

# Agenda



Listening Learning Leading

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## A MEETING OF THE Cabinet

**WILL BE HELD ON THURSDAY 28 SEPTEMBER 2023 AT 6.00 PM  
MEETING ROOM 1, ABBEY HOUSE, ABBEY CLOSE, ABINGDON, OX14  
3JE**

To watch this virtual meeting, follow this link to the council's [YouTube channel](#).

### Members of the Cabinet

Member	Portfolio
David Rouane (Chair)	Leader of the Council
Robin Bennett (Vice-Chair)	Deputy Leader of the Council and Cabinet member for economic development and regeneration
Maggie Filipova-Rivers (Vice-Chair)	Statutory Deputy Leader of the Council and Cabinet member for community wellbeing
Pieter-Paul Barker	Cabinet member for finance and property assets
Sue Cooper	Cabinet member for the environment
Andrea Powell	Cabinet member for corporate services, policy and programmes
Anne-Marie Simpson	Cabinet member for planning
Freddie van Mierlo	Cabinet member for climate change and nature recovery

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### ***ITEMS TO BE CONSIDERED WITH THE PUBLIC PRESENT***

Reports considered with the public present are available on the council's website.

## **1 Apologies for absence**

To record apologies for absence.

## **2 Minutes** (Pages 3 - 5)

To adopt and sign as a correct record the minutes of the Cabinet meeting held on 10 August 2023.

## **3 Declaration of interests**

To receive declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests or any conflicts of interest in respect of items on the agenda for this meeting.

## **4 Urgent business and chair's announcements**

To receive notification of any matters which the chair determines should be considered as urgent business and the special circumstances which have made the matters urgent, and to receive any announcements from the chair.

## **5 Public participation**

To receive any questions or statements from members of the public that have registered to speak.

## **6 Recommendations and updates from other committees**

To consider any recommendations to Cabinet from other committees.

## **7 Section 106 Request - South Oxfordshire District Council Leisure Facilities - Didcot Wave Gym Equipment** (Pages 6 - 12)

To consider the head of finance's report.

## **8 Cuxham Conservation Area Appraisal Adoption** (Pages 13 - 39)

To consider the head of planning's report.

## **9 Dorchester and Overy Conservation Area Appraisal and Boundary Review Adoption** (Pages 40 - 71)

To consider the head of planning's report.

Patrick Arran  
Head of Legal and Democratic

# Minutes OF A MEETING OF THE



Listening Learning Leading

## Cabinet

Held on Thursday 10 August 2023 at 6.00 pm  
Meeting Room 1, Abbey House, Abbey Close, Abingdon, OX14 3JE

### Present in the meeting room:

Cabinet members: Councillors David Rouane (Chair), Robin Bennett (Vice-Chair), Pieter-Paul Barker, Sue Cooper and Andrea Powell

Officers: Steve Culliford (Democratic Services Team Leader)

### Remote attendance:

Cabinet members: Councillor Maggie Filipova-Rivers (Vice-Chair)

Officers: Patrick Arran (Head of Legal and Democratic), Nigel Bower (Housing Delivery Manager), Suzanne Malcolm (Deputy Chief Executive - Place), Mark Minion (Head of Corporate Services), Bertie Smith (Broadcasting Officer), Richard Spraggett (Strategic Financial Manager), and Mark Stone (Chief Executive)

Guest: Councillor Ken Arlett

## 19 Apologies for absence

Councillor Freddie van Mierlo and Anne-Marie Simpson had sent their apologies for absence.

## 20 Minutes

**RESOLVED:** to approve the public and exempt minutes of the Cabinet meetings held on 22 June and 3 July 2023 as correct records and agree that the Chair signs them as such.

## 21 Declaration of interests

None

## 22 Urgent business and chair's announcements

None

## 23 Public participation

None

## 24 Recommendations and updates from other committees

Cabinet received updates from the Joint Audit and Governance Committee and the Joint Scrutiny Committee, together with recommendations from the Scrutiny Committee on the grant funding affordable housing item (minute 25 refers).

## 25 Grant funding affordable housing

Cabinet considered the head of housing and environment's report on grant funding affordable housing projects.

Members recalled that four affordable housing projects had been financially supported by the council under the current policy. This allowed the council to grant fund applicants by using commuted sums received from Section 106 agreements generated by housing developments in the district. The Housing Delivery Strategy, adopted in November 2022, recommended a refresh of the policy and criteria used to assess applications.

The report set out proposed changes to the policy, which aimed to increase the delivery of affordable housing further and to make the grant application process easier and more transparent. The revised policy had been deferred at the Cabinet meeting on 22 June 2023 to allow Scrutiny Committee to comment on the revised policy.

Scrutiny Committee had considered the draft revised policy on 7 August 2023 and had recommended the following:

1. That under point 4, the first item on the list ('delivers affordable housing') be removed as it is duplicated with the last item ('Delivers affordable housing in perpetuity')
2. That point 7 include reference to the fact that existing dwellings can be included with the category of acquisition.
3. That in the scoring matrix under point 13, an additional point be included under the 'Scheme features' heading titled, 'Geographic link to source'. This will detail how close the proposed dwelling is from the application that delivered the S106 funds.
4. That point 19 be reworded to say that, "...The Key payment stages are up to five milestones".
5. In addition, the committee agreed that point 13 of the officer report, about at what level of funds the application window would be suspended, should be reduced from the proposed amount of £250,000 to £50,000.

Cabinet thanked Scrutiny Committee for its input. Cabinet supported the revised policy and accepted the Scrutiny Committee's suggestions 1, 2, 4 and 5 above as helpful additions. However, Cabinet did not support suggestion 3 above. Members considered that it was better to meet affordable housing need as the priority, rather than any geographic link between the location of affordable housing and the location of the development that provided the Section 106 funding.

