

HAMPTON GAY, SHIPTON-ON-CHERWELL & THRUPP

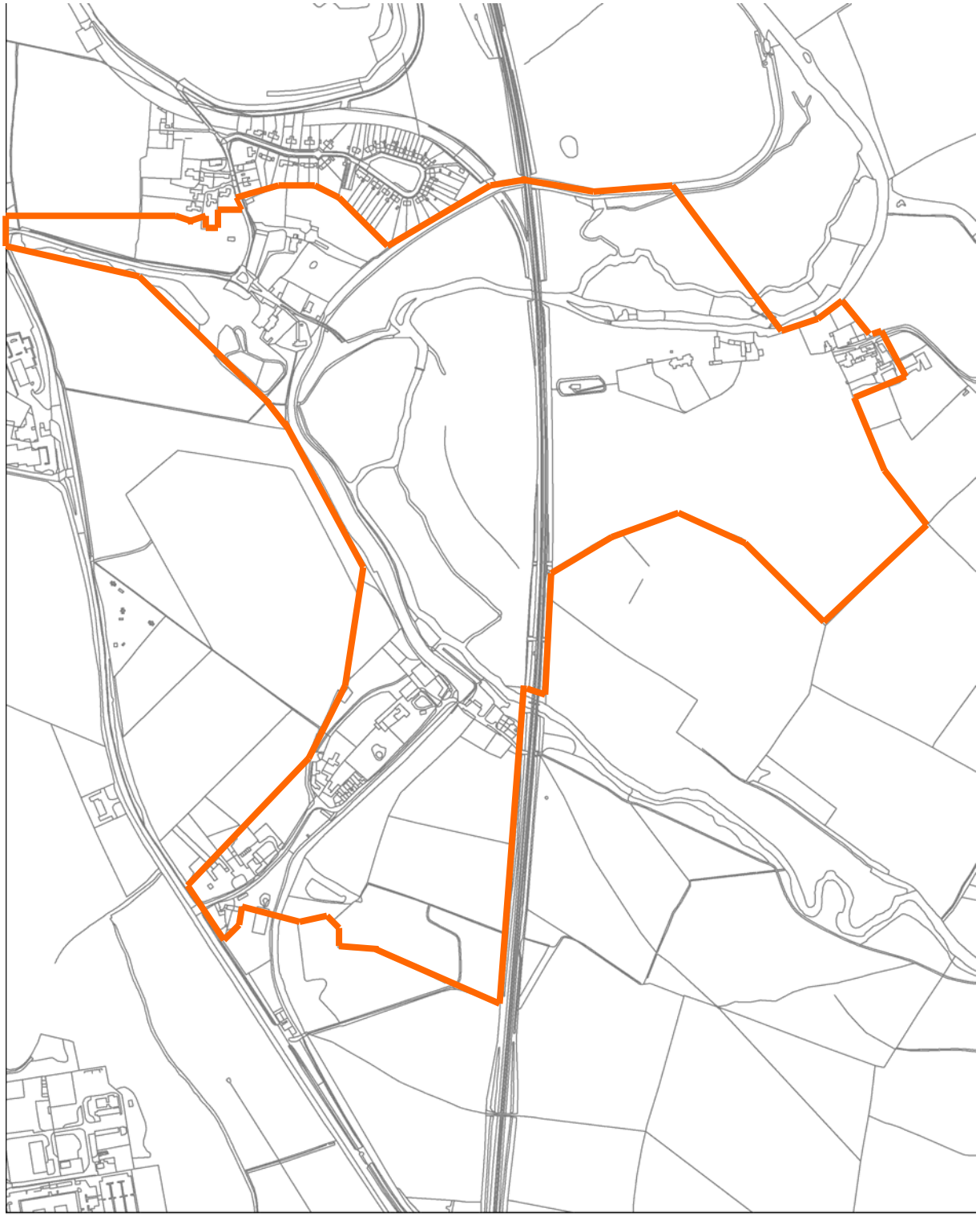


Conservation Area Appraisal
August 2007

Figure 1: Revised Conservation Area boundary



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510



Approximate scale 0 10 100 500m

 Conservation Area boundary

Contents

	Page
1. Introduction	5
2. Planning Policy Context	6
3. Location and Topography	9
4. Architectural History	13
5. History of Hampton Gay	14
6. Hampton Gay character area	16
7. History of Shipton on Cherwell	18
8. Shipton on Cherwell character area	20
9. History of Thrupp	23
10. Thrupp character area	25
11. Management Plan	31
12. Conservation Area boundary revisions	35
13. Bibliography	38
14. Appendix	39
15. Acknowledgements.	41

List of Figures

Figure	Page
1: Conservation Area boundary	3
2: Location map	6
3: Designation map	7
4: Contours map	8
5: Map showing SSSI designation	9
6: Ordnance surveyors map 1830s	10
7: Ordnance surveyors map 1880s	11
8: Map of area 1890s	12
9: Sale notice for Hampton Gay Manor	14
10: Hampton Gay visual analysis	17
11: 17th century Shipton on Cherwell map	18
12: 1803 Shipton on Cherwell map	18
13: Shipton on Cherwell visual analysis	22
14: 1880s Thrupp map	23
15: Thrupp visual analysis	27
16: Materials and Details	28
17: Original Conservation Area boundary	36
18: Revised Conservation Area boundary	37

1 Introduction

1.1 This document is an appraisal of the character and appearance of the Hampton Gay, Shipton on Cherwell and Thrupp Conservation Area. This Conservation Area contains three separate small villages or hamlets united by the River Cherwell and Oxford Canal and crossed by two bridges.

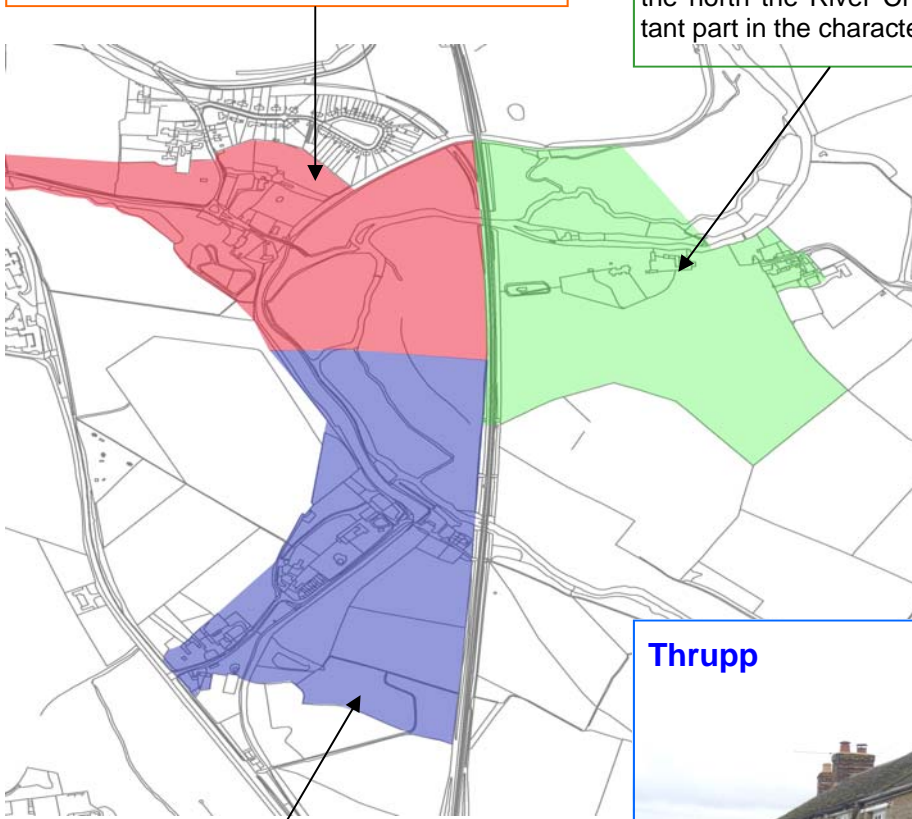
The open ground and water within the area are interlinked with the settlements and are key to their character. The boundary for the Conservation Area was drawn up in 1975 but this document is the first full appraisal. The Conservation Area boundary has been extended as a result of the review.



1.2 This character area centres around the Shipton Manor and Holy Cross church. The highest section of the Conservation Area the views out across the Oxford Canal are also key to its character.



1.3 Site of a deserted village and ruined manor. Hampton Gay is a hamlet to the east of a historic landscape. The area has an open character to the south where open pasture stretches away from the Manor ruins, while to the north the River Cherwell plays an important part in the character



1.4 A small settlement in a rural landscape focusing on the Oxford Canal and associated activity. The area has a linear character centred on the single main road that runs parallel with the canal.



2 Planning Policy context

2.1 Conservation area designation

2.1.1 The planning (Listed Buildings and Conservation Areas) Act 1990 provides legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, the character or appearance of which it is desirable to preserve or enhance.

2.1.2 Conservation areas were introduced by the Civic Amenities Act of 1967. However, it is the 1990 Act (Section 69) which places a duty upon local planning authorities to identify areas of special architectural or historic interest through an appraisal process and to designate them as conservation areas. Since 1967 some 8,000 conservation areas have been designated in England, including 54 in Cherwell District.

2.1.3 Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area was designated in October 1975 by Cherwell District Council in recognition of the special character and appearance of the area.

2.1.4 Local planning authorities have a duty under The Act to consider boundary revisions to their conservation areas 'from time to time'.



Approximate scales
0 10 100 500m

2.1.5 This document is based on a standard recording format derived from advice contained in documents published by English Heritage (2005a). By writing a full conservation area appraisal for Hampton Gay, Shipton on Cherwell and Thrupp, the special character and appearance of the area can be identified and protected thereby ensuring that any future development preserves or enhances that identified special character.

2.1.6 This appraisal was the subject of public consultation. A public exhibition and meeting were held on 18th April in Shipton Millennium Village Hall. These events were attended by over 35 people and the appraisal was amended as a result. The Conservation Area boundary has been extended as indicated in section 12. It was approved by the Council's Executive on 6th August 2007 and will be a material consideration in the determination of planning applications within the conservation area and its setting.

