# SYDENHAM NEIGHBOURHOOD PLAN

# CHARACTER APPRAISAL

# MAY 2019



**PUBLISHED BY SYDENHAM PARISH COUNCIL**

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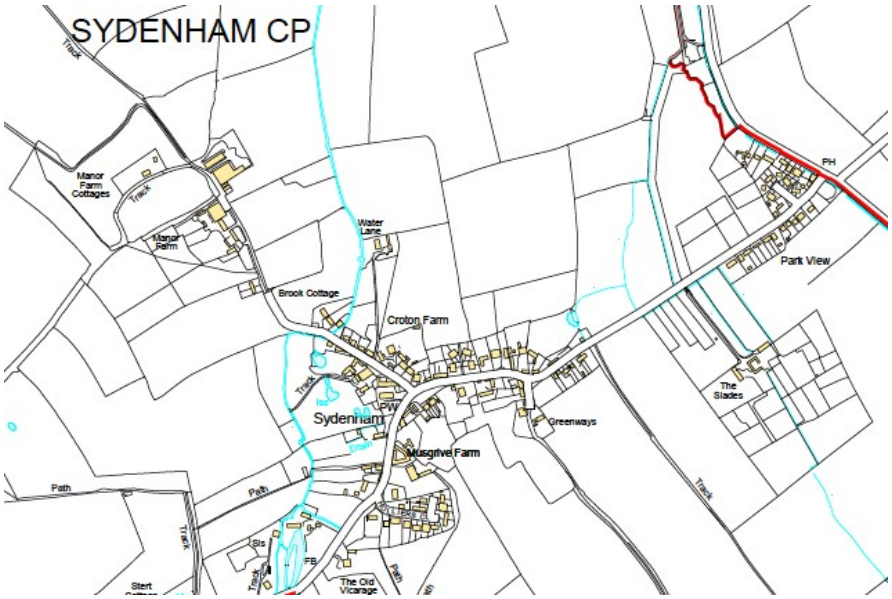
## 1. INTRODUCTION

1.1 The purpose of the report is to appraise the character of the small village of Sydenham in South Oxfordshire. The report concludes with recommendations for policies in the Sydenham Neighbourhood Plan.

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Plan A: Sydenham Village

1.2 The appraisal is primarily visual in its analysis, although on occasions the history of the Parish makes a contribution to that analysis. It follows a desktop review of the available evidence, notably the Oxfordshire Historic Environment Record. Although much of the built up area of the village lies within a Conservation Area designated by the local planning authority, South Oxfordshire District Council, there has been no appraisal or management plan prepared since its designation.

1.3 Members of the Neighbourhood Plan Steering Group also undertook a walk around the settlements in June 2018, accompanied by Neil Homer MBA MRTPI, the planning consultant appointed by the Parish Council to assist in the preparation of the Plan. Observations were made and noted, and photographs taken, of points of interest in the villagescape and landscapes. The report has been drafted by that team.

1.4 The report comprises a short history and description of the Parish. It then appraises the main village settlement. In planning policy terms, the adopted South Oxfordshire Core Strategy of 2012 defines the older part of the village as a 'smaller village' and the area at the Emmington Inn end of the village as a separate 'other village'. The emerging Local Plan adopts the same approach, without using boundaries to define the settlement areas.

1.5 The Parish Council is keen to use the Neighbourhood Plan to bring clarity to the definition of the village, and especially its two distinct 'older' and 'newer' parts, and to raise the standards of design for the purpose of managing future infill development proposals. Given its status in the settlement hierarchy of the District, there is no expectation that the village will deliver anything other than very modest infill housing schemes over the next few years.

## 2. A SHORT HISTORY & DESCRIPTION OF THE PARISH

***(Courtesy of A History of the County of Oxford: Volume 8, Lewknor and Pyrton Hundreds. Originally published by Victoria County History, London, 1964, and gratefully acknowledged)***

2.1 The parish covers 1,548 acres and lies on a belt of Gault Clay in the plain between the market-town of Thame, about 3 miles to the north-west, and the foot of the Chiltern hills, about 2 miles to the south.

2.2 By the early Middle Ages Sydenham was a chapelry of Thame, a connexion which probably preceded the Conquest, but it was feudally bound to Chinnor, its neighbour on the south-east, being a member of Chinnor manor. The chief interest, however, of the parish's history has been the long connexion with the abbots of Thame and their successors at Thame Park. This can be traced from the 12th century to 1917. Otherwise, no persons of national importance have been connected with the place. Nor has it been connected with any events of importance except during the Civil War. Although off the main lines of communication the village can hardly have escaped from the foraging parties of both Parliamentary and Royalist troops stationed in the vicinity, but no record of their depredations has survived.

2.3 There have been no recorded boundary changes and the parish bounds must be substantially the same as they were in Anglo-Saxon times. The short southern boundary follows the ancient trackway, the Lower Icknield Way, and until 1932 when Towersey was transferred from Buckinghamshire to Oxfordshire part of the north-eastern boundary was the county boundary. Small brooks, notably Crowell Brook and its continuation Kingston Brook, as they were called in the 18th century, form parts of the rest of the boundary. This brook also flowed through the centre of the parish and drove the mill lying to the south of the village. There its waters were dammed up to form the mill-pond and it was bridged on the Chalford road by a bridge long known as Grimbaud's Bridge after its 12th- and 13th- century millers. Where the brook crossed the village street to the north of the church the bridge was called Church Bridge in 1627. Another large pond once in the north of the parish has disappeared. It is now just marshland and its site is marked by Sea Pond Wood.

2.4 In the north-west corner parallel with the Cuttle stream that divides Sydenham from Thame is a most interesting survival. This is the stream cut by the monks of Thame in the 12th century so as to connect the Cuttle (then called the Sydenham stream) with their stream in Thame Park. As the fields were so well watered and the soil was largely heavy clay, drainage must always have been a problem; and there is in fact evidence from the early 18th century that the regular scouring of watercourses needed constant enforcement by the courts.

2.5 Most of the parish lies between the 250- and 350 foot contour lines but the ground rises slightly higher in the west and to over 350 feet in the south near the Lower Icknield Way. There is little woodland except for Sydenham Hurst (c. 45 a.) in the north, but the hedges are well timbered.

