

**Daventry District Council**

**Woodford Halse and Hinton  
Conservation Area**

**Appraisal and Management Plan  
Supplementary Planning Document**

**Statement of Consultation**

**Adopted February 2020**



## Introduction

This report sets out the consultation undertaken on the Woodford Halse and Hinton Conservation Area Appraisal and Management Plan Supplementary Planning Document (SPD). This report is required by regulation 12 of the Town and Country Planning (Local Development) (England) Regulations 2012.

At its meeting on 17<sup>th</sup> October 2019 the Council's Strategy Group resolved that consultation could take place on the document.

## Consultation

Consultation commenced on 28<sup>th</sup> October for six weeks. The Parish Council, District Councillors and other consultees and local residents who had asked to be so, were notified.

## Publicity

The draft SPD could be accessed from the Planning Policy, Conservation Areas and Consultation pages of the Daventry District Council Website.

Copies were available in libraries as well as the Council Offices at Lodge Road, Daventry.

The Council placed a notice on the Council's website, a copy of which is included at Appendix A.

## Consultation Period

Consultation took place with organisations referenced above and local residents on the document for a period of 6 weeks until 5.00pm on the Monday 9<sup>th</sup> December 2019. A public exhibition was held at the Woodford Halse Community Cafe on Tuesday 3<sup>rd</sup> December 2019.

## Comments received.

Responses were received, some via letter or email and some via a questionnaire. These are set out in appendix B.

## Consideration of Responses

The Council carefully considered all of the comments received. A number of changes were made to the document as a result of these responses. These changes are set out in appendix B.

The representations were reported to the Council's Strategy Group on 6<sup>th</sup> February 2020 followed by Full Council on 20<sup>th</sup> February 2020 when the document was adopted.

**Appendix A- Woodford Halse and Hinton Conservation Area Consultation Notice**

**Woodford Halse and Hinton Conservation Area Appraisal and Management Plan  
Town and Country Planning (Local Planning) (England) Regulations 2012  
Regulation 12, 13 and 35 – Consultation Statement regarding Supplementary  
Planning Document**

Daventry District Council is consulting on a Conservation Area Appraisal and Management Plan for Woodford Halse and Hinton. The document will, when adopted, provide advice on the special architectural and historic interest of the conservation area and will supplement the saved policies from the Daventry District Local Plan and the West Northamptonshire Joint Core Strategy.

The Council hereby welcomes comments from any interested party on the document. The document will be available during the consultation period for inspection at Daventry District Council, Lodge Road, Daventry and the libraries at Brixworth, Daventry, Long Buckby, Moulton and Woodford Halse during normal opening hours.

A copy will also be available on the Council's website:

<https://www.daventrydc.gov.uk/ConservationAreas>

The consultation commences at 10am on Monday 28<sup>th</sup> September 2019 and closes at 5pm on Monday 9<sup>th</sup> December 2019.

Comments in writing should be forwarded to Rhian Morgan, Heritage Policy Officer, Daventry District Council, Lodge Road, Daventry, Northamptonshire, NN11 4FP or e-mail [heritage@daventrydc.gov.uk](mailto:heritage@daventrydc.gov.uk) by **5pm on Monday 9<sup>th</sup> December** at the latest.

Comments cannot be accepted after this time.

**Rhian Morgan**  
Heritage Policy Officer

**Appendix B- Woodford Halse and Hinton Conservation Area Consultation Schedule of Responses (Written and Survey Responses)**

**Written Responses**

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Response</b>	<b>Suggested Action</b>
Anglian Water	<p>Thank you for your email and the opportunity to comment on the Woodford Halse and Hinton Conservation Area Appraisal consultation currently being undertaken.</p> <p>Having reviewed the proposed new Woodford Halse and Hinton Conservation Area of I can confirm that Anglian Water have no comment to make.</p>	<p>Comments welcomed.</p> <p>Comments noted.</p>	<p>No change.</p> <p>No change.</p>
Woodford cum Membris Parish Council	<p>My Council supports this Appraisal &amp; Plan, which is a excellent production by your office and very important for this parish.</p>	<p>Comments welcomed.</p>	<p>No change.</p>
Andrew Jackson	<p>I support the proposed conservation areas for Hinton and Woodford.</p>	<p>Comments welcomed.</p>	<p>No change.</p>