Figure 2: Location of Conservation Area

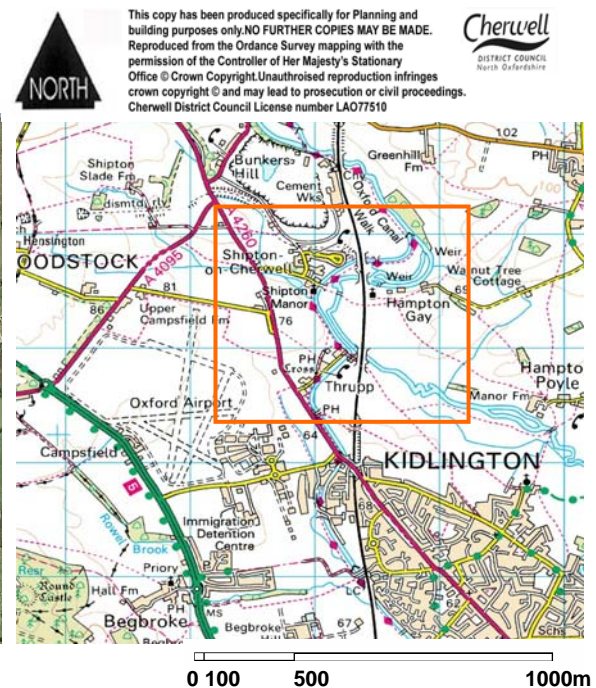


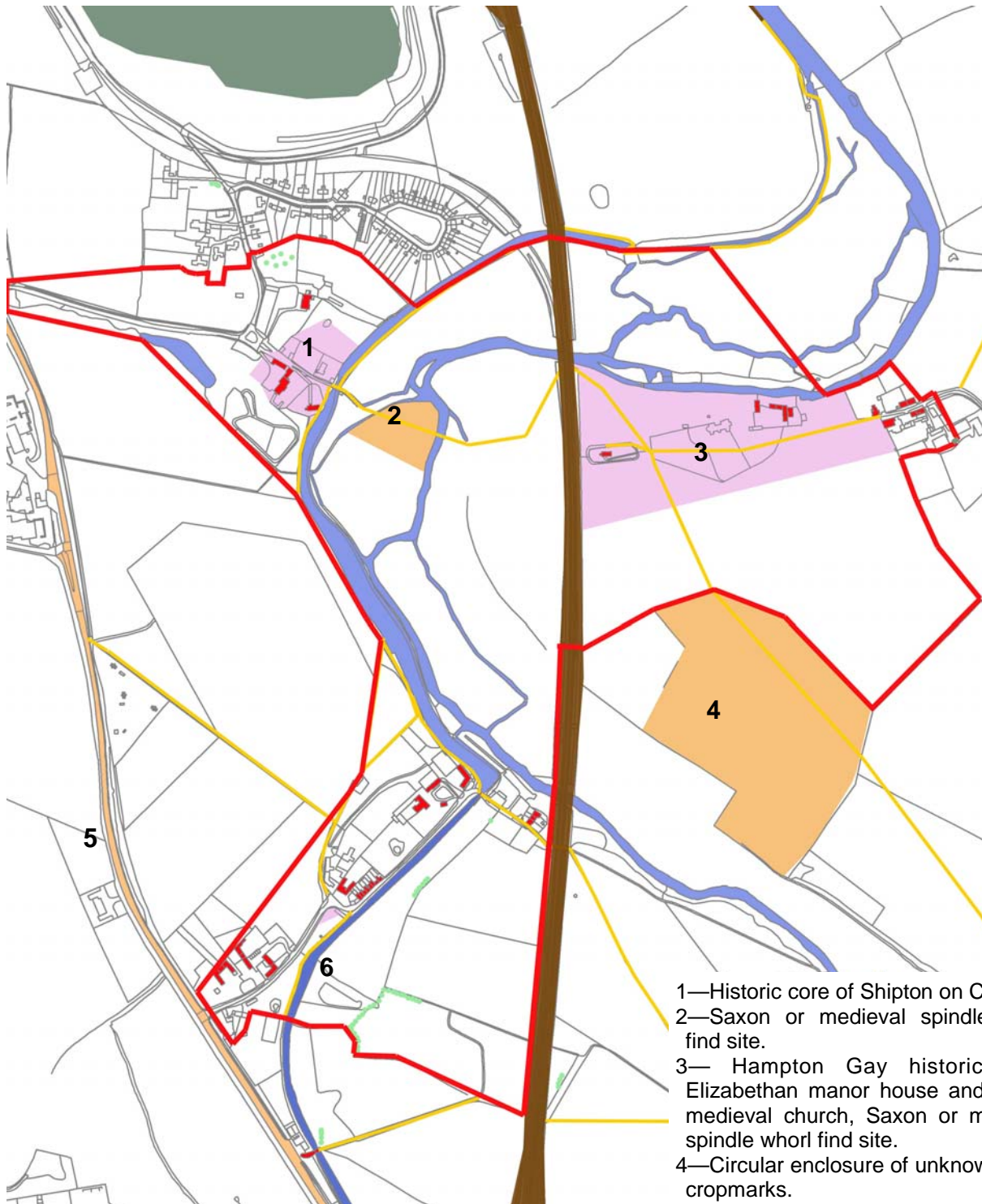
Figure 3: Area Designations

KEY

- | | | |
|---|---|--|
|  Conservation Area |  Site of Special scientific interest |  Public rights of way and brideways |
|  Scheduled ancient monument |  River Cherwell & Oxford Canal |  Railway line |
|  Sites of Archeological importance |  Tree Preservation Orders |  Listed Buildings |



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510



- 1—Historic core of Shipton on Cherwell
- 2—Saxon or medieval spindle whorl find site.
- 3— Hampton Gay historic core, Elizabethan manor house and site of medieval church, Saxon or medieval spindle whorl find site.
- 4—Circular enclosure of unknown date, cropmarks.
- 5—Prehistoric Ridgeway of uncertain date.
- 6—Thrupp historic core

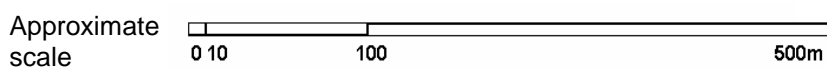
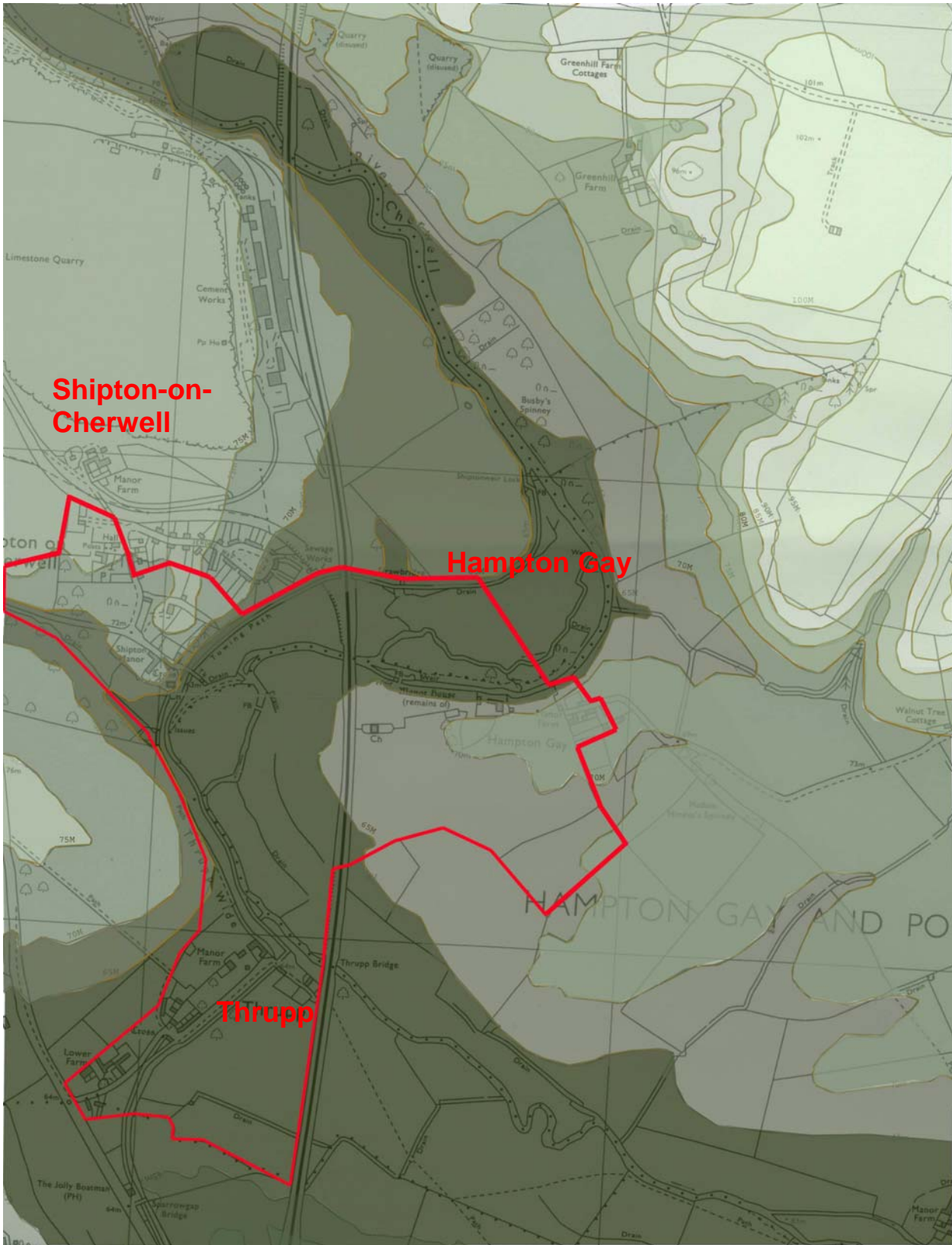



Figure 4: Area Topography

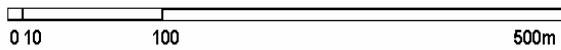


This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510



 Conservation Area boundary

Approximate scale



3 Location and Topography

3.1 The Conservation Area contains three individual character areas linked by the Oxford Canal and the River Cherwell. The area is rural despite lying only 2 miles to the North of Kidlington and influenced by linear stretches of three transport routes; the Oxford Canal, A4260 and the great western railway. The Conservation Area is within the Oxford Green Belt affording it an extra level of protection from development.

3.2 The site is within the Lower Cherwell Floodplain landscape character area as defined by Cobham Resource Consultants (1995). This defines the area as level and low lying, with heavy clay soils and substantial local gravel deposits. The surface geology is composed of terrace gravels and alluvial deposits associated with the River Cherwell. Within the Conservation Area the fields are mostly set aside grassland but some areas are drained and arable farmed, mostly with cereal crops. Because the area is so flat and due to its proximity to Kidlington and Oxford the rural elements of the landscape are sometimes dominated by urban influence, for example views to the south east from Hampton Gay.

3.3 OWLS (Oxfordshire Wildlife and Landscape Study) identify the Conservation Area in three landscape characters, Clay Vale at Hampton Gay, River meadowlands around the Cherwell River and Estate farmlands over Thrupp and Shipton on Cherwell

3.4 Shipton on Cherwell Quarry is designated an SSSI of international importance due to its geological interest. Although the quarry lies outside the Conservation Area to the north, it plays a crucial role in the landscape context of the designated site. The old cement works buildings are visible from several locations within the Conservation Area, particularly from Hampton Gay. Currently the quarry is not in use and retains a number of abandoned buildings which are an eyesore to the surrounding area.

3.5 Shipton Quarry is also mentioned by OWLS as a site of ecological importance. The quarry is a designated county wildlife site because of plant and bird interest.