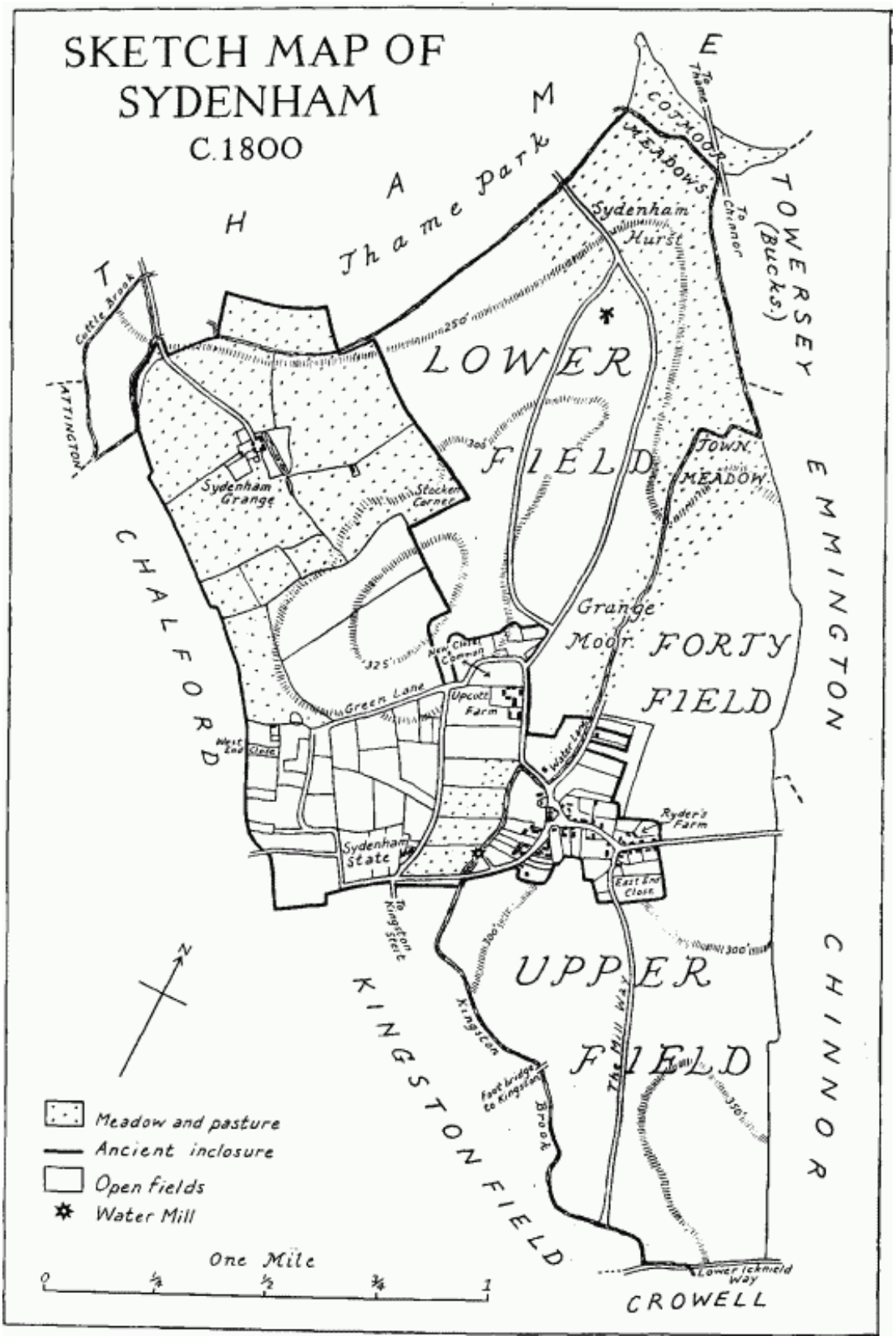



Figure 1: Sketch map of Sydenham Village c.1800
(The above map is based on Davis's map (1797) and the inclosure award and map (1826))

2.6 The chief road in the parish runs from Chalford through the village to Emmington and links the main London road with a minor road from Thame to Chinnor. The last was probably the royal road (*via regia*) mentioned in a 13th-century charter and along which some of Thame Abbey's land lay. Sewell Lane, running south from the village towards Crowell, used to be called the Mill Way, since it was no doubt used by the Crowell villagers to go to Sydenham mill. Before inclosure there were two roads crossing the open fields from Manor Farm and converging just before entering Thame Park. Davis shows them clearly but there is no evidence of them today above ground or any evidence that they ever had a stone surface. They were probably mainly used as farm roads by the tenants of the Musgrave estate. An old stone bridge across the brook dividing Sydenham fields from the Park might mark the place where the old track passed.

2.7 The village is fairly centrally situated, but it is clearly the brook by which it lies that determined its site. It was a fairly large settlement both in the Middle Ages and in the 17th century when 41 of its householders paid tax on 81 hearths for the hearth tax of 1662. Not all these houses, however, were in the village. There were two big outlying farms at the Grange and Upcot (now Manor Farm) that probably had cottages adjoining and there were perhaps a few cottages at West End and at Sydenham Stert. The only cottage now left at Sydenham Stert is probably of late-16th-century date. It is timber-framed with massive beams and partly constructed of lath and plaster, partly of brick. It seems to have been two cottages once or perhaps one cottage with a stable and loft attached, for there are two blocked outside doorways in the walls of the first story, indicating that it was once reached by outside staircases.

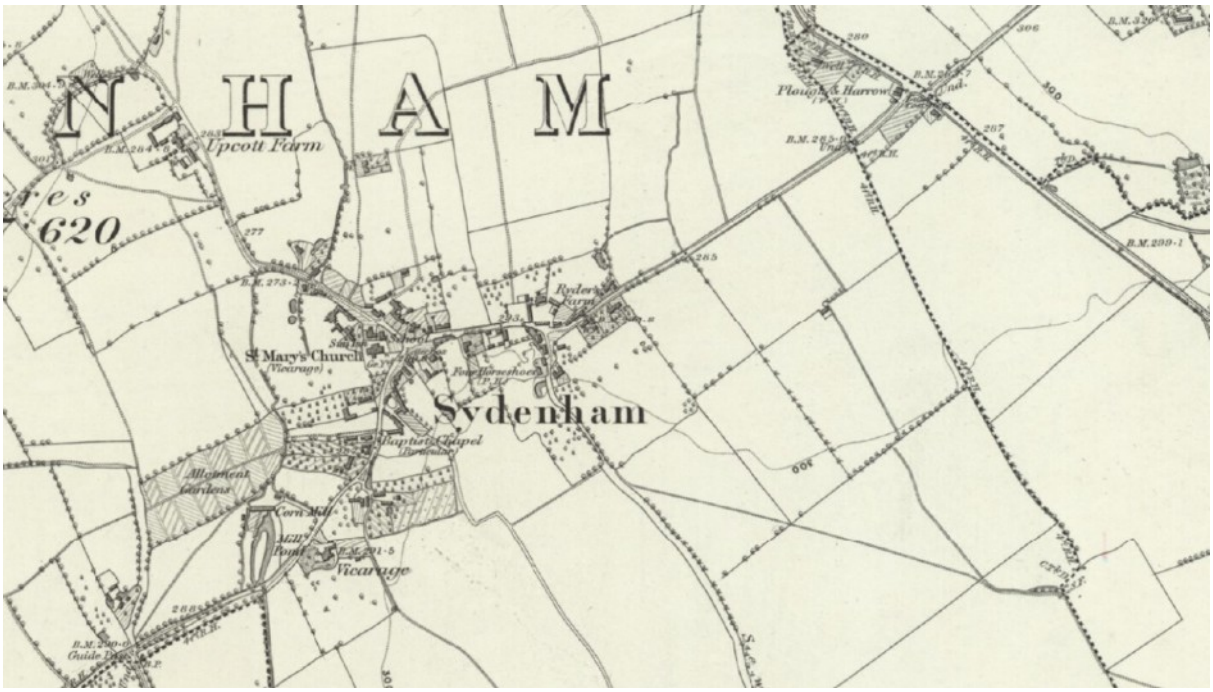



Figure 2: Sydenham, 1885
(Source: Buckinghamshire XXXVI - Ordnance Survey Six-inch England and Wales, National Library of Scotland)

2.8 Many other 16th–17th-century cottages have also survived in the village. At the south end, Vicarage End as it is called, there are a couple of timber-framed cottages of this period; they have brick (sometimes herring-boned) or lath-and-plaster infilling and are thatched; a row of three timber-framed cottages, now used as one house, are thatched and also mostly built of brick, although there are traces of older construction. Some lath and plaster survives and at the gable-end of the oldest cottage there are crutch beams. Other ancient cottages, including the very picturesque post office which is built of rubble stone, lie on the Emmington road. Some cottages here, built of mud, were demolished in 1950.

2.9 In the 18th century most of the farmhouses in the village were rebuilt and some entirely new cottages were erected. There is, for example, a good farmhouse at Vicarage End that belonged to the Musgrave estate and was still called Musgrave Farm in the early 20th century. It is an L-shaped house of red brick of two stories and an attic. It has a threebay front and a half-hipped roof covered in old tiles. Ryder's on the Emmington road, named after its early-19th-century owner, is a superior building of chequer brick. It has two stories and first-floor string-course. There are two small gabled dormer windows in the attic story. Adjoining it are four brick cottages of contemporary date; they are brick built and have a first-floor string-course and brick denticulated eaves.

2.10 Opposite is the Queen Anne house of the Burrows family. It is L-shaped and the wing at the back is constructed of brick and has casement windows, but the front has shuttered sash windows and has been rough cast in recent times. It is distinguished by being set back from the road behind a lawn and by its group of ancient yews, and must have once been a dignified house. The Burrows family, established as wool drapers at Thame in the 17th century, owned this farm at least by 1745, when it was left by John Burrows, a rich London wool draper, to his son John, a fashionable London clergyman.