<p>Geri Rowe</p>	<p>In general I support the proposal and I think having people coming into the community to explain to local people is important.</p> <p>It would be helpful for the rules relating to trees to be very well publicised so that people understand how their trees are affected. I would also suggest adding rules relating to evergreen-fir or leylandi hedges. i.e. restricting height and width.</p>	<p>Comments welcomed.</p> <p>If the proposed conservation areas are designated and the draft appraisal is adopted, all addresses within the conservation area will be contacted with notification including directions to view the regulations with regards to works to trees within conservation areas. The District Council will also publicise the designation and relevant information on their website, and can provide material for the Parish Council to disseminate information locally. Any person who has specific questions relating to planning within conservation areas should contact the District Council's Development Control department either via telephone on 01327871100 or email at <a href="mailto:plancare@daventrydc.gov.uk">plancare@daventrydc.gov.uk</a>. It is not possible for the Council to impose restrictions on the height and width of trees.</p>	<p>No change.</p> <p>No change.</p>
<p>Mr Robert and Mrs Ruth Snedker</p>	<p>We wholeheartedly support the creation of conservation areas as envisaged.</p>	<p>Comments welcome.</p>	<p>No change.</p>

<p>Christina Williams</p>	<p>The former railway bridge which spans Hinton Road in Woodford Halse falls between the two proposed conservation areas. I feel this is an oversight as the bridge is noteworthy for both architectural/engineering and historical reasons.</p> <ul style="list-style-type: none"> <li>• It is an important remnant of the large railway depot which once occupied the centre of Woodford Halse (now The Great Central Woodland) as well as land to the north of Byfield Road now occupied by the Industrial Estate.</li> <li>• It is a double arched “Skew” bridge which crosses Hinton Road at an oblique angle.</li> <li>• Because It does not cross the road at 90 degrees it required complex engineering with a helical brick coursing pattern forming the arches.</li> <li>• It is part of the historic landscape of the village, and an important piece of standing Industrial Archaeology.</li> </ul> <p>Because of this I feel that the conservation area should be extended to include the bridge.</p>	<p>It is agreed that the skew bridge forms an important part of the historic environment in Woodford Halse and Hinton as one of the few remaining structures which indicate the presence of the former Woodford Halse and Hinton Railway Station. The architectural style of the bridge is common of skew bridges, and it has a traditionally industrial, utilitarian form with modest decoration in the form of brick string courses at the parapet. The helical brickwork, in a subtle polychrome pattern also provides some architectural and historic interest. The original entrance to the station has been bricked up but is still visible at street level, providing evidence of the “embankment” stations layout, a less common form on the London Extension of the GCR than the traditional “island” station layout. It is considered that the bridge has both architectural and historic interest and shall therefore be proposed for inclusion within the conservation area. Including the skew bridge within the Hinton portion of the conservation area designation would involve an extension east and north from the proposed limit of the boundary at the Hinton bridge, including a short stretch of Station</p>	<p>Extend the proposed boundary at the Hinton portion northwards on Station Road to include the skew bridge. A description of the new boundary will be added to the final document at Section 3 alongside a map of the designation. The text will reflect the suggested extension at the skew bridge and Station House.</p>
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		<p>Road. There are emerging views of the skew bridge travelling between Hinton and Woodford Halse along Station Road. To either side of the highway mature woodland provides enclosure and contributes to the verdant character of this part of the road. It is considered that this forms a more coherent area than the alternative option of extending the conservation area south along Station Road from the Woodford Halse portion; as the highway and adjacent buildings have no heritage value.</p> <p>The skew bridge has also been evaluated against the criteria for local listing and has met the scoring threshold, meaning it will be added to the candidates for the local list.</p>	<p>Add the skew bridge to the local list for Woodford Halse and Hinton. Page 77, Section 9.1, para 2, add new text:  <u>“Skew Bridge, Station Road</u>  The skew bridge which crosses over Station Road dates to the construction of the Great Central Railway London Extension, which saw a station created at Woodford and Hinton, in 1899. It is formed of industrial blue brick, with a subtle polychrome pattern</p>
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			<p>created by occasional use of red brick also. It has a typical helical brick pattern, owing to its design as a skew bridge, passing over Station Road from the embankments either side at an oblique angle, necessitating a specific architectural design. The pattern created can be seen in the brickwork of the double arches. The bridge also has modest decoration in the form of string courses at the parapets. The former road-side entrance has been bricked up but is still visible, providing evidence for the “embankment” style station model, which differed from the typical “island” style stations of the Great Central Railway. The bridge remains, alongside Station House and the railway embankment as a remnant of the once dominant railway line.”</p>