Figure 5: SSSI designation
Shipton-on-Cherwell quarry

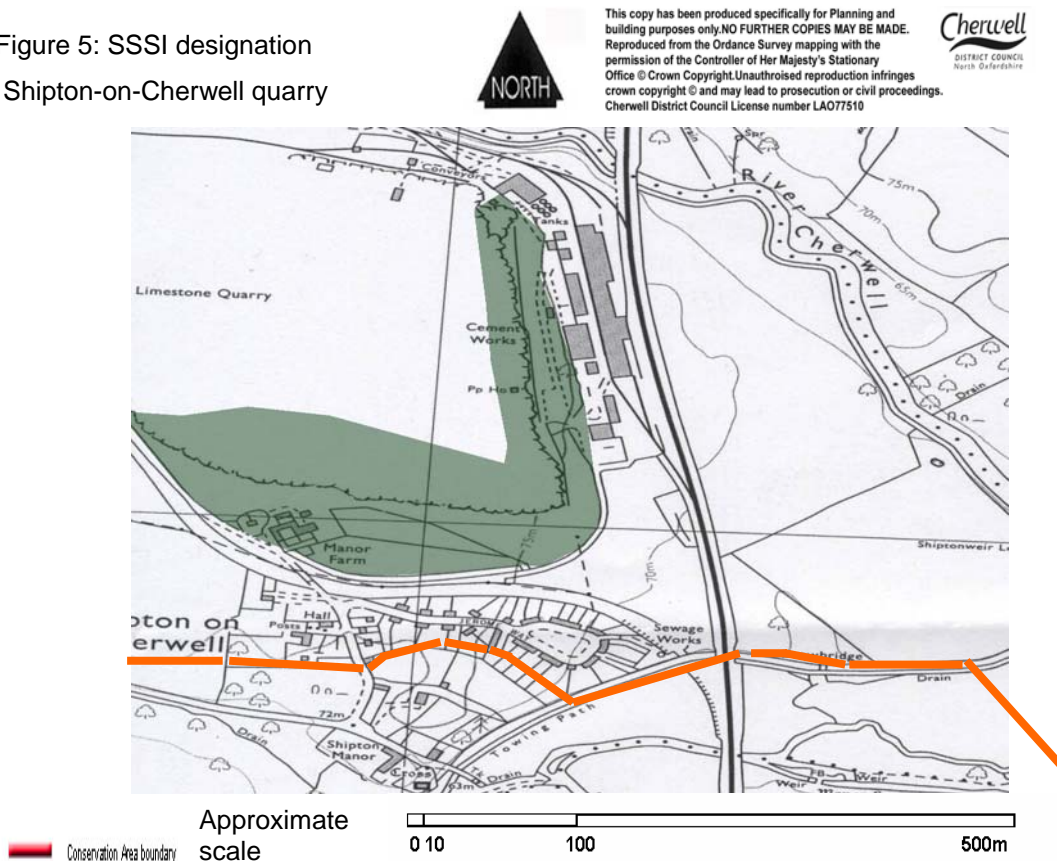
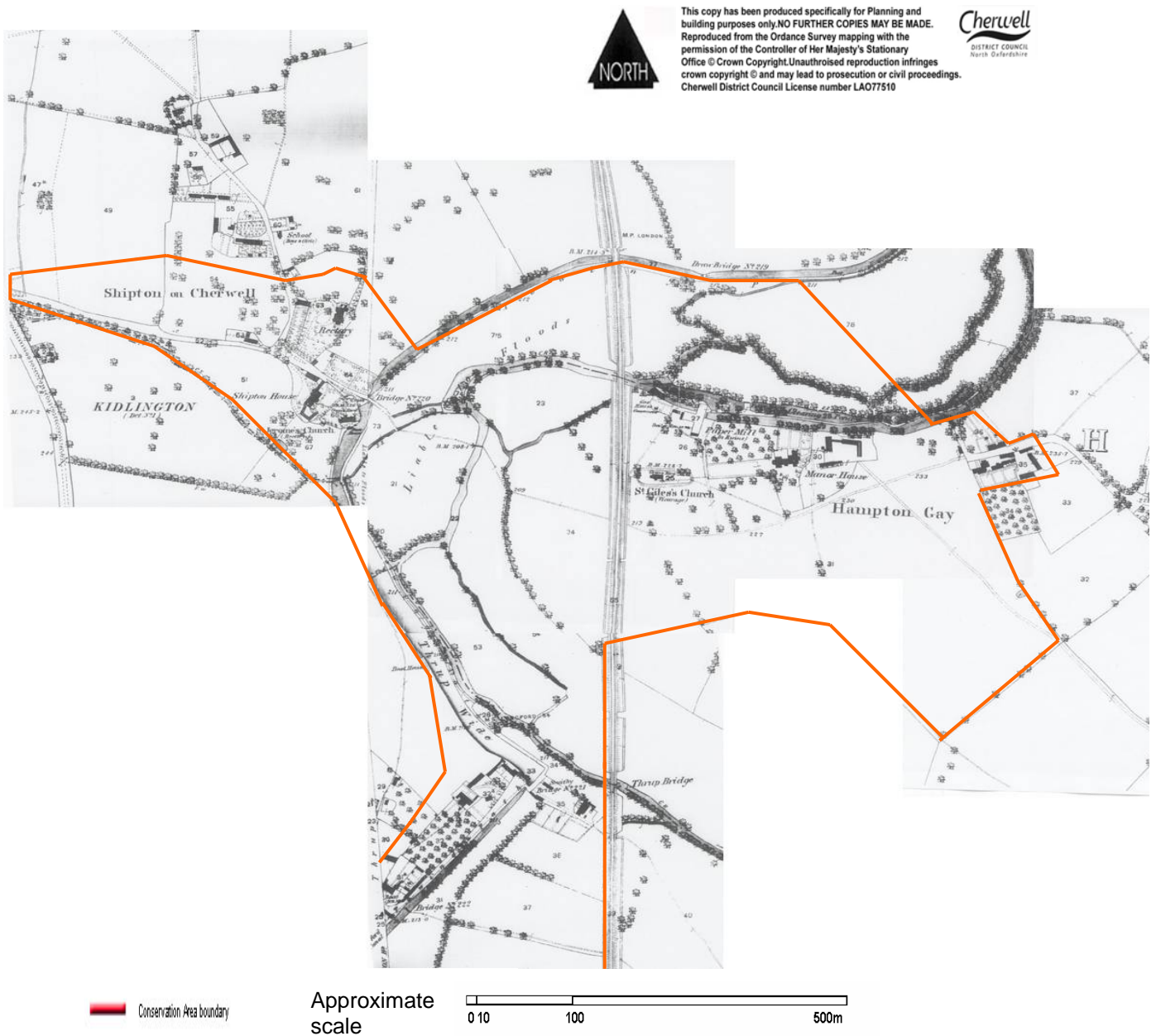


Figure 8: Map of the villages in the 1880s with Conservation Area boundary superimposed



4—Architectural History

4.1 Within the Conservation Area almost all the buildings are listed, there are also two listed crosses, Shipton's being grade II* and dating from the 15th century. The canal lift bridges at Thrupp and Shipton are both listed.

4.2 Holy Cross Church in Shipton-on-Cherwell was rebuilt in 1831 by William Turner in an early 14th century style. Some elements of the church are early Gothic revival while others such as the porch are Georgian Gothick.

4.3 Shipton Manor House has a 17th century core, with 16th century rear and a Victorian Tudor frontage. The Old Rectory, was re fronted in 1875; the actual house is 17th or 18th century.

4.4 Hampton Gay has four listed structures: St Giles Church, Manor Farmhouse and its barn and the ruins of Hampton Gay Manor.

4.5 St. Giles in Hampton Gay was rebuilt in 1767 and Gothicized in 1860, which included the cutting of a 'Norman' doorway on the west side. It retains battlements from an earlier medieval building on its tower and houses one of the three oldest bells in Oxfordshire – cast in the early 13th century.

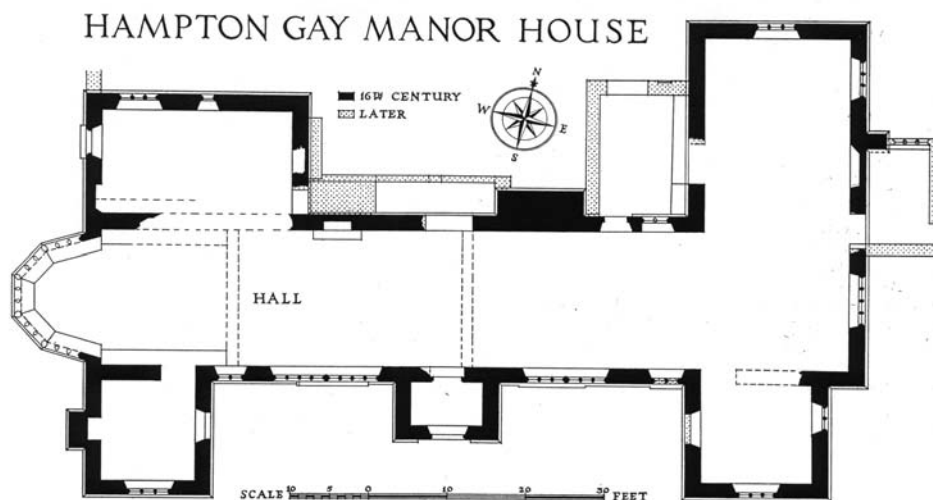


4.6 Hampton Gay Manor House was abandoned in 1887 when a fire gutted the building. Built in the 16th century, the house was E shaped with gabled projecting wings and stone mullioned windows. Today it stands alone as a picturesque ruin to the east of the church. It is currently listed as one of three at risk scheduled ancient monuments in Oxfordshire

4.7 Manor Farm to the south west of the church is an early 17th century building with stone gate piers at the entrance and original brick clustered chimney stacks.

4.8 The only 19th century additions to the village of Shipton were the school, school-house and bailiff's house, all built just before 1862.

4.9 The medieval cross that now lies in front of the Old Baptist Chapel in Thrupp probably once stood on the main road and could have marked a spring or important resting point on a key route. It is likely that it was moved by villagers to prevent its destruction.



From Victoria
County History
Vol XII

5 History—Hampton Gay

(known in the Domesday Book as Hantune)

5.1 Origins

5.1.1 The name Hampton derives from the Old English for village or farm while Gay originated in the De Gay family who were lords of the manor in the 12th century.

5.2 History

5.2.1 In 1086 Hampton Gay consisted of two estates, one of 3 and one of 2 hides. In 1137 these were united under the tenancy of Robert de Gay. A hide is an uncertain measure, thought to be about 100 acres/ 40 hectares in area, which could be ploughed in a year by a team of 8 oxen and was enough to support a peasant family.

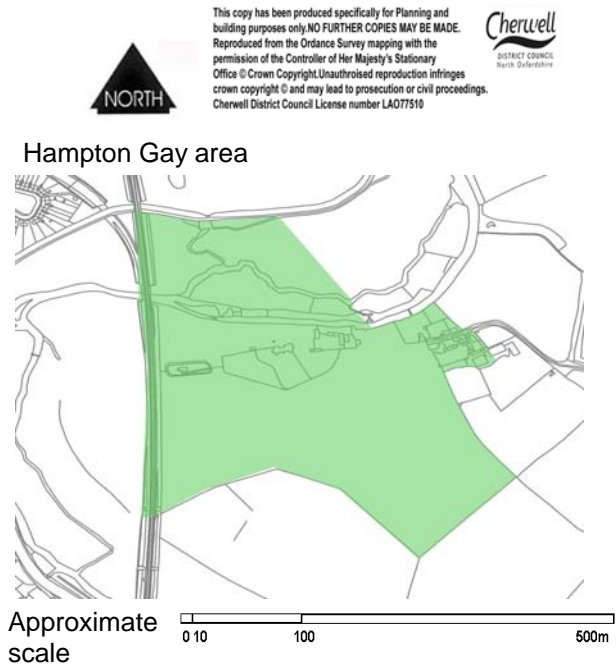
5.2.2 In 1220 the great grandson of Robert de Gay gave Hampton Gay Manor to Osney Abbey for a nominal rent and in 1292 the Abbey was released from the payment of homage. Within the Manor of Hampton there were two smaller estates that were held by the Templars and Godstow Abbey. The Templars were from Cowley and in 1311 they passed their estate to the Hospitallers.

5.2.3 In 1542 the dissolution resulted in all lands being returned to the Crown. Thereafter they were sold to Leonard Chamberlayne.

5.2.4 In 1544 the Manor was bought by John Barry of Enysham for £1,100. The Manor continued to pass through many generations, becoming heavily mortgaged. In 1862 it was purchased for £17,500 by Wadham College who added about 8 acres to the estate.



Hampton Manor in 1822 from Victoria County History, Vol. 6, pg 152



5.2.5 However in 1887 the Manor was gutted by fire. The shell and its lands were sold in 1928 to Col. S. L. Barry of Long Crendon for £6,500. The ownership of the Manor passed to Barry's daughter, Jeanne Irene, who inherited the estate in 1943 and sold the Manor in the mid 1970s; since then, ownership has changed hands again. It presently appears to be owned by a small limited liability company.

5.2.6 The mill recorded with the Manor in the Domesday Book of 1086 was let as a paper mill in 1681 to John Allen of Hampton. Until this point the estate was a pastoral economy but the new paper mill flourished despite closing between 1865 and 1873 as a result of a fire. The mill was converted to steam power before suffering another fire in 1875 and finally closing in 1887. This took with it the livelihood of most of the village.



Hampton Manor ruins today

5.2.7 In the 17th century Hampton Gay was home to seven taxable houses (for the 1665 hearth tax), a manor house, two large farmhouses, a small farmhouse and three cottages. During the mid 18th century the village had some 86 inhabitants. In 1851 seventeen houses are recorded but by 1955 the number had shrunk significantly to only two cottages on the original village site, with Manor Farm and five cottages making a hamlet to the east.



Tree growing out of the paper mill ruins

5.2.8 The Elizabethan inclosures caused much discontent in Hampton Gay and neighbouring Hampton Poyle and led to an agrarian revolt in 1596. The ringleader was Bartholomew Steere of Hampton Poyle but discontent was spread by Richard Bradshaw of Hampton Gay on his rounds as a miller's man. The plot grew to involve men from Witney and Rycote, their aim being to destroy both the inclosures and the inclosers. The plot fell through when few arrived at the planned meeting place of Enslow Hill. However Vincent Barry of Hampton Gay Manor had been warned by his carpenter and informed Lord Norreys. As a result five Hampton Gay men were tried in London, one sentenced as the ringleader to be hanged, drawn and quartered. In 1597 the re-enactment of the Tillage Act caused the lands in Oxfordshire which had been changed to pasture to be returned to tillage. It is likely that this was in part a result of the Hampton Gay revolt.