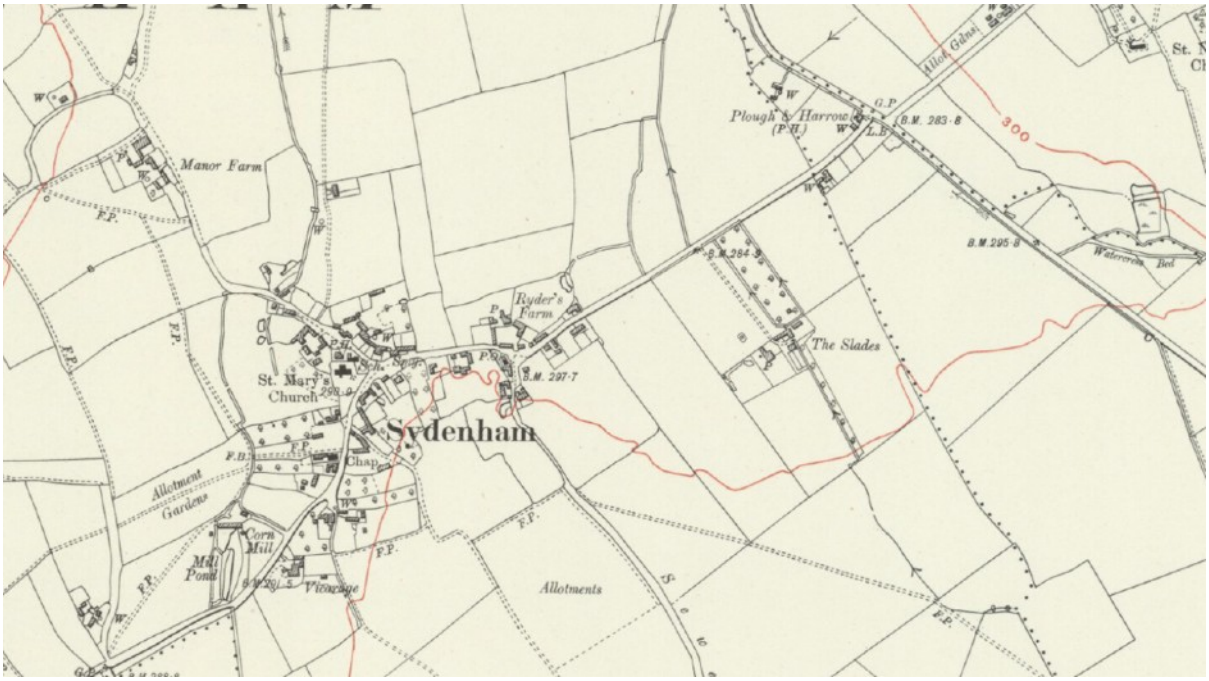



Figure 3: Sydenham, 1922
(Source: Buckinghamshire XXXVI - Ordnance Survey Six-inch England and Wales, National Library of Scotland)

2.11 Another farm at the north end of the village and the 'Sun' were also rebuilt in the 18th century. The inn is partly constructed of flint and brick. The farm is of red brick and still retains its sash windows with small 18th-century window panes. Many fine weather- boarded barns, thatched or tiled, survive and are grouped round the farm-yards. Davis's map of 1797 shows that the village at this time was rather more compact than now and centred round the church and a green. There is still a spreading elm opposite the 'Sun' and traces of the green remain, but most of it has since been built on and inclosed or converted into roads.

2.12 Increasing population and prosperity in the first half of the 19th century led to rebuilding and expansion. By 1841 there were 86 dwellings in the parish compared with 60 in 1811.Some of these were outside the village: six new houses, for instance, were built at Cassilty Row on the Emmington road and at some distance away. But a well-built row of brick cottages was also added to the village street. The chief additions, however, were the 'neat and commodious' Vicarage and the school. The former was built in 1846 in Elizabethan style at the south end of the village some way away from the church. The site may have been a new one as there had been no Vicarage for many years. It was 'surrounded by a well-planned and beautifully laid out garden'.

2.13 The construction of the school and schoolhouse followed soon after. It is a picturesque 'Elizabethan' building of flint and red brick facings. Today (1958) it is used as a village hall. Two nonconformist chapels were erected in the first half of the 19th century; one was rebuilt of cheap red brick in 1881. The 20th century has contributed eight Council houses of cement at Sydenham Grove: they are built in pairs and lie off the Emmington road. There is a row of council houses, called Park View, outside the village along the road to Emmington.




Figure 4: Sydenham, 1961
(Source: Sheet 159, The Chilterns - Ordnance Survey One-inch to the mile maps of Great Britain, Seventh Series, 1952-1961, National Library of Scotland)

2.14 Of the outlying houses the oldest is Manor Farm. It is a rectangular building with some later additions. Its whitewashed plaster conceals what was once a timber-framed house. This can more easily be seen from inside where much of the timber has been recently exposed, but timber-framing with brick infilling can also be seen in the right-hand gable- end. The house has an iron porch of Regency or early Victorian date. The Mill House, now a private residence, was restored in 1945 by Miss G. D. Newberry, and although there are modern additions it is still substantially an 18th-century house of three bays with a weather- boarded and brick granary attached. The Grange Farm, which lies on the site of the medieval grange of Thame Abbey, retains no features of interest apart from its 18th-century barns.

## 3. CHARACTER ANALYSIS

3.1 The character of the village is analysed from a number of different perspectives in terms of its visual appearance, land use mix and functions.

**Land Use & Morphology**

3.2 The village is formed of two distinct, older and newer parts, although the local community regards them as one village of Sydenham. Both parts are almost entirely residential in the use of land and buildings, with a small number of agricultural, community, commercial and equestrian uses.

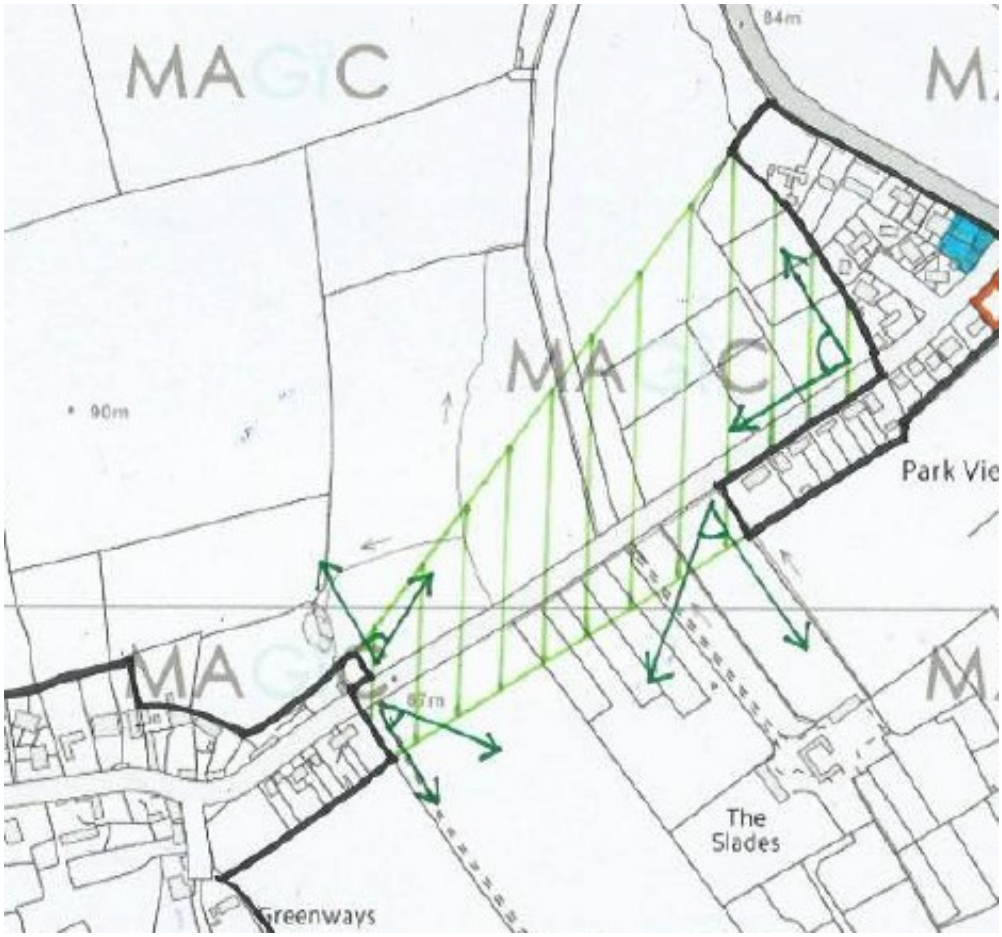
3.3 The older part is centred on the Crossways at the junction of the road through the village known as 'Sydenham' and Brookstones; and is its historic core. The village is entirely linear from that point, as development extends along the Sydenham Road east and west and along Brookstones, with the exceptions of Hollier's Close and Sydenham Grove (both cul-de-sacs). There are some large complexes of farm buildings – notably Ryders Farm, Burrows Farm, Croton Farm, Musgrove Farm, Vears Farm and Manor Farm, only Musgrove Farm remains in agricultural use. However, the successful reuse and redevelopment of these building complexes for housing has retained the strong link with the agricultural function of the village in the past, as they are all prominent in the villagescene.