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	<p>I would like to propose the dwelling known as Vicarage Cottage at 17 Parsons Street, Woodford Halse, NN11 3RE for inclusion in the local list.</p> <p>Although the property has been much extended during the twentieth century and the date-stone on the Parsons Street elevation states that it was rebuilt in 1876, there is strong evidence that this rebuilding was only partial:</p> <ul style="list-style-type: none"> <li>• The general style of the building is typical of that described by R.B.Wood-Jones in <u>Traditional Domestic Architecture of the Banbury Region</u>, and follows a plan-form typical of the seventeenth century. The original front door has been blocked but its position can be seen in old photographs and is still visible inside the property.</li> <li>• The stone plinth along the front (Parsons Street) elevation suggests that an earlier timber or clunch dwelling existed before the coursed rubble walls were constructed.</li> <li>• The four stone-mullion windows on the Parsons Street elevation show considerable age and wear; they have flat-faced splay mouldings and</li> </ul>	<p>Vicarage Cottage, Parson's Street, has been assessed against the criteria for inclusion on the local list and has met the scoring threshold, meaning that it will be included as a candidate within the appraisal.</p>	<p>Add Vicarage Cottage, Parson's Street, to the local list for Woodford Halse and Hinton. Page 76, Section 9.1, para 1, new text as follows:  <u>"Vicarage Cottage, Parsons Street</u>  Vicarage Cottage is a two-storey, three-bay ironstone, vernacular dwelling within the historic core of Woodford Halse. A date stone of 1867 relates to refurbishment by the Reverend Henry Minchin, however the building likely predates this. A building can certainly be seen in its location on the 1812 Ordnance Survey surveyor's drawings, and its plan form and internal timber structure are indicative of a much earlier date, possibly even 17<sup>th</sup> century. The external façade is of coursed ironstone, with ironstone-mullioned windows, with hood moulds facing onto Parson's Street which may</p>
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	<p>are typical of a building style in use between 1650 and 1750. (cf RW Brunskill <u>Illustrated Handbook of Vernacular Architecture</u> 1987 p199) (Other mullioned windows are twentieth century copies.)</p> <ul style="list-style-type: none"> <li>• Internally the exposed main beams supporting the first floor show clear evidence that they were worked using hand-tools and where two pieces of timber have been joined to give the required span to the room this has been done using a bridled scarf joint and is held together with wooden pegs, a form of construction which can be dated to before 1700. (cf C.A.Hewitt <u>The Development of Carpentry 1200-1700</u> 1969)</li> <li>• There is a Inglenook Fireplace with a very large cavity in the chimney space above it, a form of construction which predates the nineteenth century, and the large oven in the fireplace has a domed roof and is contained in thickness of the wall; these features are typical of ovens constructed in the area during the seventeenth century (Wood-Jones op.cit)</li> <li>• There is documentary evidence in the Northamptonshire Records Office that the name "Vicarage</li> </ul>		<p>be 19<sup>th</sup> century or earlier. Other mullioned windows are later 20<sup>th</sup> century additions. A small connecting extension sits between it and No.18 Parsons Street, with further mullioned windows. It has a pitched roof facing Parson's Street with brick stacks at the gable ends. The roof has been replaced with modern asbestos tile. Internally, the building contains a large traditional fireplace, as well as a large domed-roof oven which may be historic. The building has been used as a dormitory for divinity students in the 19<sup>th</sup> century, and then latterly as a shop in the early 20<sup>th</sup> century, shown by historic photographs. It is now a private dwelling."</p>
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	<p>Cottage” or “Parsonage Cottage” was in use for the property before the modern scheme of street names and numbering was introduced.</p> <ul style="list-style-type: none"> <li>• There is a connection with the Dryden Family of Cannon’s Ashby: A pair of maps held at the Records Office shows that Sir Henry Dryden was once the owner of the building along with associated land and that he agreed to exchange the plot and building with part of the Glebe Land in an apparently informal agreement with the Rev. H.H.Minchin, the then Vicar of the parish. The use of the name “Vicarage Cottage” for the property dates from this exchange. It is the Rev. Minchin’s initials which appear on the date-tone on the Parsons Street elevation.</li> </ul> <p>All in all I believe that a dwelling has stood on this site since the medieval period and that the surviving features date parts of the extant property to the late seventeenth century. As such I feel it has been an important part of the street scene of the village for a considerable time and should be preserved; indeed it has been included as one of the important views in the</p>		
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	<p>proposed conservation area (View 12 in the proposal). Additionally two features of the building have been included in the “pallet” for the conservation area: one of the stone mullioned window (actually one of the twentieth century insertions) and the coursed rubble-stone gable wall with the “High Street” street sign. As the current owner of the property I can ensure that the remaining historic fabric will be preserved as long as I continue living here, but I feel that preservation should extend beyond my own lifetime.</p>		
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Survey Responses