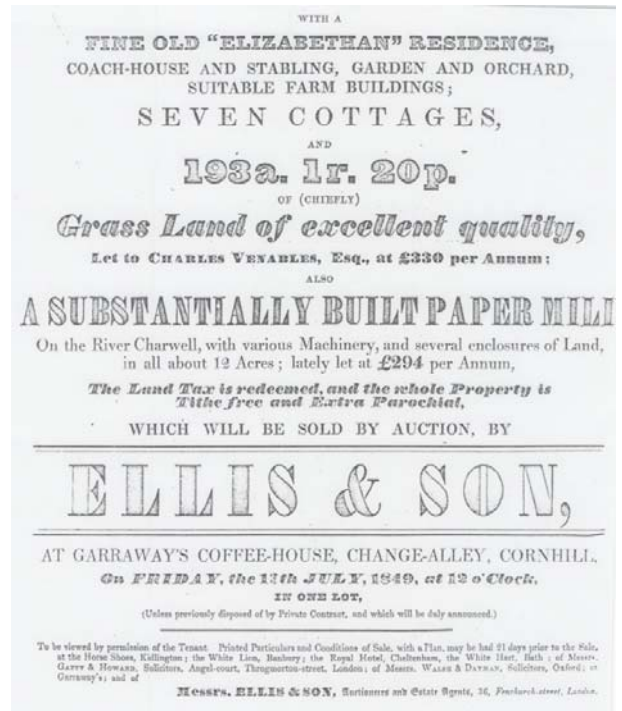


Figure 9: Poster for Paper Mill sale.
From *Ellis & son, particulars and conditions of sale of an important freehold estate, 1849.*
Oxfordshire Studies Library



Manor Farm cottages

6—Hampton Gay character area

The character of this area is based around its historic landscape. What remains of Hampton Gay—the open fields containing earthworks, the small hamlet, ruined house and mill—illustrate the ongoing depopulation of this manor estate throughout the medieval and modern periods. Hampton also represents the success and subsequent decline of phases of agriculture and rural industry in Oxfordshire.

6.1 Land use

The land use in Hampton Gay is residential with the exception of St Giles Church and Manor Farm. Only 5 inhabitable houses now stand in Hampton Gay hamlet which has declined in number from a healthy medieval settlement.

6.2 Street pattern

The only access is along a lane branching from Bletchington Road which runs to a dead end outside Manor Farm.

6.3 Building age, type and style

St Giles Church has a medieval core but was rebuilt in 1767 and restored in 1860. Its church yard is surrounded by 17th century walls. Manor Farmhouse is early 17th century and retains large 17th century gatepiers with moulded entablature surmounted by a ball finial. The ruins of Hampton Gay Manor date from the late 16th century and are scheduled as an ancient monument.

6.4 Scale and massing

The dwellings are all two storeys high and clustered together to the east of the Manor ruins and the location of the deserted settlement.



Manor Farmhouse



timbers inside Manor house ruins

6.5 Construction and materials

The Manor House was built of squared and coursed limestone rubble with gabled outer wings including moulded kneelers and hood moulds over the three light ovolo moulded stone mullioned windows. The central porch has crenelations and a moulded arch doorway with shields. There are stone ashlar stacks and inside the remnants of a moulded arch fireplace. Manor farmhouse is also constructed of coursed limestone, with brick flues and gabled concrete tile roof. The farm cottages and manor cottage are uncoursed limestone.

6.6 Means of enclosure

There are low limestone walls, some wooden fencing and small hedgerows used as means of enclosure within the village and adjoining land.

6.7 Trees, hedges, verges, open spaces

The course of the nearby River Cherwell is demarcated by trees, a number of which grow within the Manor ruins. Ivy appears to support large sections of chimney masonry within the ruins. Scrub and managed hedgerows cover the site which is largely open grazing with the houses grouped to the east.

6.8 Features of special interest

The ancient landscape is enhanced by the manor ruins, the history of which is in itself of special interest and is described in depth in the Victoria County History volume 6, pg152-159.



The abandoned village landscape is also of interest. It stretches from the cultivation furrows to the west, to the mounds and pits that border the hollow way which runs down to the river by the Manor House ruins. Although Hampton Gay was not a plague village, the area is typical of lost villages all over England, many of which have been engulfed by neighbouring settlements.

6.9 Carriageway, pavements, footpaths

The only piece of road is tarmacadam and unkerbed with grass verges. The footpaths are all unsurfaced.

6.10 Threats

- The whole deserted village site is scheduled as an ancient monument. The open fields to the east and south are protected by being part of the Green Belt. This will protect against any development around this site or unsympathetic alterations that would be extremely damaging to the character of the area.
- Manor Farm is still working and this adds activity to what would otherwise be a rather deserted hamlet. It is important to the area that, as far as possible, this remains the case.
- The Manor continues to deteriorate, without some moves to stabilise the structure in time it is possible or likely that the views of it will change due to further physical collapse.

- The open access to the ruins from the nearby public footpath means that although the ruins stand on private land visitors can walk through the structure. This is potentially dangerous to visitors and to maintaining the ruins themselves

- For the last thirty years or so various development proposals have been made regarding the Manor; although these have been rejected, there is the threat of future approval of a further proposal which would again alter the character of the area

6.11 Key views

The views towards the ruins from the hamlet are impressive. The land is very flat which accentuates the isolation of the church and Manor. The open country to the south, west and east provide long views with occasional intrusion from the Shipton Quarry cement works chimney (to the north), 20th century housing at Shipton and the railway. To the south there are scenic views towards Thrupp with glimpses of Kidlington in the distance.

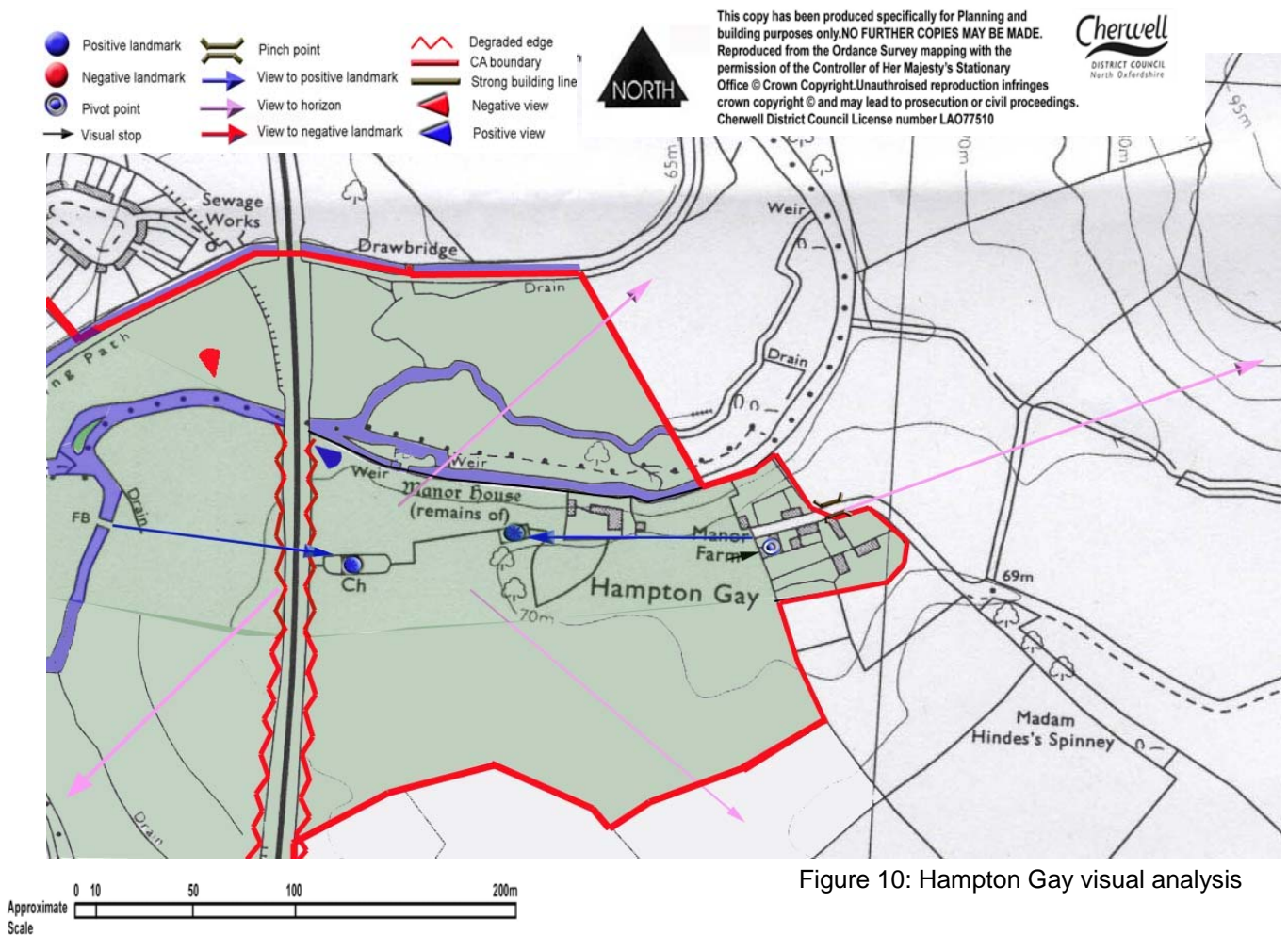


Figure 10: Hampton Gay visual analysis

7 History—Shipton on Cherwell

7.1 Origins

7.1.1 Shipton-on-Cherwell was known in the Domesday Book as Sciptone, probably a reference to a sheep settlement.

7.2 Archaeology

7.2.1 There are traces of barrows in fields to the north of the parish. The medieval field names suggesting their presence include Langelowe, Brokenlowe and Littelowe. There is evidence to the north and east of the present village of both Romano-British and Anglo-Saxon settlements. However there has only been one find within the Conservation Area to support this, a Saxon spindle whorl found to the east of the village. The Anglo-Saxon sites were scattered around the parish; names such as Bica's burh, mentioned on estate boundary records in 1005, may have defined small fortifications under the control of Bica. Bica was a common male name in the 9th century and helps to date the site to around this time.

7.3 History

7.3.1 In 1005 a five hide estate at Shipton was granted to Eynsham Abbey. The later parish was smaller covering 1,058 acres, with less land to the west. The 11th century boundary ran even further west of the original running along the lost Bladon road. This change in boundaries was probably a result of the reorganisation of estates in the area caused by the creation of Woodstock, later Blenheim Park.

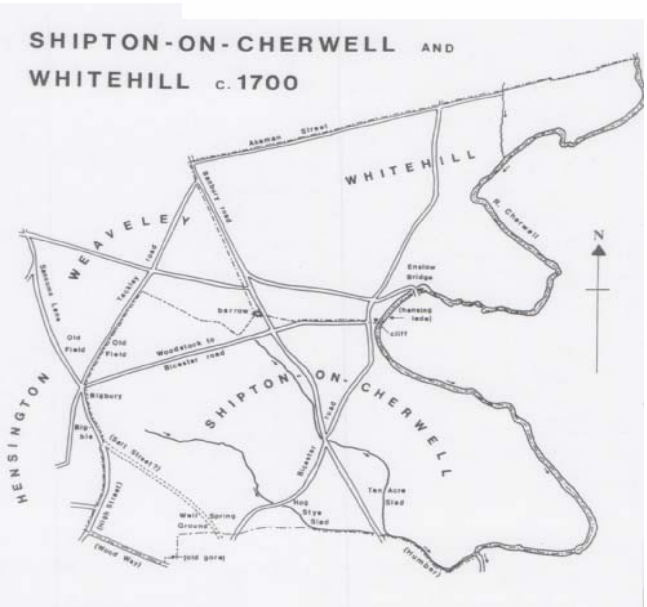
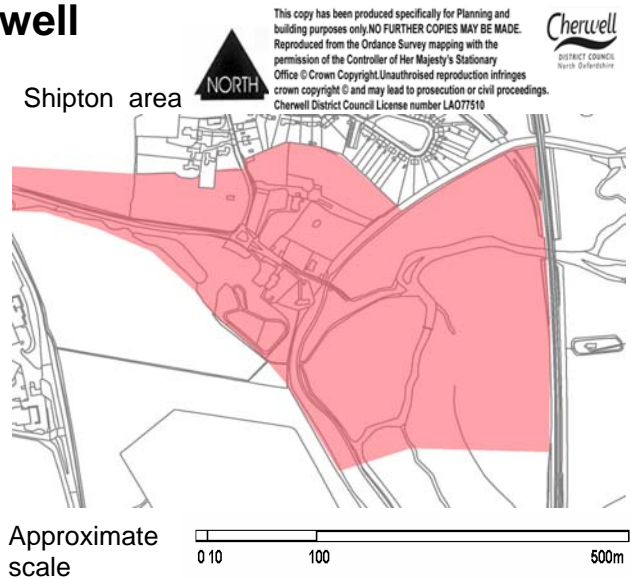


Figure 11 : Shipton map 1700.

