brochure as a "keepsake" of Mollington village. An excellent presentation.</p>	<p>I am opposed to Mollington becoming a conservation area for the following reasons:</p> <p>I think home owners keep their gardens very well tended. The parish council are conscientious and keep a very close eye on all matters relating to the general upkeep of the village. Cherwell District Council have very strict planning restrictions. Is there a snob value to a village being within a conservation area? Why is the whole of the village not designated a</p>

		<p>conservation area?</p> <p>There was some talk at the meeting of the new estate. This estate provided affordable housing and many of the children on the estate attended the village school which was excellent. In my opinion the estate did not spoil Mollington village.</p>
I attended the meeting. I am opposed to the introduction of a Conservation Area.	Good	
		<p>I believe that it is vital for buildings of historic interest to be retained as much as is reasonably possible, just as it is to retain the green belt around the village. After much discussion with people who live in conservation areas I have come to the conclusion that the buildings can be protected if they are listed. The conservation area therefore would appear to be an unnecessary layer of bureaucracy and cost.</p>
	<p>The author of this document seems to have a different way of looking at architecture than most normal people. They have set out to produce a picture of the village that is far from reality.</p>	<p>Mollington is not a village that needs any further protection and is not what would normally be considered to be of special architectural interest. The proposal has generated great anger amongst the residents, many of whom are prepared to go to great lengths to fight it. It is unneeded and unwelcome. Please leave us alone.</p>
No specific comment		
<p>I do not agree that parts of Mollington should become a conservation area: The Parish Council did not take any views from the residents before asking Cherwell for an appraisal. Having parts of the village in a conservation area and the majority of the residents out of the area will make Mollington</p>	<p>The appraisal was very thorough and professionally done.</p>	<p>Since the 1960's there has been considerable inappropriate construction with regard to design and the materials used. All approved by Cherwell District Council, who at the time did not take into account the local design of buildings and the ironstone which is</p>

<p>a divisive village. If Cherwell are minded to proceed with this then the whole village should be included.</p>		<p>commonplace. We now have a village that is of mixed design/construction and has lost its original concept of cottage style, ironstone, linear style buildings.</p> <p>I believe that we already have in place enough control, by way of Cherwell Planning and English Heritage, to enable them to keep Mollington as it is.</p>
<p>Far too extensive and divisive for a small community</p>	<p>Very selective in the areas it comments on. Exposed garages are nothing compared to the huge house recently built and totally dominates the area. As a resident of Chestnut Road I find the language used offensive. These are people's homes.</p>	<p>In 4 years living here in 2 different properties there has always been an acceptance of different lifestyles. This proposal has generated ill-feeling which seems a pity as this is a very small village and certainly will not benefit from any divisions</p>
<p>If approved the boundary should include the whole village</p>	<p>The appraisal is comprehensive and well set out but I feel existing planning regulations are adequate for the village</p>	
<p>Listed buildings are already protected. Enough planning hoops to jump through.</p>	<p>Good document. Interesting facts. Captured feel of the village and pulled together lots of information.</p>	
<p>I now understand that there is a revised proposal from the Parish Council. I oppose both. If there were to be a conservation area the whole village should be included.</p>	<p>Having been given the mandate by both the parish Council and the Cherwell Councils the team have produced a fair and balanced document. Obviously there are some mistakes which I am sure others have covered.</p>	<p>The Parish Council have acted without the mandate of the village in requesting a CA. However, I accept they are our elected representatives and as such are empowered and must take responsibility for their decisions. I have 2 points:</p> <ul style="list-style-type: none"> - A village is a community that needs to grow organically to survive and provide the services that we as villagers require. Any legislation that potentially hinders that is unacceptable. Legislation = barriers to overcome = cost = exclusivity. <p>Should the decision be made to designate, this should be the whole village. This village is not</p>

		just one or two groups of houses that should be preserved. We heard at the open meeting that it is also roads, road edges, walls etc, this means the whole village.
Not necessary. The whole village is maintained to a high standard and has been so for many years.	This is very thorough but an unnecessary expense.	
<p>I do not agree because:</p> <ul style="list-style-type: none"> - Having only parts of it in the CA will make Mollington a divisive village, despite what was said at the meeting. If Cherwell are minded to proceed then the whole village should be included. - Since the 1960s there has been considerable inappropriate construction with regard to design and materials used. All approved by Cherwell, who at the time did not take into account the local design and ironstone which is commonplace. We now have a village that is of mixed design / construction and has lost its original concept of cottage style, ironstone, linear style buildings. - I believe we already have in place enough control by way of Cherwell Planning and English heritage to enable them to keep Mollington as it is. <p>It was a shock to me that the appraisal had got so far down the line without any input from the residents.</p>	The appraisal was very thorough and professionally done.	
UNDECIDED		
Acceptable only if overwhelming proportion of those living within the proposed Conservation Areas are in agreement	Very good and informative	
Only if it helps traffic calming		
It is unacceptable to show amended area boundary to a proposed area for Conservation so late in the appraisal time frame.	Comprehensive	Each villager will have a chance to vote for or against the proposal. This is a democratic way for decision making.

Appendix 2: Additions and deletions to proposed conservation area boundary suggested in public consultation



Appendix 3: Recommended changes to the conservation area boundary