<b>Respondent</b>	<b>Comments</b>	<b>Suggested Response</b>	<b>Suggested Action</b>
<b>Do you agree with the proposed boundary for the conservation area?</b>			
Trevor Austin	No	Comments noted.	No change.
John Williams	No, The boundaries omit Station House (beside the skew bridge) and the skew bridge itself which are between the two areas and are both important parts of the village's railway heritage.	It is agreed that Station House and the skew bridge at the former Woodford Halse and Hinton Station are important to the development of both Woodford and Hinton and make a contribution to the historic environment of the area. Including the Station House and skew bridge within the Hinton portion of the conservation area designation would involve an extension east and north from the proposed limit of the boundary at the Hinton bridge, including a short stretch of Station Road. There are clear views of Station House from the Hinton Bridge and emerging views of the skew bridge travelling between Hinton and Woodford Halse along Station Road. To either side of the highway mature woodland provides enclosure and contributes to the verdant character of this part of the road. It is considered that this forms a more	Extend the proposed boundary at the Hinton portion northwards on Station Road to include Station House and the skew bridge. A description of the new boundary will be added to the final document at Section 3 alongside a map of the designation. The text will reflect the suggested extension at the skew bridge and Station House.

		<p>coherent area than the alternative option of extending the conservation area south along Station Road from the Woodford Halse portion; as the highway and adjacent buildings have no heritage value.</p> <p>Both the skew bridge and Station House have been evaluated against the criteria for local listing and have met the scoring threshold meaning that they will be added to the candidates for the local list.</p>	<p>Add Station House and skew bridge to the local list for Woodford Halse and Hinton. See above response for additional appraisal material on skew bridge.</p> <p>Page 77, Section 9.1, para 2, add new text as follows:  <u>“Station House, Station Road</u>  Station House is a Victorian Station Master’s house constructed for the Great Central Railway Woodford and Hinton Station master around the turn of the 19<sup>th</sup> century. Built on side of railway embankment in prominent position on Station Road, the house is visible from Hinton Bridge. The building is of two storeys, built on an L-plan with the gable</p>
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			fronting onto Station Road. It is completely constructed in red brick with a clay-tile pitched roof, and the single-bay gable has one window centrally on each storey. The windows are timber casement with top-hung, multi-light upper sections and long fixed lower sections. A later 20 <sup>th</sup> century extension has been added to the north, continuing L-plan. The house forms a grouping with the skew bridge, Station Road and the former railway embankments adjacent.”
<b>Do you think this Appraisal captures the special interest of Woodford Halse and Hinton?</b>			
Trevor Austin	The proposed boundary should include the 5 areas (AP1 - AP5) of archaeological interest as per Historic England advice. They contribute to historic interest of the past and should be protected.	The potential inclusion of all of the areas of archaeological potential was fully considered during the formulation of the current proposals. Historic England’s <i>Conservation Area Appraisal, Designation and Management</i> (2019) suggests mapping areas of archaeological sensitivity which has been undertaken as part of the appraisal. Where appropriate areas	No change.