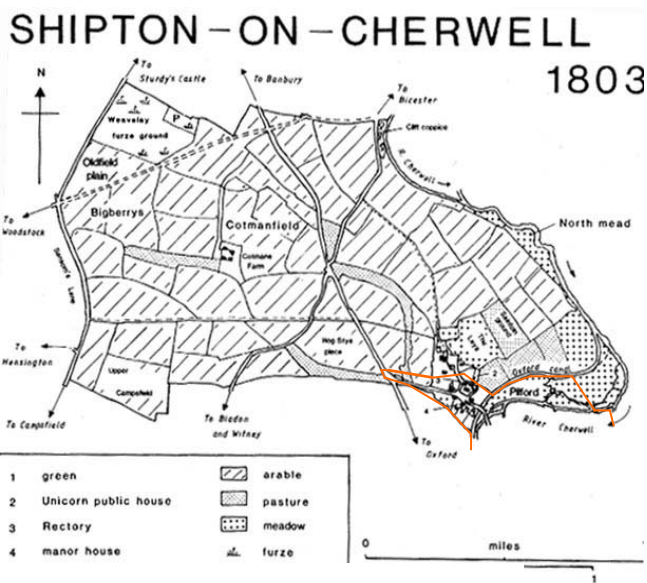


Figure 12 : Shipton map 1803

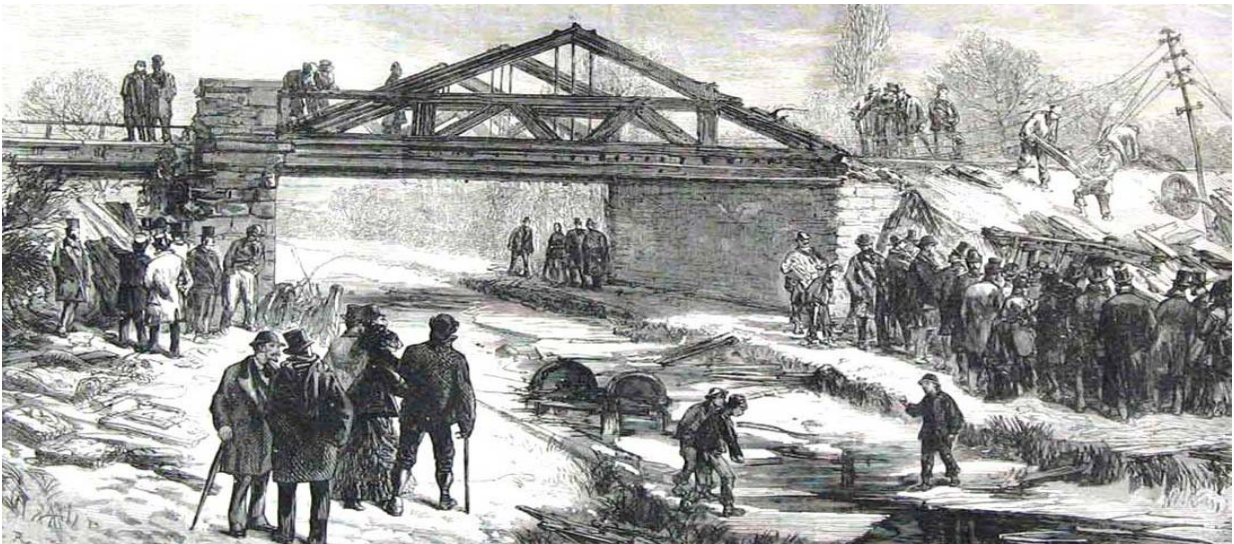
7.3.2 The original 5 hide estate of Shipton recorded in 1005 was divided shortly before, or after the Norman Conquest into two equal halves. One remained Shipton Manor while the other was called Scorchbeef's Manor after its 13th century under-tenants. The Scorchbeef's Manor stood north of the church on, or near, the site of Shipton Manor outbuildings built in 1984. The original Manor building was burnt down in the 16th century, rebuilt and then demolished in 1623. The other manor still stands today as a 17th century building altered in the 18th, 19th and 20th centuries. During his tenure as owner, Sir Richard Branson renovated the house and converted the outbuildings into a recording studio. The stream that marks the parish boundary is now dammed to create a lake in front of the house.

7.3.3 In 1086 19 serving tenants were recorded on the two Shipton manors. By 1821 the population reached 147. However in the late 19th century the numbers started to fall and by 1891 stood at 71. The opening of the cement works at Bunkers Hill brought the population numbers back up to 166 in 1931 and 264 in 1951. With Thrupp the parish of Shipton-on-Cherwell reached a population of 402 in 1971.

7.3.4 Until 1807 a pub called the Unicorn, or Unicorn's Head, stood north of the rectory house. The last major historical event at Shipton was the 1874 railway disaster where a crowded train from London to Birmingham derailed killing 34 people on Christmas eve.

7.3.5 The Oxford-Banbury route runs through the parish and was turnpiked in 1755 and disturnpiked in 1875. The Witney – Bicester road also crosses the parish from south-west to north-east, a route known as the Ridgeway in the 13th and 14th centuries. Minor roads linked Shipton with Woodstock, Hampton Gay and Tackley, most of which, such as the salt way that joined the Banbury road above Thrupp, have disappeared. The Great Western Railway line that runs alongside the parish was opened in 1850 with the nearest station at Enslow Bridge. The branch line to Woodstock was laid in 1890, a halt at Shipton was incorporated in 1920 and the line closed in 1954.

7.3.6 There has been a church recorded at Shipton-on-Cherwell from the late 12th century, its medieval invocation being the Holy Cross, changing to St. Mary's by the 18th century. After a brief period as St. Jerome, the church returned to Holy Cross. The living was a rectory with links to Shipton Manor; the first rector recorded was in 1185. The rectory continued to occupied until 1980 when the church was served by the rector of Bladon. Although there was no school at Shipton, a woman was paid to teach 20 children at evening classes in the 19th century and in 1868 a day school in the parish was attended by 12 boys and 17 girls. In 1926 the school closed because of low attendance; the derelict building was demolished in 1969.



Shipton on Cherwell railway disaster, Illustrated London News 1874

8—Shipton on Cherwell character area

The part of Shipton within the Conservation Area has a timelessness character, with the few buildings sitting on foundations laid down over 900 years ago.

8.1 Land use

The land use within the Conservation Area section of Shipton on Cherwell is exclusively residential.

8.2 Street pattern

Shipton lies on a no-through road running east from the A4260. The area within the Conservation boundary consists of a single T junction with the lane past Shipton Manor narrowing to a footpath by Holy Cross church.

8.3 Building age, type and style

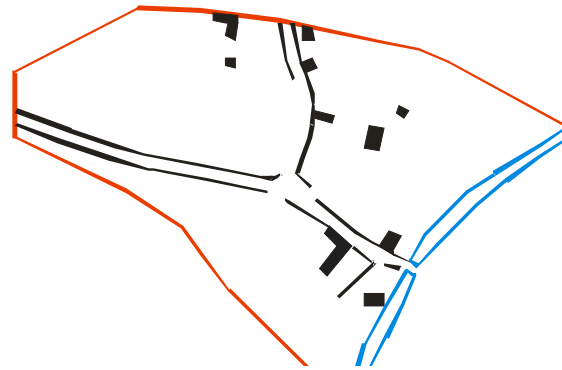
Within the Conservation Area several of the buildings sit on sites dating back to the 12th century. The current structures are more recent but nevertheless impressive. Shipton Manor is a large two storey building with a 17th century core. Its outbuildings occupy the land where Scorchbeef Manor once stood, although that particular building burnt down and was later demolished in the 16th century. The Old Rectory also stands on an older site, and is recorded as being in ruins in 1520; by 1634 it had been rebuilt and the existing house probably dates from this time. Holy Cross Church was completely rebuilt in 1831 on a different plan from the original medieval building. The other buildings within the village are predominantly late 19th and early 20th century. In the northern part of the village, outside the Conservation Area boundary, a small housing development was built for cement workers in the 1920s and expanded in the 1950s.

8.4 Scale and massing

The buildings within this area are almost entirely two storey dwellings set within large gardens.

8.5 Construction and materials

The buildings are predominantly constructed of coursed and uncoursed limestone rubble with Stonesfield slate roofs. In some cases concrete tiles have been used, particularly on outbuildings and ridge stones have been finished with brick. Canal Lodge overlooking the canal has a painted stonework exterior and timber decking balcony. In this case the roof is covered with concrete tiles.



Shipton ground plan

8.6 Means of enclosure

The means of enclosure plays an important role in the character of the area. The area includes several large properties which have high well kept limestone walls with large shrubs and trees behind. The walls of Shipton Manor are dressed stone in parts.

Both The Old Rectory and Shipton Manor have grand entrance ways and are enclosed on all sides. Shipton Manor also has estate metal fencing. Canal lodge is enclosed by a tall wall to the footpath but the garden runs straight down to the waters edge. Hedges are also found as a means of enclosure within the village.

8.7 Trees, hedges, verges, open spaces

Across the canal to the east, the land is open towards Hampton Gay with large set-aside and pasture fields, areas of coppiced willows marking drains and boundaries. To the west of the Coach House is an area of shrub and grass land stretching towards the arable fields adjoining the A4260. The village within the Conservation Area is rural in character with un-edged verges and a grassed junction with mature trees. Around the Old Rectory there is a large variety of mature trees and in the church yard is an avenue of pollarded limes.



Canal Lodge

8.8 Features of special interest

The buildings within Shipton on Cherwell Conservation Area are mostly listed and many have evolved from very early origins. The history of the area is indicative of the English rural landscape, but unlike in other surrounding villages little has changed in this area, despite the spread of Kidlington and Oxford. Holy Cross Church is of special interest (as a piece of history) despite the current church being only 176 years old. Its medieval growth and relationship to two large manors is complex and is described in detail elsewhere (Victoria County History . Shipton Manor and The Old Rectory are also buildings with old cores and illustrious history. There is also a medieval cross in the churchyard that dates to the late 14th century. Constructed from limestone the cross is a scheduled ancient monument. The bridge is a piece of social history as one of the few crossings of the canal, marking a historic route to Hampton Gay.



Shipton Manor house

- The visual intrusion caused by existing works, at the Bunkers Hill Cement works and Shipton Quarry are a threat. Whilst the desirability of removing the derelict buildings and chimney is self evident, the impact on the ecologically and visually fragile environment of this Conservation Area of any permitted development would need to be very carefully assessed.



Shipton Cross

8.9 Carriageway, pavements, footpaths

The roads are all tarmacadam and the verges are predominantly grassed. In areas where kerbs are found they are concrete. The footpath down to the bridge has old tarmacadam overgrown with grass, while the canal and churchyard paths are unsurfaced.

8.10 Threats

- Looking from Shipton-on-Cherwell towards Hampton Gay the railway is dominant in the landscape. The visual intrusion caused by the network rail railings is exacerbated by their having been painted bright green. Although there obviously needs to be a barrier to prevent people accessing the railway line this is not the most appropriate treatment. A darker colour paint or use of treated wood rather than steel might be more sympathetic to the conservation area.

8.11 Key Views

The views across the lake towards Shipton Manor are impressive as are those towards the church and in both directions from the canal bridge. The fields towards the deserted village of Hampton Gay are often flooded and the views across the landscape are picturesque. The bridge frames views along the canal in both directions.