Picture 1: Aerial Picture of Local Gap

3.4 The newer part of the village is also linear, with buildings lying along Sydenham Road (also known as Park View) and the B4445 Thame – Chinnor road, with the Inn at Emmington at their centre (noting that Emmington is a separate village to the east of the Parish). The exception is Plough Close, a small cul-de-sac of 10 detached and semi-detached bungalows.

3.5 These two parts are separated by a small area of open countryside (approx. 250m at its shortest length) that allows long views to each part. The position of Slade Farm some 150m off the road means that the area is effective in making each part distinctive, though the local community regards each part as forming the village of Sydenham.




Plan B: Sketch Map of Local Gap and Views (Source: Site Notes)

3.6 The boundaries of both parts of the village are distinct in plan form and on the ground as a result of almost all the village being linear with clear rear plot definition by way of boundary walls, hedges, fences and/or trees. The only indistinct boundaries are those where there are very large rear private gardens with weakly defined edges to the countryside, e.g. at Vears Farm, April Cottage/Vicarage End, The Old Vicarage, Coopers Barn and Burrows Farmhouse. In each of these cases, the observed built up area boundary is formed by the rear of the main buildings and not the larger plots.

**Topography**

3.7 From afar, even from the nearby Chiltern Hills, the village is difficult to see from public vantage points. This is due to it being set in a dip between the higher ground to the north and south of the village and it is obscured from that higher ground by significant amounts of trees and vegetation. Additionally, the height of buildings, even structures such as the Church tower are relatively low. However, the main road is slightly raised above the lowest land at the bottom of Brookstones and west of the village, along which flows Kingston Brook. It is also slightly higher than the open land between the two parts of the village.



Pictures 2 & 3: Views towards Sydenham



3.8 The main effect of this topography is that when approached from either Postcombe or Emmington end along the low-level lanes, that are framed by walls and hedges, the village cannot be easily seen until it is arrived in. This is fundamental to the rural nature of the village.

**Roads, Pavements, Lighting & Parking**

3.9 There is one road – Sydenham Road – running through the village east-west from the main B4445 Thame - Chinnor road at the Inn at Emmington, through to Postcombe, pproximately two miles to the west. There are only four side roads (all cul-de-sacs): Brookstones (leading to Manor Farm), Hollier's Close and Sewell's Lane, all in the centre of the older village and Plough Corner in the newer village.



Picture 4: Brookstones

3.10 The only pavements in the village are along the main road (south side) from Crossways to Sewell's Lane and from The Crown PH to Hollier's Close (also south side). For the most part, roads are directly bounded by grass verges, hedgerows and house frontages. The width of the main road is just sufficient for two cars passing one another in most places, while there are some pinch points where the road narrows, such as the stretch outside the play park. Most houses have off street parking, with the only exceptions being dwellings around Crossways in the centre of the village. There is no street lighting in Sydenham.

**Building Styles**

3.11 Architecturally, the older part is primarily made up of two storey, detached C17 and C18 properties, which are listed buildings, particularly fronting the road through the centre. There are some C19 properties, but the majority of the rest are late C20 infill buildings, especially along Brookstones and Hollier's Close. Many houses (both period and modern) are built of red bricks (often painted) and features such as thatch roofs, flared headers and half hip roofs are especially common, which create a subtle but distinct character. There are several thatched and brick and flint properties and a number of timber clad barn conversions.





Pictures 5, 6 & 7: Building Styles

3.12 Most property boundaries in the village have low brick walls. Good examples can be seen at Croton Farm and Kingston House. Nearly all house frontages can clearly be seen from a main road and are not obscured by high walls or other natural obstacles and there are very few detached, ancillary buildings in rear gardens. Almost all buildings lie in large, well-defined plots, and adhere to common building lines in short stretches of a similar building age. However, there are a number of prominent buildings that break that pattern and punctuate the street scene, e.g. Burn House on Brookstones; and White House, Ryders Barn, Ryders Cowhouse and Fuchsia Cottage all along the main road.



Picture 8: Ryders Barn

3.13 The buildings in the newer part almost all date from the second half of the C20. The map of 1922 shows only the former Plough & Harrow PH (now the Inn at Emmington), Slade Farm and one other building on the main road. There is no overriding building style, though they tend to be two storey and a mix of detached and semi-detached buildings with a variety of gabled and hipped roofs. Plough Close is distinct in comprising only bungalows, though there are also a small number of bungalows on the main road near the Close. Although of no special architectural merit, the Inn at Emmington is prominent in views along the main road and is revealed as the entrance to the village on the Thame – Chinnor road.

**Sight lines and Views**

3.14 The older part has numerous views and sight lines within the village itself, and to the surrounding countryside. There are several important long views in the village:

- to the Church from Burrows Farmhouse
- from the bottom of Brookstones to the Church and Green
- from Box Cottages down the road towards Emmington
- view of the Church from Holliers Close



Picture 9: Brookstones, view to Church



Picture 10:View beside Burrows Farmhouse

3.15 From the village there are some wide views (vistas) of the surrounding countryside (and especially the Chiltern escarpment to the south), such as the one from the play area at Sewell's Lane, and glimpse views (through a gap in trees or houses), such as the one by the side of Burrows Farmhouse. Although, generally, properties front the road through the village there is one important exception which provides the link between the countryside and the village, which is the field opposite Coopers Barns.

3.16 The linearity of the newer part allows for long views through it, though the slight bend in the main road punctuates the view, creating a sense of anticipation. Importantly, most of the building plots on the south side of the road allow for glimpse views of the Chiltern escarpment beyond. The village is invisible from the B4445 Thame – Chinnor road, but the concave road alignment allows for the Inn at Emmington to be quickly revealed at the entrance to the village from both directions. In the other direction there is a wide sweep of a vista from the junction north-eastwards to south-eastwards.