		<p>of archaeological interest can be included, as at AP1.</p> <p>AP1 lies within the proposed boundary of the Hinton portion of the conservation area, partially due to its archaeological interest, but also its contribution as an open space in the centre of the settlement, associated with the grade II* listed Hinton Manor.</p> <p>The significance of areas AP2-AP5, having been identified within the draft appraisal as making a positive contribution to the setting of the conservation area would be a material consideration in the determination of planning decisions if the appraisal and boundary are adopted.</p> <p>Furthermore, Paragraphs 189 and 190 of the NPPF (2019) require the significance of heritage assets, including archaeology, to be described through desk-based assessments or, where appropriate, field assessment, in order to fully understand the impact of any development proposals.</p> <p>Area AP2, the former Great Central Railway embankment, now woodland, is currently under the ownership, and is well managed by, the Woodford cum</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>
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		<p>Membris Parish Council. A small part of AP2 is suggested for inclusion as part of the extension to include the skew bridge. Aside from this it is not suggested that any further area is included.</p> <p>At area AP3 inclusion within the conservation area would confer no protection over the identified ridge and furrow and earthworks of historic interest. The archaeological potential of the area is mapped in the appraisal and therefore would be a material consideration in the determination of planning decisions if adopted.</p> <p>Area AP4 is separated from the proposed conservation area by Bromley Farm Court, and would require either a separate island of designation which is not considered justified, or a link via Farndon Road, the relevant short stretch of which has no architectural or historic interest. The archaeological potential of the area is mapped in the appraisal and therefore would be a material consideration in the determination of planning decisions if adopted.</p>	<p>No change.</p> <p>No change.</p>
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		The ridge and furrow in AP5, alike to AP3, would be conferred no direct protection through being in a conservation area, however its archaeological potential would be a material consideration should the appraisal be adopted.	No change.
John Williams	Yes	Comments welcomed.	No change.
<b>Do you agree with the candidates for the Local List? (see pages 61-70 of the Appraisal). Are there any more potential candidates which you would like to suggest?</b>			
Trevor Austin	As 4 above	Sites AP1-AP5 have been evaluated against the criteria for inclusion on the local list. None of the sites met the scoring threshold and therefore shall not be proposed for inclusion as candidates on the local list.	No change.
John Williams	Yes	Comments welcomed.	No change.
<b>Do you think there is enough clear guidance regarding conservation areas for residents or those submitting or commenting on a planning application or application for listed building consent?</b>			
<b>No Responses</b>			
<b>Do you think there are any actions missing from our Management Plan?</b>			
John Williams	Page 89 talks about threats from traffic but DDC has consistently failed to enforce planning restrictions on Taylors Plant where lorries associated with this business	The majority of highways works are the remit of the County Council as Highways Authority, and as such Daventry District Council will	No change.

	continually pass through the development area damaging the road surface and in at least one cases the buildings included in the area.	encourage the sensitive treatment of highways and the public realm to preserve or enhance designated conservation areas. If any person has concerns that site traffic is not utilising prescribed routes they should contact the Case Officer assigned to the application through the District Council Development Control department either by telephone on 01327 871100, or email <a href="mailto:plancare@daventrydc.gov.uk">plancare@daventrydc.gov.uk</a> .	
<b>Do you think the proposed Article 4 Directions (see page 71-72 of the Appraisal) would help to preserve special features of the conservation area?</b>			
John Williams	Yes	Comments welcomed.	No change.
<b>Are there any other matters within the Appraisal and Management Plan that you would like to comment on?</b>			
<b>No Responses</b>			