Shipton on Cherwell Visual Analysis

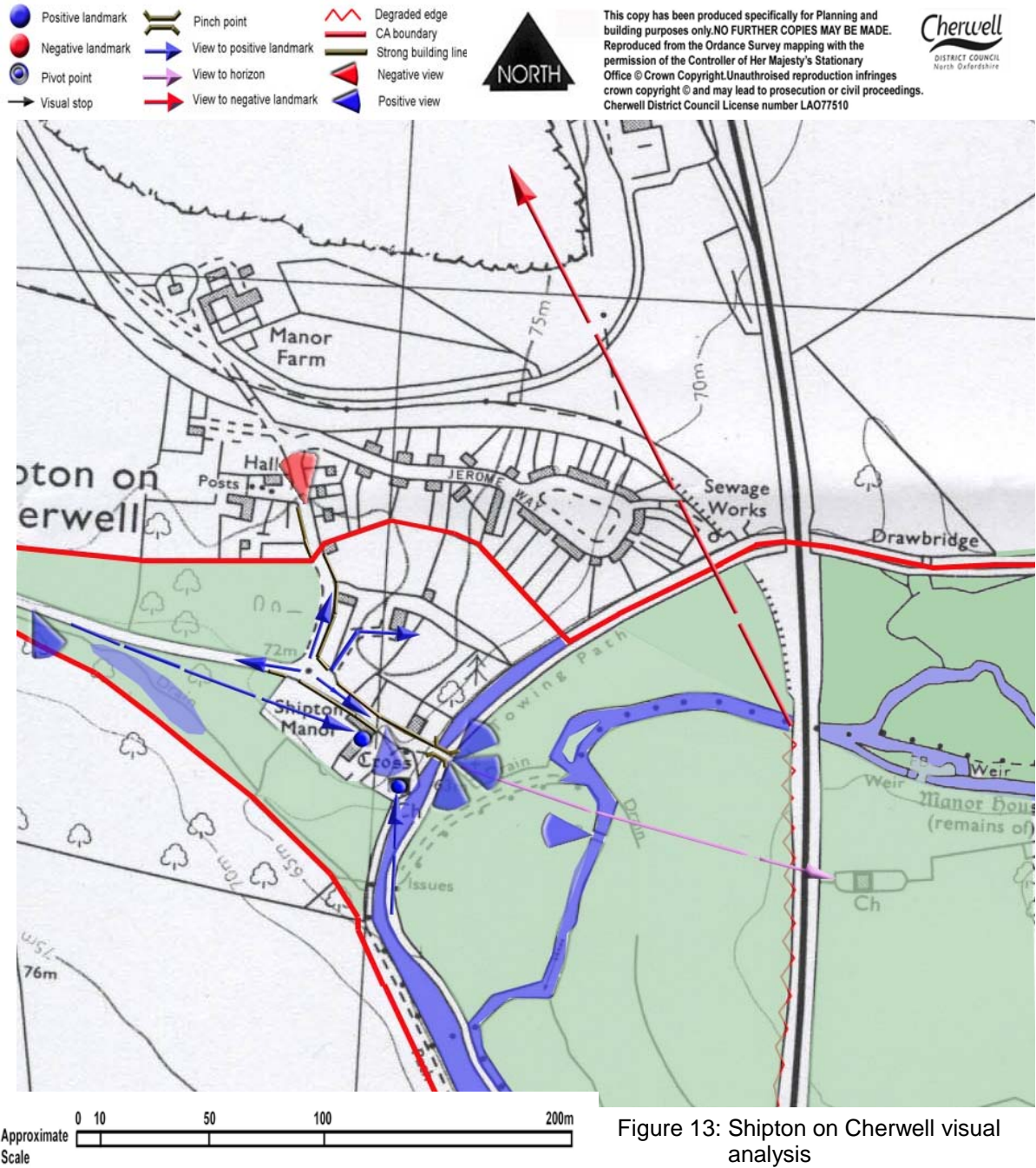
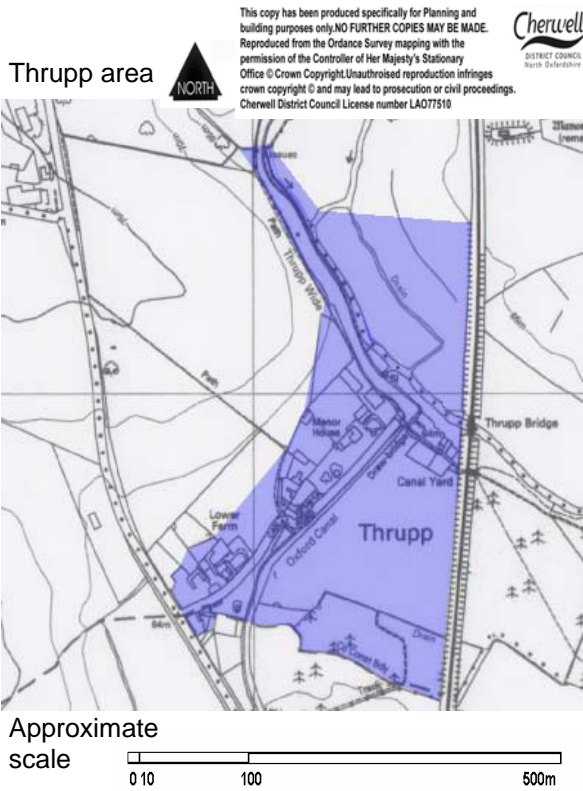


Figure 13: Shipton on Cherwell visual analysis

9 History—Thrupp



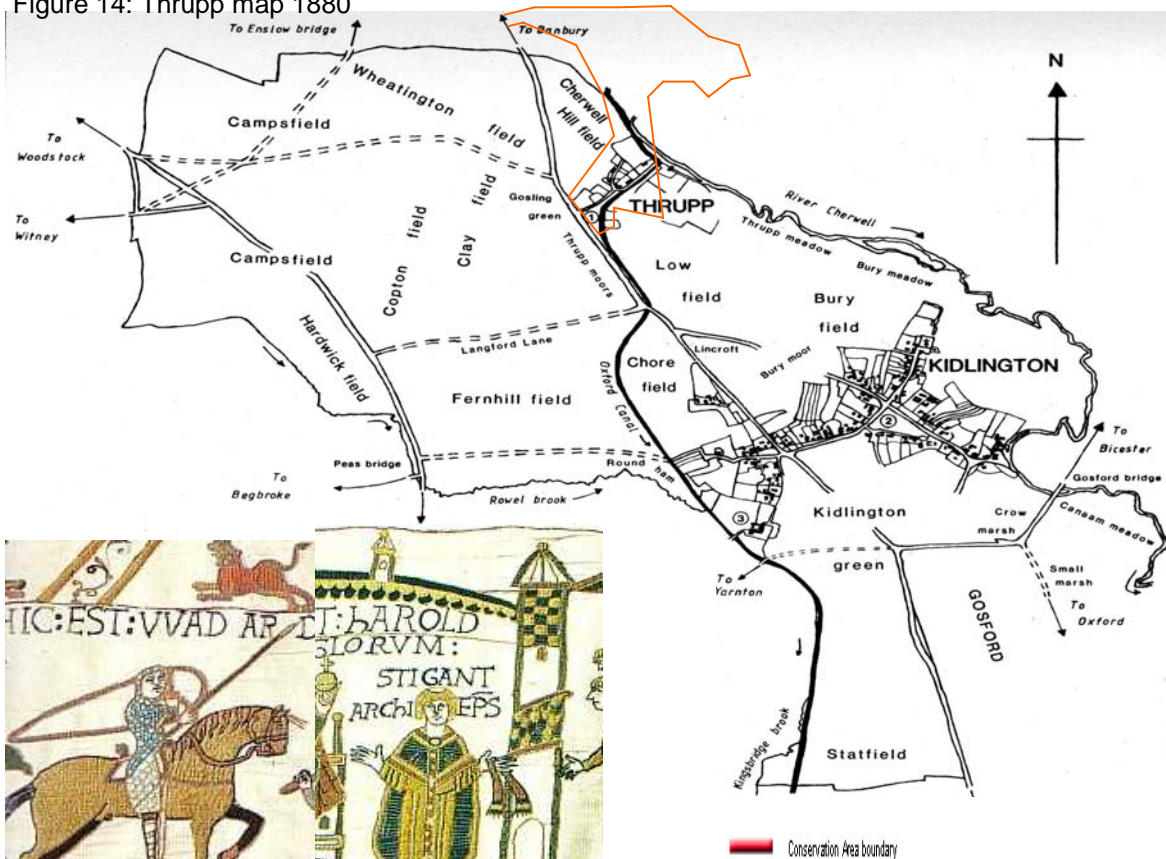
9.1 Origins

Thrupp is known in the Domesday Book as Trop, possibly a Norman version of Thorpe, meaning 'isolated farm or home-stead'.

9.2 History

9.2.1 Thrupp manor was identified in the Domesday Book as an estate of 3 hides brought by the son of Wadard from Roger d'Ivry. Wadard was an important knight of William the Conqueror's entourage and is pictured in the Bayeux Tapestry. Before the Norman invasion the hamlet was owned by Archbishop Stigand, who also appears in the tapestry.

Figure 14: Thrupp map 1880



Wadard (left) and Archbishop Stigand (right) from the Bayeux Tapestry

9.2.2 The village then passed through many owners, briefly owned by Godstow Abbey before reverting to the Crown at the dissolution. The manor, now Thrupp Manor Farm was sold to Exeter College, Oxford in 1876.

9.2.3 Although mentioned as a separate estate in 1066 there are no tenants recorded in Thrupp in 1086. In 1377 there were 40 people paying poll tax and there appeared to be only 10 houses in the hamlet in 1662. As at Hampton Gay there are mounds and ditches around Thrupp that show where deserted houses once stood. However, unlike Hampton Gay, Thrupp's population rose steadily to 154 people in 48 houses in 1951. Unlike neighbouring Kidlington, very little modern housing was built in Thrupp and the village consists mainly of houses on a single village street next to the canal.



9.2.4 The canal was built in the 1790s and connected Oxford and Birmingham with London. It was an important trading route and was a thoroughfare for coal, cement and stone. Many of the buildings in today's Thrupp are remnants of the industrial canal age. The row of cottages on the main street was probably built at this time and served as salt warehousing, known until the last century as Salt Row.

9.2.5 Thrupp was part of Kidlington parish until the 19th century when it became a separate civil parish. Kidlington and Thrupp shared a field system which until the 1818 inclosure showed no obvious boundary between them. In 1955 Thrupp was united with Shipton-on-Cherwell to form a new civil parish of 1,724 acres or 698 hectares.

9.2.6 In 1876 a chapel was opened in a converted cottage in Thrupp by the Woodstock Baptists. There is some confusion over whether this was for the canal people. Some sources cite the donation of a floating chapel by a local butcher in 1838 as making this unlikely. However the Chapel continued to function until 1953.



Old Baptist Chapel

9.2.7 There are two ale houses recorded in the 18th century, the Three Horseshoes and the Axe. The Axe survives as the Boat Inn; the Three Horseshoes shut in 1924 but was replaced further south on the Banbury Road by the Britannia, later changed to the Jolly Boatman. During the late 19th century there were 3 pubs for just 150 residents. However it is important to note that the licensees were often also tradesmen.

9.2.8 A popular sport in Thrupp was duck racing. A major annual event, this was revived briefly in the 1970s. The sport was discontinued in the 1950s due to objections to the cruelty involved. The ducks were greased to prevent them flying and placed in the canal; each with a human contestant behind. The men would then beat the water behind the duck with a stick to drive it along, a free meal or the duck being the prize.



The Boat Inn

10—Thrupp character area

Thrupp is an attractive linear hamlet focussing on the activity of the Oxford Canal.

10.1 Land Use

The buildings in Thrupp are all residential with the exception of The Boat Inn public house. The buildings within the area are either large detached houses surrounded by their own land or former canal warehousing that have been converted to terraces of residential dwellings. Spatially the village can be divided into Lower Farm and its outbuilding conversions, the Boat Inn and canal side cottages and British Waterways yards. This character area is dominated by a large amount of canal related activity with an area of the hamlet accessible over a lift bridge.

10.2 Street pattern

Thrupp is linear in character and is centred around a single no-through route from the A4260 that ends in the Canal Yard after crossing the canal. The main street runs parallel with the canal so that the canal boats themselves act almost like houses. Many boats are permanently occupied their inhabitants actively participating in the life of the village.

10.3 Building age, type and style

The row of cottages on Canal Road once known as Salt Row are late 18th and early 19th century. Local historian John Richards refers to these as having been salt warehouses when the canal was still in heavy use. (Richards, J. (1971) Thrupp, a study of the 'isolated beauty' of the industrial revolution.). The Boat Inn also dates from the early 18th century while Manor Farmhouse and its Dovecote and Granary are early 17th century. The farm has been converted to residential with stables to the rear. The other properties within the village are predominantly 19th century constructions of agricultural origin, some having older cores and many highly modernised. There are also a number of converted outbuildings particularly those at Lower Farm which are now residential.



Boats moored along the Oxford Canal



10.4 Scale and massing

The houses are all 2-3 storeys and predominantly set within their own grounds with the obvious exception of the Canal Row cottages. The village is a dispersed settlement with only about 20 houses in total. The canal boats parallel with the houses make the area feel open and low density.



10.5 Construction and Materials

Coursed Limestone rubble and slate roofs are the predominant materials in this area. The Canal Road cottages also have ashlar quoins and brick ridge end stacks, while the Boat Inn, like many buildings in the village, has had its original slate roofing replaced with concrete tiles. The larger properties such as Manor Farmhouse also display coursed limestone construction.

10.6 Means of enclosure

The large gardens of Manor Farmhouse where they run parallel to the road have well maintained limestone walls which are a key feature of this part of the district, supplemented with woven willow hurdles. At the A4260 end of Thrupp the gardens are enclosed with high hedges and in places low stone walls.