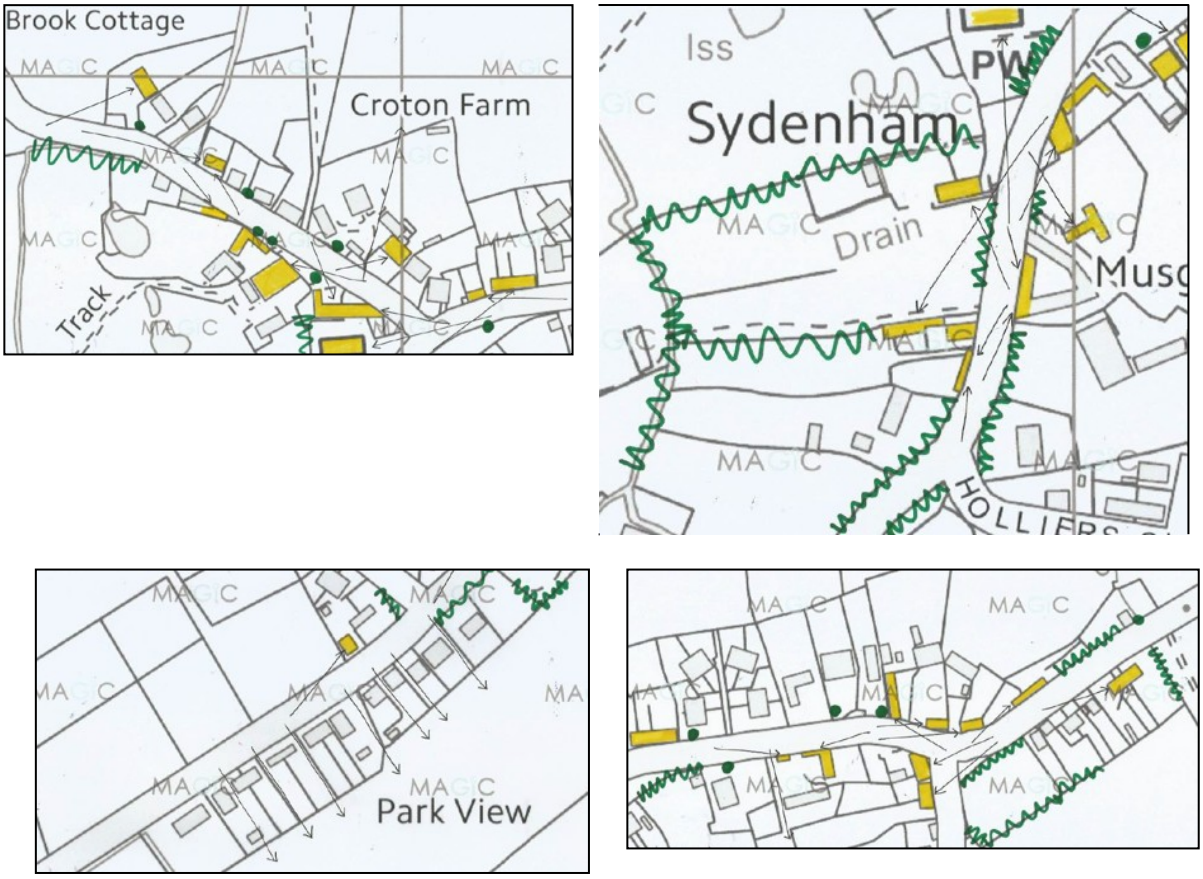



Figure 5: Site Notes Extracts

**Community assets**

3.17 Within Sydenham, there are two pubs, The Crown, in the centre opposite the Church and the Inn at Emmington. The Crown is owned by a consortium of villagers. In addition, there is a village hall (Old School Rooms), a church, playground, the allotments and various green spaces. Each of these facilities is popular and cherished by villagers and contributes to the healthy village life.



Picture 11: The Village Playground



Picture 12: The Allotments

**Open Spaces**

3.18 There are a number of open spaces within and on the edge of the village and none are considered to detract from the character of the village. Most play important roles in the villagescene though a small number may offer the potential for future small infill development:

*Holliers Close* – it is open at the end with an important view across to Cooper's Barn the rear of the 'Old' village. As such, the space makes an important contribution to the setting of the Conservation Area but that part of the site that fronts onto the main road is well contained by buildings and may suit a small infill scheme that preserved the mature trees on the site frontage.



Picture 13: End of Holliers Close

*Field opposite Kingham House* – the field enables important views, particularly towards the centre of the village and church and to the countryside and as such makes a significant contribution to defining the character of the Conservation Area and of a number of listed buildings.



Picture 14: Arial view of field opposite Kingham House

*Plot next to the Inn at Emmington car park* – this appeared to be a suitable site for small scale development as the site boundary is well defined and screened in views from the south.

*Croton Farm* – there is a space and a small number of barn structures contained by a front stone wall and fence and by mature vegetation at its rear that separates the space from the open countryside beyond. The largest barn, which has black painted corrugated iron cladding, makes an important contribution to the streetscene, together with the structures opposite on Brookstones, in creating a visual reminder of the former dominant agricultural function of the village and its buildings. The site offers the potential for a carefully designed combination of small infill and reuse of existing structures that does not obscure views to the farmhouse and main barn, that retains the boundary features and that allows for a glimpse view through the site to the countryside beyond.





Pictures 15 & 16: Croton Farm

*The Grove* – the redevelopment of the site presents an important opportunity to enhance the character of the Conservation Area through the layout and orientation of the new buildings and through the building forms and materials.

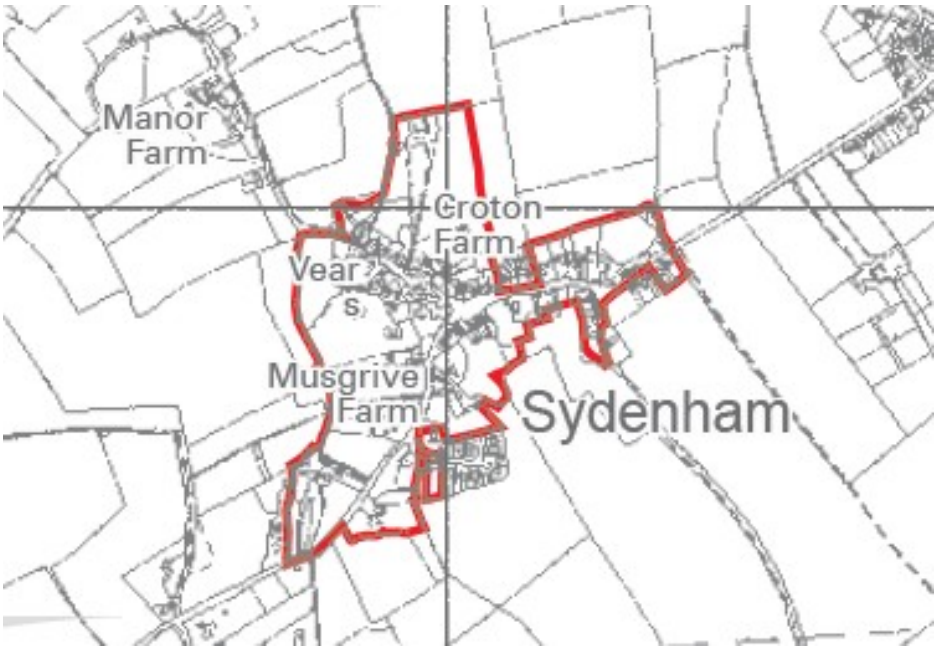
*Sites outside village centre* - Eg, Manor Farm, and past Old Vicarage going out of the village towards Postcombe. Former is farm where planning for development of various barns has been made.



Picture 17: Manor Farm

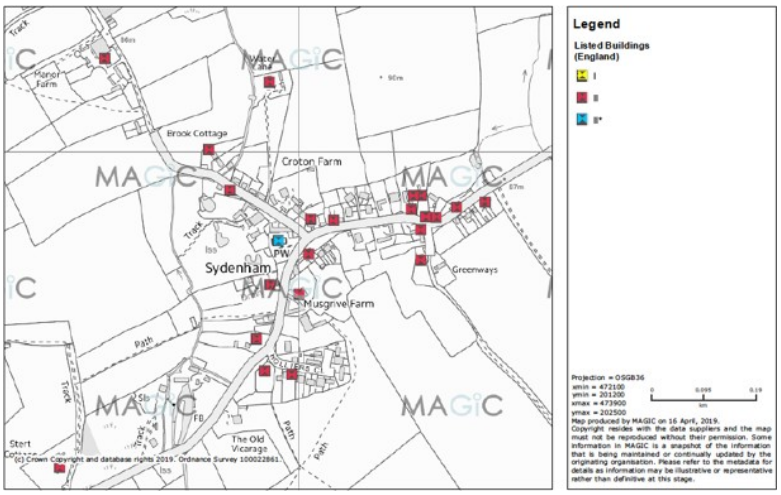
**The Conservation Area & Listed Buildings**

3.19 The designated Conservation Area extends to almost all of the older part of the village (see Plan C below). Only Sydenham Grove, part of Hollier's Close and some properties on its eastern end lie outside the area. The area includes some fields that form part of the setting to the built-up village, notable to the rear of the church and Brookstones to the west and to the rear of Brookstones and the main road to the east.




Plan C: Sydenham Conservation Area (Source: SODC)

3.20 There are also 22 buildings included on the statutory list ('listed buildings'). All are listed Grade II with the exception of the Church of St. Mary, which is Grade II* (see Plan D below). The majority of the buildings date from C17 and comprise farm buildings and cottages of a variety of styles and forms. Almost all are prominent in the village scape as they front on to either the main road or to Brookstones. The group of buildings clustered around the church in the centre of the older village and around the former village green by Ryders Farm and Sewell's Lane are especially notable.



Plan D: Sydenham Listed Buildings (Source: Magic Map)

## 4. POLICY RECOMMENDATIONS

4.1 Based on the character analysis contained in this report, a number of recommendations can be made for policies in the Neighbourhood Plan to sustain and enhance the character of the village in decision making on the use and development of land in the future.

### Settlement Boundaries

4.2 Planning policy in South Oxfordshire does not yet clearly define settlements using mapped boundaries, with consequences for how Core Strategy/Local Plan policies are applied in the Parish. It is therefore recommended that the Neighbourhood Plan defines the two parts of the village on its Policies Map using the normal conventions for doing so (see Appendix A).

4.3 The boundaries will also enable planning applications to be determined in accordance with the relevant policies relating to the built up area of the village and its surrounding countryside. In essence, the principle of development inside the boundary will be accepted but proposals will be subject to the development management policies of the Local Plan and Neighbourhood Plan. Outside the boundaries, proposals will only be deemed suitable if they are appropriate for a countryside location.