10.7 Trees, hedges, verges, open spaces

26

Large hedges are used extensively in the village for privacy and protection from the busy main road. The Canal is lined by trees to the north of Thrupp and hedges on the east. To the east of the canal there are open fields stretching towards the railway line. To the north west the land is also open towards Shipton on Cherwell. Within the village itself there are large gardens, some, such as Manor Farmhouses, with small trees.

10.8 Features of Special interest

The canal community at Thrupp gives the hamlet a unique atmosphere and gives an insight into a way of life that has almost died out. As at Shipton on Cherwell, Thrupp also retains a 15th century cross. The limestone octagonal shaft has lost its cross and is located in the front garden of the Old Chapel. It is thought to have been moved here from the main road to prevent its destruction during the 17th century purges. Its purpose is not known but it remains a connection to the medieval village. The Canal Yard cottages were once part of the Manorial Mill for Thrupp Manor which is now Thrupp Manor Farmhouse. Most of the mill was demolished in 1788 when it was sold to the Oxford Canal Company.

10.9 Carriageway, pavements, footpaths

The road is tarmac and mostly grass edged. The canal path is concrete and grass with timber bollards; within the village concrete kerbing is used in places. The larger private houses have gravel drives while the bridge is a lift bridge with tilting, wooden plank deck, wooden hand rails and two balance beams set at a raking angle. Footpaths out of the village are unsurfaced.



10.10 Threats

- As with Shipton on Cherwell, any new development either within the village or nearby could be a threat to character. The area is currently protected under Green Belt planning policy, any change to which would be damaging. The relatively flat topography of the area and the proximity of the village's to Kidlington mean that any landscape changes can be damaging.
- As this is a popular village with scenic walks along the canal and out towards Hampton Gay, the single road can become congested with parked cars quite easily in the summer.
- There is little facility for the number of cars often required for residents and visitors on the narrow road outside the terrace of cottages. Although there is a visitors car park it is small and often there is a preference for parking near the pub. A large number of parked cars could however damage the semi rural character of the area and destroy the grass verges not protected by bollards. More organised parking in the British Waterways yard might be a solution



10.11 Key Views

There are scenic views along the canal through and out of the village to the north and southwest. The view along Canal Road with the cottages on the left draws one round the corner of the Boat Inn and along the main street while to the east there are views across to the railway to the east. Views to the north-east along the canal are dominated by the listed lift bridge.



Thrupp Visual Analysis

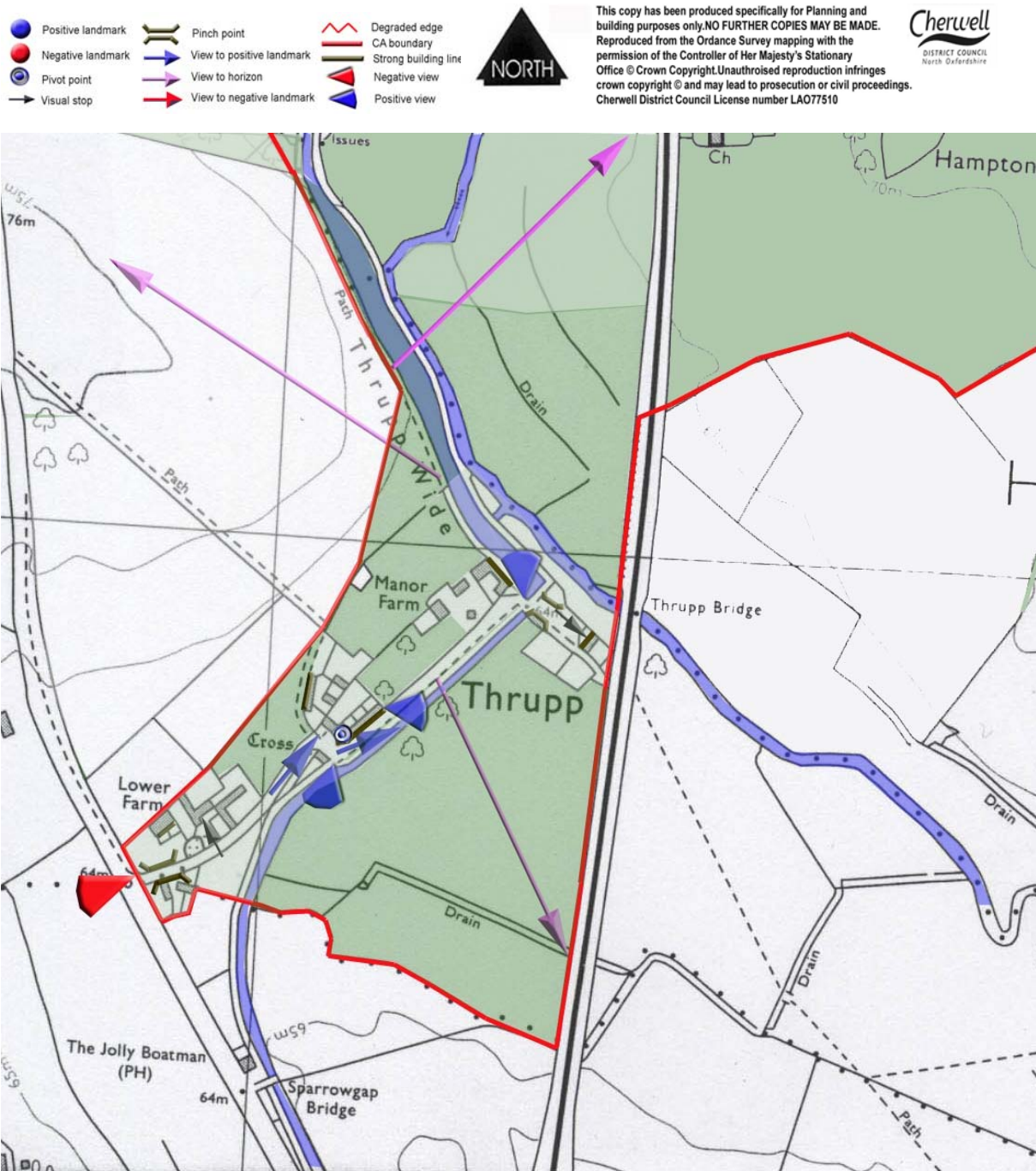


Figure 15: Thrupp visual analysis

Figure 16: Materials & Details
Hampton Gay





11. Management Plan

11.1 Policy context

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. In line with English Heritage guidance (2005b) Conservation Area Management Proposals are to be published as part of the process of area designation or review. Their aim is to provide guidance through policy statements to assist in the preservation and enhancement of the Conservation Area. A major threat to the character and appearance of this Conservation Area is the erosion of open space and rural character by the cumulative impact of numerous alterations to the traditional but unlisted buildings within the area. Some of these alterations are quite small in themselves, for example the replacement of traditional window casements, usually with uPVC double-glazing and additions such as satellite dishes on the front elevations of properties.

Such alterations to unlisted residential properties are for the most part permitted development and therefore do not require planning permission. Unauthorised alterations and additions are also a cause for concern and are often detrimental to the appearance of a property. Both unsympathetic permitted development and unauthorised development cumulatively result in the erosion of the historic character and rural appearance of the conservation area. The aim of management proposals is not to prevent changes but to ensure that any such changes are sympathetic to the individual property, sympathetic to the streetscape and enhance the character and appearance of the conservation area. The principal policies covering alterations and development of the historic built environment are given in Appendix 1, while the management plan aims to encourage a sympathetic approach to minor alterations within the Conservation Area.

Generic Guidance

The Council will:

1. Promote a policy of repair rather than replacement of traditional architectural details. Where repairs are not economically viable then the use of bespoke sympathetic replacement should be encouraged. This is particularly the case for windows when sympathetic refenestration is important in preserving the appearance of the building in the design and materials. In Thrupp, the traditional stable doors are an important part of the character of the village and replacement of these with lightweight alternatives can be detrimental to the streetscape.

2. Actively promote the use of traditional building and roofing materials in extensions and repair. Inappropriate 20th century concrete tiles are widespread in all three villages in this Conservation Area. On these houses when possible a return to traditional Stonesfield or Welsh slate should be encouraged.



3. Strive to ensure that the conversion of traditional buildings to alternative uses will be achieved with minimal intervention and without the destruction of original character. Features and equipment pertinent to the building's original function where they exist should be retained as part of any conversion. This is relevant in the case of farm buildings



The Council will:

1. Strive to protect existing areas of open land around the Conservation Area from future development that would adversely affect the character of the villages. It is essential that the historic and in parts semi-rural nature of the area is retained.

2. Encourage a general level of good maintenance of properties.

3. Investigate whether appropriate planning permission or listed building consent has been obtained for an alteration. Unauthorised alterations to a listed building is a criminal offence and if necessary the council will enforce this.

4. Require the location of satellite dishes on rear elevations or within rear gardens to prevent visual intrusion and damage to the character of the area.

5. Exercise a presumption against artificial cladding material, including render on the front elevations of buildings.

6. Exercise a presumption in favour of new alterations and extensions that are sympathetic to the existing buildings in scale, materials and design.

7. Promote tradition styles of pointing. The type of pointing in stone or brickwork is integral to the appearance of the wall or structure. It is therefore of great importance that only appropriate pointing is used in the repointing of stone or brickwork. Repointing work should be discrete to the point of being inseparable from the original. 'Ribbon' pointing and similar is an inappropriate style of pointing for this district.

8. Promote the use of lime mortar in the construction and repointing of stone and brickwork. This is a traditional building material and its use is of benefit to traditional buildings. This is in contrast to hard cementaceous mortars often used in modern construction, which can accelerate the weathering of the local building stone.

9. Promote the use of sympathetic materials for garage doors. Vertical timber boarded side hung doors are preferable to metal or fibreglass versions which can have a negative impact on the street scene.

10. Encourage the location of solar panels or micro-turbines on rear roof slopes or on outbuildings within rear gardens on unlisted buildings.

11. Encourage sympathetic refenestration where inappropriate windows have been inserted.

12. Actively promote the harmonisation of appearance within the individual terraces or pairs of properties for example on Canal Road in Thrupp.

13. Encourage the reinstatement of traditional features of the villages such as stiles and canal moorings.

14. Discourage disfiguring alterations such as unsympathetic extensions, altering the dimensions of window openings.



15. Create a dialogue with other authorities, such as British Waterways, and agencies to rationalise any street furniture and ensure it is in keeping with the character of the area.

16. Create a dialogue with service providers to encourage underground power cables to reduce the visual pollution caused by the overhead lines and their supporting poles within the villages.

17. Encourage the sympathetic location of both amenity and private security lighting to limit light pollution. Lighting within the village can have an adverse effect on the semi-rural character of the conservation area. The material and design of the fittings and their position on the building should be carefully considered.

18. Liaise with local residents and the Highway Authority over potential parking solutions to reduce the impact of parked cars and tourist traffic in Thrupp.



19. Promote the repair or replacement of lost or inappropriate boundary treatments with traditional walling or fences in a style appropriate to the location.

20. Promote the retention of boundary walls and gateways.

21. Promote the use of a suitable style of boundary for the position within the village, for example the use of simple post fencing for properties backing onto open ground.



22. Promote the retention of historic footpaths within the villages and work with bodies such as the Parish Council to prevent these being lost. The informality of these paths should be preserved and attempts to add hard surfaces or over-urbanise the area should be resisted. The footpaths within this Conservation Area are key to the character of the landscape, many of them being along ancient routes linking local villages.

Management and protection of important green spaces

The Council will:

1. Encourage the retention of front gardens and walls.
2. Promote the retention and sympathetic maintenance of significant open spaces and field systems within and around the Conservation Area.



4. Preserve the existence, character and appearance of open spaces within the Conservation Area. Urban features such as roadside kerbing should be avoided. Car parking on grass areas should be discouraged by, for example, small wooden posts in keeping with the character of the area

3. Promote positive management of vegetation. Trees and hedges make an important contribution to the character and appearance of the Conservation Area. Planting of exotic imports or inappropriate varieties, such as Leylandii, are to be strongly discouraged. These trees grow fast and can alter or block important views as well being uncharacteristic of the area. Trees over a certain size within the area boundary are protected from unauthorised felling by virtue of their location within a Conservation Area; some also have specific Tree Preservation Orders attached to them.



12 Proposed Conservation Area boundary revisions and justification

12.1 The original designation principally covers the three small settlements with linear sections of linking landscape. Parts of the boundary cuts across fields with no obvious path on the ground. As a result of the review the conservation area boundary has been extended to include a wider area of the contextual landscape with historical importance and a strong visual relationship and to follow the identifiable field and property boundaries.