4.4 In defining the boundaries, the Parish Council will be able to define to what extent provision is made for infill development over the plan period. The character analysis has identified a small number of vacant plots of land that lie within or on the edge of the boundary where a case could be made for small development schemes (subdivision, densification or infill), given their specific characteristics, and so where the boundary could therefore be drawn to include them within it. They reflect the reality of the transition zone between settlement and countryside in some locations where that definition is not strong but is visible.

### Design Policies

4.5 In which case, it is recommended that the Neighbourhood Plan contains a design policy for each part of the village that identifies their key characteristics. These should include:

- common plot/building forms/arrangements
- views within and out of the village
- buildings, structures and landscape features that frame, punctuate or terminate a view
- the identification of key public spaces and other open spaces that form part of the significance of a listed building or of the Conservation Area

4.6 The Policies Maps will be able to contain some of this information but the majority should be described within the policy itself. The policy should also make it clear that it is not expected proposals will have a slavish adherence to the identified characteristics, but they will be required to clearly demonstrate they have had full regard to the relevant characteristics in drawing up their schemes. The burden will be on the applicant to justify why a proposal will depart from the policy.

4.7 The field opposite Kingston House appears to be a strong candidate for designation as a Local Green Space (as per §99 and §100 of the NPPF). Its §100 states,

"… *designation should only be used where the green space is:*

- *in reasonably close proximity to the community it serves;*
- *demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife; and*
- *local in character and is not an extensive tract of land."*

4.8 The field is the only remaining green gap in the village (and of the built up part of the Conservation Area), breaking up an otherwise continuous street-scape thus reinforcing the village "feel" and providing an important view reflecting the rural character of the village. It maintains the direct connection, in the centre of the village, between the built environment and the countryside and provides the only rural vista from the main road.

4.9 It lies in very close proximity to the local community, the pub, the village hall, and the church, is on the main through road and is the only green space in the village accessible via a footpath. It is not considered to be an extensive tract of land, given it is only 0.8Hectares, and has a strong boundary definition on all four sides – the main road, Musgrave Cottage, Chapel End and Crowell Brook. Its existence and use as grazing land reinforce its rural connection and forms an essential part of the setting of both the listed Musgrave cottages and old Methodist Chapel (Chapel End), a visual relationship that has not changed for centuries.

4.10 The public footpath running along the edge of the field (shown as 378/5 on the Oxfordshire Definitive Map of Public Rights of Way), which leads to the village allotments beyond, is the most used in the village by dog walkers and families to access the countryside. The field plays an integral part in the enjoyment of the village, has been used for Village Fayre events and is considered special to the local community. In the Neighbourhood Plan Survey, the field was identified as one where the most respondents (75%) did not want the land to be developed.

**Heritage Policies**

4.11 The analysis in Section 3 above and a review of the Historic Environment record for the area indicate that there are a number of buildings and structures in the village of architectural and historic interest. Of these, 22 are on the statutory list of buildings and are therefore protected by national and strategic policies (see Appendix B). There is no need to duplicate these policies in the Neighbourhood Plan.

4.12 However, there are 20 buildings and the remains of a mediaeval shrunken village that have not warranted inclusion on the statutory list but are of local archaeological, social and/or village scape value (see Appendix C). In some cases, the value is derived from the intrinsic merits of the building itself; in others it is derived from the group value of two or more buildings and/or from its location in the streetscene. In every case, the buildings and structures should be considered as 'non-designated heritage assets' (as per §197 of the NPPF) for the purpose of applying emerging Local Plan policy relating to such assets.

**Landscape Policies**

4.13 The analysis shows that the landscape around the village plays an important role in forming a distinct setting within which it can be appreciated and enjoyed. It plays its most important role in preventing the visual coalescence between the two parts of the village.

4.14 It is therefore recommended that the Neighbourhood Plan contains a policy identifying the specific area where the landscape functions to prevent the coalescence of those two parts. The convention for defining such land – often described as 'local gaps' in development plans – is to identify the minimum land area that is necessary to serve the purpose. It is not necessary for the area boundary to follow a physical feature of the land unless such a feature obstructs the 'line of sight'. The Appraisal Map shows an initial assessment of the gap by defining the land in green.

4.15 The definition of land as a 'gap' does not prevent development that in use terms may be suitable to a countryside location. But, the policy should be worded to prevent buildings or structures of a location, height and/or mass that may lead to the visual coalescence of the two parts of the village. Careful siting and building/structure design ought to be able to overcome this challenge.

## APPENDIX A

## SETTLEMENT BOUNDARY CRITERIA

*(courtesy of Cheshire East Council)*

| **Settlement Boundaries**<br>The following criteria may be used to assess the existing settlement boundaries in relevant settlements | | |
|---|---|---|
| **a) Extant planning consents**<br>Where sites on the edge of the settlement have outstanding permission for housing, these should be included within the settlement boundary, unless these consents allow development in a situation where it would normally be refused (e.g. Rural Exception Sites and dwellings with an agricultural or other occupancy condition). Where a long-standing occupancy condition is in force and the house in question is clearly well-related to the built form of the village, then the dwelling should be incorporated into the settlement boundary. | Site currently outside but adjoining existing settlement boundary has extant planning consent for housing, with no exceptional circumstances attached (e.g. previous allocation) | Site is included within the settlement boundary |
| | Site currently outside but adjoining settlement boundary has extant planning consent for housing, with exceptional circumstances attached (e.g. Rural Exception Site or agricultural / occupancy condition) | Site excluded from settlement boundary unless considered to meet the requirements for inclusion outlined in criteria 2(b), (c) and (d) |
| **b) Functional relationship to physical form of built-up area**<br>Assessment of sites against this criterion will identify any discrepancies in the settlement boundary in relation to existing built development which forms part of the built-up area of the settlement. Regard should be given to the extent of existing development as seen from both outside a settlement, particularly from approach roads, and from within the settlement.<br>Similarly, the form and character of a settlement as defined by dwellings, other buildings and their curtilages, the road network, and open spaces will determine whether a tight boundary designed to safeguard the existing pattern of development is appropriate or not.<br>Outlying development, including small pockets of development that are clearly detached from the settlement, will have no functional relationship to the built physical form of the settlement, and therefore should not be included within the settlement boundary. | Site currently outside but adjoining settlement boundary displays high level of containment, high level of previously developed land and topography which increases a sense of confinement and is therefore considered to have a strong functional relationship with the existing built form. | Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(c) and (d) |
| | Site currently outside but adjoining settlement boundary displays low level of containment, little or no previously developed land and a very open topography, and is therefore considered to have a relatively weak functional relationship with the existing built form. | Site is not included within the settlement boundary |
| | Site does not adjoin existing settlement boundary and is considered to be physically and/or visually detached from the built form of the settlement | Site is not included within the settlement boundary |

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<td rowspan="2">c) Functional relationship to use of built-up area<br><br>The settlement boundary should reflect uses and development that has a clear social and/or economic relationship with the settlement. Settlement boundaries will therefore normally include existing uses and buildings that have a clear social or economic function and better relate to the built form of the settlement than the countryside e.g. residential properties, services, community facilities and employment development.<br><br>As such, settlement boundaries should generally exclude:<br><br>- Buildings, such as halls, large houses, hotels hospitals and schools set in spacious grounds on the edge of settlements where they are not functionally related to the physical built form of the settlement;<br><br>- Domestic gardens of properties on the edge of settlements which are extensive and are not functionally related to the physical built form of the settlement;<br><br>- Curtilages of properties on the edge of settlements which are extensive and partially or wholly undeveloped and are not functionally related to the physical built form of the settlement, including paddocks associated with residential properties;<br><br>- Designated open spaces and playing fields on the edge of settlements;<br><br>- Camping and caravanning sites;<br><br>- Sites which are of nature conservation importance, designated green gaps, scheduled monuments, village greens and other pockets of valuable amenity land such as woodlands, many of which are covered by Tree Preservation Orders;<br><br>- Industrial or commercial uses on the edge of settlements where they are not functionally related to the physical built form of the settlement;<br><br>- Farmsteads and associated outbuildings where their rural characteristics predominate and they appear to relate more strongly with the surrounding countryside. Generally, agricultural buildings of modern construction should be excluded whereas traditional stone or brick-built farm buildings which have historically been long associated with the settlement may be included within the settlement boundary.</td>
<td>Site currently outside but adjoining settlement boundary and has an existing use which has a clear functional relationship with the existing settlement</td>
<td>Site to be considered for inclusion within the settlement boundary, subject to assessment against criteria 2(b) and (d)</td>
</tr>
<tr>
<td>Site currently outside but adjoining settlement boundary and has an existing use which has no clear functional relationship with the existing settlement</td>
<td>Site is not included within the settlement boundary</td>
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| | | |
|---|---|---|
| **d) Relationship to permanent physical boundaries**<br><br>Wherever practicable and appropriate, settlement boundaries will follow well-defined physical features which are durable and likely to be permanent. Apart from being readily discernible and less open to dispute, these boundaries usually represent the transition between village or town and the neighbouring countryside.<br><br>Those features which are readily recognisable and likely to be permanent include:<br><br>- Infrastructure: Motorway; public and made roads or strongly defined footpath/track; a railway line; river.<br><br>- Landform: Stream, canal or other watercourse; prominent physical features (e.g. ridgeline); protected woodland/hedge; existing development with strongly established, regular or consistent boundaries.<br><br>Those features which represent 'soft' boundaries and lack durability include:<br><br>- Infrastructure: private/ unmade roads; power lines; development with weak, irregular, inconsistent or intermediate boundaries.<br><br>- Natural: Field Boundary, Tree line | Existing settlement boundary relates to durable / permanent features. | Retain settlement boundary, subject to assessment against other criteria |
| | Existing settlement boundary does not relate to durable / permanent features | Amend settlement boundary to relate to these features where practicable and appropriate, subject to assessment against criteria 2(b) and (c) |

**APPENDIX 2**

**DESIGNATED HERITAGE ASSETS ('LISTED BUILDINGS')**
*(courtesy of Historic England's National Heritage List for England)*

**Brookstones (South side) Manor Farmhouse – Grade II**

Farmhouse. C17 with later alterations. Roughcast, probably on brick; old plain-tile half- hipped roof; brick ridge stacks to left and right of centre. 2-storey, 4-window range. C20 sash door to C20 porch at left of centre with half-hipped roof. Unhorned tripartite sashes to all openings except C20 two-light metal casement to first floor right, and 4-pane window to first floor left. Interior not inspected but noted as having open fireplaces to ground floor.
C19 cross-wing to left of painted brick; old plain-tile roof; brick end stack. Single-window addition of single storey and attic.

**Brookstones (North side) Brook Cottage – Grade II**

House. C17 with C20 addition to left. Roughcast, probably on brick; thatch roof; rendered end stack to right, C20 brick ridge stack to left at junction with C20 addition. Single storey and attic; 3-window range. Ribbed door to gabled porch to left of centre. Irregular fenestration of casements. Swept dormer to right of centre. Interior not inspected.

**Water Lane (East side) (Formerly listed as Nos.l to 3 Mater Lane Cottages) – Grade II**

House. Probably late C17, C18 encasement to left of centre and to right; C20 addition to left, possibly incorporating earlier work. Large timber framing with brick infill to right of centre; brick to left of centre and to right; probably late C20 timber framing with brick infill to left; thatch half-hipped roof; brick end stacks. Single storey and attic; 4-window range. Plank door to right of centre. C20 glazed doors to left, and left of centre. Irregular fenestration of C20 casements. Swept dormers with C20 casements. Interior not inspected.

**Brookstones (South side) Purley Cottage - Grade II**

House. C18. Render, probably on timber framing; thatch roof; brick end stack to left. Single storey and attic; 2-window range. C20 door to C20 porch to centre. 2-light wood casements to left and right. Swept dormer to centre with 3-light casement. Interior not inspected. Probably C19 addition to left; 2-storey, 3-window range.

**Nos. 1 (Crossways), 2 and (Formerly listed as Fleur de Lys and the Crossways) – Grade II**

House, now 2 dwellings, and attached house. Probably mid C17 with C18 alterations. Irregular timber framing with painted brick infill; thatch roof, half-hipped to left; brick lateral stack to rear, ridge stack to right of centre. Single storey and attic; 2-window range at right- angles to street. Plank door to centre. Horizontal sash to left. 3-light wood casement to right. 2 raking dormers with old plain-tile roofs and 2-light casements. Left return, to street: red brick; central door, 2-light casements to left and right, and to attic. Interior: Queen-post roof with windbraces; winder staircase from ground floor to attic at rear right of centre. Open fireplace to ground floor right of centre. Lead-lined shallow basin on brick piers to ground floor right. C19 house attached at right-angles to right: lined render on brick; old plain-tile roof; brick end stack to right. 2-storey, 2-window range. Plank door to centre. 2- light casements to all openings.

**Forge Cottage, Barn End Cottage, and The Barn (Formerly listed as Forge Cottage with two adjoining cottages and barn) – Grade II**

House and barn, now 3 dwellings. C17 with C19 addition to left. Thin timber framing with painted brick infill; roughcast on brick to left; thatch roof; old plain-tile roof to left; brick ridge stacks to left and right of centre, C19 end stack to left. Single storey and attic; 4- window range, with 2-storey, single-window addition to left. C19 plank door to left of centre. C20 plank doors to centre and to right of centre. Irregular fenestration mostly of 2- light casements. 4 swept dormers. Interiors not inspected. Barn attached to right, now converted to house. C20 brick plinth; C20 weatherboarding, probably on brick; thatch roof, half-hipped to right. Single storey and attic; single-window range. Carriageway to left. C20 casement to right.

**Church of St Mary – Grade II***

Church. C13; restored 1850 by J. Billing of Reading with lengthening of nave, rebuilding of tower arches, replacement of tower, addition of north transept and vestry. Knapped flint with stone dressings; old plain-tile roof; weatherboarded spire with a shingle roof. Nave and chancel with central tower. C19 porch with 2-centred archway and doorway; C19 plank door. Lancet windows. Pyramidal spire to right of centre with 2-light louvred opening to each side. Rear; lancet windows to all openings. East end: 3-light intersecting tracery window. West end: paired lancet. Interior: plaster vault to chancel; 2-centred chancel arch. 2-centre crossing-arch. C15 4-bay hammerbeam nave roof with 2 rows of windbraces. 2- bay hammerbeam roof to transept and vestry; piscina to right of crossing-arch; plain round stone font, proabably C12 and decoration cut off. Set into north and south walls of chancel is the rare survival of wooden pulley wheels and corbels of Lenten Veil. (Buildings of England: Oxfordshire, 1974, p.810-2; V.C.H.: Oxfordshire, Vol.VIII, 1964, p.125-6).

**Thatched Cottage (Formerly listed as Cottage 30 yards east of church) – Grade II**

House. C18. Render on brick; thatch roof, half-hipped to left; brick ridge stack to centre, end stack to right. Single storey and attic; 2-window range. C20 porch with plank door to right of centre. 2-light casement to right. Single-light casement to left. Swept dormer to right of centre with 2-light casement. Interior not inspected. Late C20 addition to right.
Included for group value.

**Nos. 1 and 2 – Grade II**

House, now 2 dwellings. C17 to left, C18 to right. Coursed stone rubble with brick dressings to ground floor; large timber framing with brick infill to first floor left; coursed stone rubble with brick dressings to first floor right; old plain-tile roof, that to left lower, half- hipped to left end, hipped to right end. Brick lateral stacks to rear. 2-storey, 4-window range at right-angles to road. Plank door to left of centre. Two C20 two-light casements to ground floor left, 2-light casement with segmental brick head to right. Flat brick band between ground and first floors to right. 2-light casements to first floor, except single-light casement to right of centre. Interiors notinspected.

**Musgrive Farmhouse – Grade II**

Farmhouse. Early C18 with early C19 alterations to fenestration and addition to left. Stone uncoursed rubble plinth; red brick with random flared headers; old plain-tile half-hipped roof; brick internal stack to left in rear slope. 2-storey, 3-window range. 4-panel door to centre with segmental brick head. C19 tripartite horned sashes with segmental brick heads to left and right. Flat brick band between ground and first floors. 4-pane horned sash to first floor centre. C19 tripartite horned sashes to left and right. C19 addition which forms cross- wing to left. Interior not inspected.

**Vicarage End – Grade II**

House. Early C17. Thin irregular timber framing to centre with painted brick infill; painted brick to left and right; thatch roof, half-hipped to right; brick end stacks, ridge stack to centre. Single storey and attic; 5-window range. Plank doors to left, left of centre, and to right of centre. 6-pane unhorned sashes with wood architrave surrounds to centre, and to left of centre. 2-light leaded casements to right, and to right of centre. 3 swept dormers with old plain-tile aprons. Interior not inspected but perhaps of cruck construction.