The boundary extension includes:

1. The site of the old Paper mill
2. The fields to the south of Hampton Gay Manor which have some remnants of ridge and furrow.
3. The entire area of the field to the east of Shipton that runs along the edge of the railway.
4. It is also proposed to make minor amendments to the boundary at Shipton-on-Cherwell to accurately follow property boundaries.

12.2 Northern extension

The boundary is rationalised to the north to follow property boundaries. The boundary extends to cover the entire field visible from Shipton, including part of the old railway bridge which supported the old rail spur to Shipton quarry.



12.3 Eastern extension

The boundary extends to the north east to cover the remnants of the old paper works by the River Cherwell. This extension also runs along the canal path past, but not including the Grade II listed bridge, one of an important series of Oxford canal lift-bridges of a type now rare in England. This afforded protection by its listed status.



12.4 Southern extension

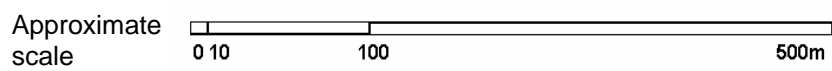
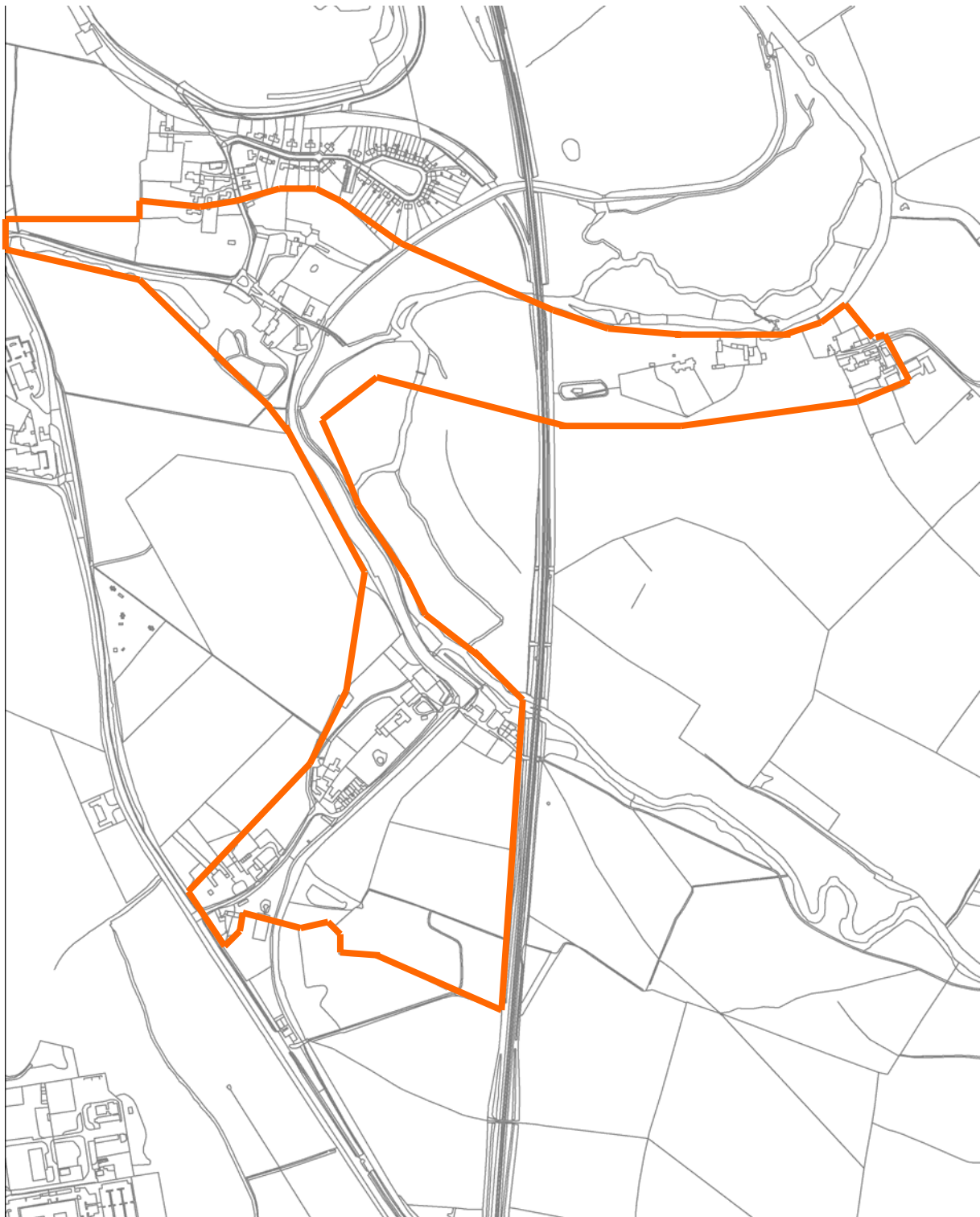
The boundary extends to the south to follow existing field margins include landscape with a strong visual relationship with Hampton Gay and include areas of ridge and furrow.



Figure 17: Original Conservation Area boundary



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510




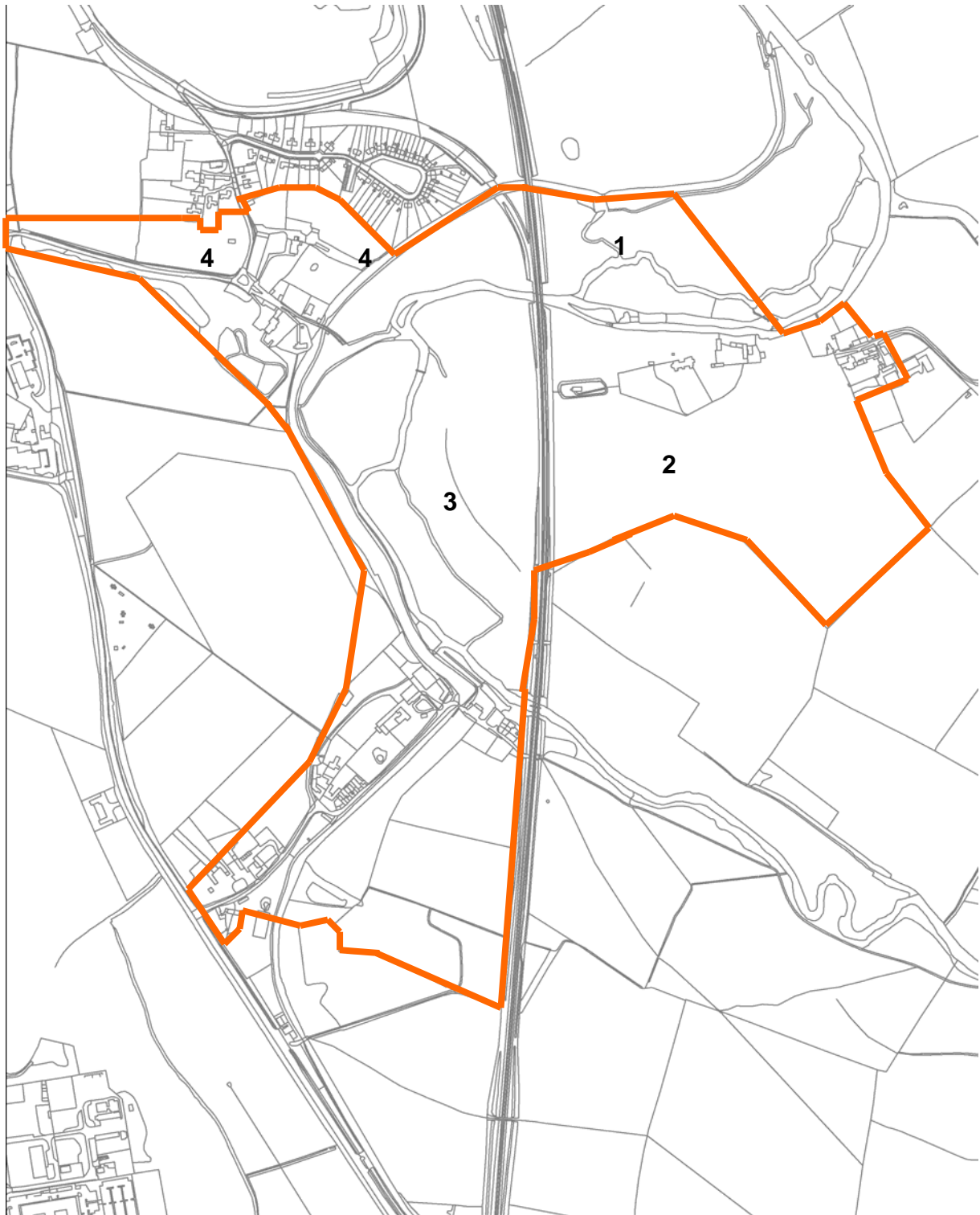
 Conservation Area boundary


Figure 18: Revised Conservation Area boundary



This copy has been produced specifically for Planning and building purposes only. NO FURTHER COPIES MAY BE MADE. Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes crown copyright © and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077510



Approximate scale 0 10 100 500m

 Conservation Area boundary

13. Bibliography

- Beesley, A. (1841) *The History of Banbury, Nichols and Son, Banbury.*
- Cherwell District Council (1995) *Conservation area appraisals procedure.*
- Cobham Resources Consultants (1995) *Cherwell District Landscape Assessment.*
- Department of the Environment & Department of National Heritage (1994) *Planning Policy Guidance: Planning and the Historic Environment* (PPG 15). HMSO, London.
- English Heritage (1993) *Conservation Area Practice.*
- English Heritage (1997) *Conservation Area Appraisals.*
- English Heritage / CABI (2001) *Building in context: new development in historic areas.*
- English Heritage (2000) *Power of Place: the future of the historic environment.*
- English Heritage (2005a) *Guidance on Conservation Area Appraisals, consultation document.*
- English Heritage (2005b) *Guidance on the Management of Conservation Areas, consultation document.*
- English Heritage (2006) *Guidance on the management of conservation areas.*
- Pevsner, N. and Sherwood, J. (1974) *Buildings of England: Oxfordshire.* Penguin, Harmondsworth.
- Richards, J. (1971) Thrupp, a study of the 'isolated beauty' of the industrial revolution.
- Wood-Jones, R. (1986) *Traditional Domestic Architecture in the Banbury region.* Wykham Books, Banbury.

14. Appendix 1

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.

Oxfordshire structure plan 2016

EN4 The fabric and setting of listed buildings including Blenheim Palace and Park, a World Heritage Site, will be preserved and the character or appearance of conservation areas and their settings will be preserved or enhanced. Other elements of the historic environment, including historic parks and gardens, battlefields and historic landscapes will also be protected from harmful development.

EN6 There will be a presumption in favour of preserving in situ nationally and internationally important archaeological remains, whether scheduled or not, and their settings. Development affecting other archaeological remains should include measures to secure their preservation in situ or where this is not feasible, their recording or removal to another site.

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; (iii) the proposal would not harm the special character and interest of a building of architectural or historic significance; (iv) the proposal meets the requirements of the other policies in the plan.

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

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

C22 In a conservation area planning control will be exercised, to ensure inter alia, that the character or appearance of the area so designated is preserved or enhanced.

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.

C19 Before the determination of an application for the alteration, demolition or extension of a listed building applicants will be required to provide sufficient information to enable an assessment to be made of the likely impact of their proposals on the special interest of the structure, its setting, or special features.

C20 Special care will be taken to ensure that development which is situated within the setting of a listed building respects the architectural and historic character of the building and its setting.

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.

C36 In considering applications in conservation areas the council will pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Non-statutory Cherwell local plan 2011

EN34 the council will seek to conserve and enhance the character and appearance of the landscape through the control of development. Proposals will not be permitted if they would: (i) cause undue visual intrusion into the open countryside; (ii) cause undue harm to important natural landscape features and topography; (iii) be inconsistent with local character; (iv) harm the setting of settlements, buildings, structures or other landmark features; (v) harm the historic value of the landscape.

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

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

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

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

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

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.

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.

15. Acknowledgments

Images used are sourced from the Victoria County History Vol XII. And from the Oxfordshire Studies Library.

All OS plans reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Cherwell District Council License number LA077518

Contact Details

Planning and Affordable Housing Policy Manager
Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

01295 221846

planning.policy@cherwell-dc.gov.uk