**Hollier's Close (South side) Innisfree – Grade II**

House. C17 with C18 addition to right. Rendered plinth; large timber framing with rendered infill; thatch half-hipped roof; brick ridge stack to right. Single storey and attic; 4 bays; 2- window range. C20 plank door to C20 lean-to porch to left of centre. Single-light casement to left. 2-light wood casement to right. 2 swept dormers. Interior not inspected. Late C18 addition to right. Render, probably on brick; old plain-tile roof. Single-storey, single-window range. 2-light casement. C20 addition to left.

**Hollier's Close (South side) No.2 – Grade II**

House. C17 with later alterations. Painted uncoursed stone rubble plinth to left; painted brick to right; large timber framing with painted brick infill to ground floor left, with rendered infill above; thatch roof, half-hipped to left, with old plain-tile edging to right; brick ridge stack to right. Single storey and attic; 2-window range. Plank door to right with gabled hood on brackets, 3-light wood casement to centre. 6-pane window to left. Swept dormer to right with 2-light wood casement. Late C18 addition to right, of painted brick; old plain-tile roof. Single storey and attic; single-window extension. 2-light wood casement to ground floor.
Interior not inspected.

**Horseshoe Cottage – Grade II**

House. C17, with C20 alterations. Flint with some stone rubble, having brick dressings to ground floor; old plain-tile roof to lower slope; thatch main roof; brick end stacks. Single storey and attic; 2-window range. C20 plank door to centre. 3-light wood casement to left, 2-light wood casement to right. Swept dormer to centre with 3-light casement. Rear: large timber framing with painted infill. Interior not inspected. C20 addition forming cross-wing to left.

**The Old Post Office (Formerly listed as Post Office) – Grade II**

House. C18. Painted uncoursed stone rubble with brick dressings; thatch roof; brick end stacks. Single storey and attic; 2-window range. C20 door to centre with gabled hood. 2- light casement with segmental brick head to left. C20 casement with segmental brick head to right. 2 swept dormers, having 2-light casement, to left, and 3-light casement to right.
Interior not inspected. Single-storey addition to right with thatch hipped roof.

**Ryder's Farmhouse – Grade II**

Farmhouse. Late C17. Coursed stone rubble plinth; red brick with flared headers in Flemish bond; old plain-tile roof, half-hipped to right; brick ridge stack to right of centre, end stack to left. 3-unit lobby-entry plan. 2 storeys and attic; 4-window range. 4-panel part-glazed door with segmental brick head to right of centre. 3-light wood casements to ground floor with segmental brick heads and decorative glazing bars. Flat brick band between ground and first floors. 3-light wood casements to first floor, except 2-light wood casement to right of centre, all with decorative glazing bars. 2 gabled dormers. Interior not inspected.

**Ryder's Farm, granary approx. 10m. W of farmhouse – Grade II**

Granary. Probably early C18. Staddle stones; timber framing with weatherboarding; old plain-tile hipped roof. 3-bay granary. Central plank door. Windows to left and right returns. Interior: Queen-post roof; grain bins.

**Ryder's Farm, cowhouse approx. 20m. SW of farmhouse – Grade II**

Cowhouse. Probably late C18. Early C19 brick base; large timber framing with weatherboarding; old plain-tile half-hipped roof. Single-storey, 8-bay range. Irregular arrangement of stable doors. Interior: Queen-post roof. Cow stalls.

**Ryder's Farm, barn approx. 30m. S of farmhouse – Grade II**

Barn. Late C17 with C20 alterations. Uncoursed stone rubble plinth; large timber framing with C20 weatherboarding; corrugated iron roof. 3-bay barn. Double doors to centre and opposing doors to rear. Queen-post roof. Included for group value.

**Ryder's Farm, barn approx. 35m. SE of farmhouse – Grade II**

Barn. Probably mid C18. Close studded timber framing with weatherboarding; old plain-tile half-hipped roof. 4-bay barn. Open to left return. Curved principal roof. Included for group value.

**Fuchsia Cottage and Thatchings – Grade II**

Two cottages, probably former house. Early C18, dated 1797 to centre. Cob; thatch roof; brick end stacks, ridge stack to right of centre. Single storey and attic; 4-window range. Plank doors to left of centre, and to right of centre. Irregular fenestration of casements. 4 swept dormers. Interiors not inspected.

**Nos.1 to 3 (consec), Box Cottages – Grade II**

Probably former farmhouse, converted to 3 dwellings. Mid C18, brick inscribed 1797 (?) to right of doorway at right of centre. Painted flint plinth with brick dressings to right; painted brick plinth to left; painted brick; old plain-tile roof; brick end stack to left, ridge stacks to centre and to right of centre. 2 storeys and attic; 5-window range. Plank doors to left and right of centre, and to right. Irregular fenestration, mostly of 2-light casements. Flat brick band between ground and first floor to right. Dentil course to eaves. 2 gabled full dormers to left. Interiors not inspected.

**APPENDIX 3**

**NON-DESIGNATED ('LOCAL') HERITAGE ASSETS**

*(courtesy of the Oxfordshire Historic Environment Record, Oxfordshire County Council)*

**Archaeological & Social Value**

HER Number: 330
Name: Sydenham Mill

Grid Reference: SP 727 015
Monument Types MILL (Post Medieval - 1540 AD to 1900 AD)
Summary House and mill. Monastic site. No remains of mill work. Upper two storeys weatherboarded. House conversion in 1930s.

HER Number: 331
Name: Former Baptist Chapel

Grid Reference: SP 729 016
Monument Types PARTICULAR BAPTIST CHAPEL (Post Medieval - 1540 AD to 1900 AD)
Summary In 1825 a chapel was built and later rebuilt in 1881. Still in use in 1920 and converted to house after 1974.

HER Number: 9218
Name: Medieval Shrunken Village

Grid Reference: SP 729 020
Monument Types SHRUNKEN VILLAGE (Medieval to Post Medieval - 1066 AD to 1900 AD)
Summary Earthworks in two fields, including holloway, platforms, croft boundaries, and boundary ditch immediately SW of church and further platforms, holloways, boundary ditch and couple of detached crofts to north of Manor Farm road. Not many house sites are evident; present village is substantial and degree of shrinkage must be slight.

**Villagescape Value**

- Wykenhams Barns, Brookstones – agricultural character and prominent in views along street
- The Sun, Brookstones – former public house and prominent in views along street, local historic building and group value together with The Old School Room and St. Mary's Church
- The Forge, Brookstones – local historic building and group value together with Crossways and Croton Farmhouse

- Croton Farmhouse - local historic building, group value together with Crossways and The Forge, agricultural character and main barn and lower frontage barn are prominent in views along street

- Old School Room, Crossways - local historic building, prominent gable end to Crossways and group value together with St. Mary's Church and The Sun

- The Old Smithy, Crossways – group value with Crossways, Barn End Cottage, Forge Cottage and The Barn on Sydenham, prominent by way of forward building line and helps define the space at Crossways with buildings opposite

- The Barn House, Sydenham – prominent barns on road frontage with agricultural character

- Rose Cottage, Sewell's Lane – group value with The Old Post Office and Vine Cottage and helps define former village green space at Sydenham/Sewell's Lane junction

- Vine Cottage, Sewell's Lane - group value with The Old Post Office and Rose Cottage

- The Inn at Emmington (former Plough & Harrow PH), Sydenham – prominent in views from Sydenham by way of forward building line and revealed at entrance to village from B4445

- The Green and Crossways - Local historic building and group value with thatched Cottage and 1,2,3 The Green that helps define the space at Crossways with buildings opposite

- The Bakery, Sydenham - local historic building, group value with Musgrive Farmhouse, The Crown PH and St. Mary's Church and prominent at entrance to core historic village by way of orientation to the main road

- The Crown PH, Sydenham - local historic building, group value with St. Mary's Church, The Bakery and Thatched Cottage

- Musgrive Farm, Sydenham - prominent barns on road frontage with agricultural character and complementary in setting to Musgrive Farmhouse

- Former chapel, Sydenham – local historic building, prominent in views from core historic village and group value with April Cottage and White House

- April Cottage, Sydenham – local historic building, prominent in views from core historic village and group value with former Chapel and White House

- White House, Sydenham – local historic building, prominent in views from core historic village and group value with former Chapel and Vicarage End