The matrix set out in the revised policy would assist and contribute towards officers' assessment of each application for funding. Officers would then make a recommendation to Cabinet on each application and, if approved, Cabinet would make a recommendation to Council to approve the necessary funding.

To allow the amendments to be included in the policy, the Cabinet member proposed an additional recommendation to authorise the deputy chief executive – place, in consultation

with the Cabinet member for economic development and regeneration, to make any minor amendments and corrections to the policy. Cabinet supported this proposal.

Cabinet noted that this was a joint policy with Vale of White Horse District Council, whose Scrutiny Committee had suggested amendments also. These had been largely points of clarification, which would be picked up by the deputy chief executive under the proposed delegation.

**RESOLVED:** to

- (a) adopt the revised Affordable Housing Section 106 Commuted Sums Grant Policy for the awarding of Section 106 grant funding to affordable housing projects in the district; and
- (b) authorise the deputy chief executive – place, in consultation with the Cabinet member for economic development and regeneration, to make any minor amendments and corrections to the policy.

The meeting closed at 6.27 pm

Chair

Date

# Cabinet Report



Listening Learning Leading

Report of Head of Finance – Simon Hewings

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Wards affected: Didcot (North East), Wallingford and Cholsey (Brightwell cum Sotwell)

Cabinet member responsible: Cllr Pieter-Paul Barker (Finance and Property Assets)

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To: CABINET

Date: 28 September 2023

## Section 106 (S106) Request – South Oxfordshire District Council Leisure Facilities - Didcot Wave Gym Equipment

### Recommendations

#### Cabinet:

That Cabinet recommends to Council to create a budget for £103,000 in the approved capital programme for the Didcot Wave gym equipment project, to be funded by the S106 contributions set out in this report.

#### Council:

- (a) To create a budget for £103,000 in the approved capital programme for the Didcot Wave gym equipment project, to be funded by the S106 contributions set out in this report.
- (b) To delegate authority to the Head of Finance to add the Vale of White Horse District Council S106 contribution of £17,000 to the budget created for this project and award the full sum of £120,000 in S106 funding.

## Purpose of Report

1. To consider a request from South Oxfordshire District Council, Leisure Facilities team to release funds of £103,139.77 from two S106 contributions towards new gym equipment at Didcot Wave pool and gym.
2. Didcot Wave Newlands Avenue, Didcot, Oxon, OX11 8NX is a South Oxfordshire District Council (SODC) owned facility. This is not a joint use centre and is the sole responsibility of SODC. This project is part of the Deed of Variation GLL support package agreement to replace/upgrade the gym equipment on site.
3. The figures and relevant dates for the amount requested of **£103,139.77** are set out in the summary table below. In accordance with the Constitution of South Oxfordshire District Council and Vale of White Horse District Council – 2 June 2023 Financial procedure rules (para 75 (c) (Appendix Two)) for agreements of greater than £100,000 budgets, where section 106 or CIL agreements have not provided clear and unambiguous details on how the receipts are raised, must be approved by Council.

Agreement Ref.	Contribution towards: (extracts from S106 agreement)	Amount in Agreement	Contributions Received (incl indexation)	Amount requested	Previously Allocated	Projected Balance
17S19	Health and Fitness Contribution Leisure Centre on site (Didcot NE) - but if option not exercised by 31/12/22 then off site facility serving the site	£62,260.09	£71,826.99 received on 15.01.19, spend within 10 years	£71,826.99	£0	£0
17S29	Health and Fitness contribution towards improvements to health and fitness facilities including increasing the number of health and fitness stations at Abbey Leisure Centre or an alternative leisure facility within catchment for the development	£26,253.09	£31,312.78 received on 08.04.21, spend within 10 years	£31,312.78	£0	£0

4. The overall project cost will be £133,129.99 and £16,536.73 will be from Vale of White Horse District Council S106 contribution 16V93 and the shortfall of £13,453.49 will be met from the SODC leisure capital works budget X155.

## Corporate Objectives

5. Building healthy communities, working in partnership and working in an open and inclusive way.

## Background

6. Replacement of cardio and resistance gym equipment at Didcot Wave as part of the leisure management contractual agreement.

Except for three new pieces of cardio equipment which were purchased in 2019 the cardio and resistance equipment at Didcot Wave has now exceeded its life expectancy of between eight to ten years. The current equipment is becoming more expensive for our leisure management contractor to repair due to its age and it is becoming increasingly hard to source replacement parts as the current equipment is no longer produced.

The replacement of the gym equipment is a contractual obligation as part of the leisure management contract with our management provider Greenwich Leisure Limited. The leisure management contract states that a new facility would be built in Didcot during the life of the contract (contract clause 39.12). As the new Didcot leisure facility is still under review and has not been built the purchase of new equipment for Didcot Wave was not budgeted into the capital programme as part of the contract.

The Leisure strategy specifically identifies the need to protect and improve the leisure centres within the district.

Several new private gyms have opened in Didcot in recent years due to the large housing developments in the area such as Great Western Park, Willowbrook Park, Hadden Grove and Dida Gardens. These are in direct competition with Didcot Wave, and in order to compete we need to show that we are committed to improving the leisure provision at Didcot Wave.

By replacing all the original equipment with the latest models available, it shows we are committed to providing the most up to date/on trend equipment with the latest technology, demonstrating our commitment to improve the facility and enhance users workout experience.

Several of the new pieces of cardio equipment are now self-powered, this will contribute to the achievement of the South Oxfordshire District Council Corporate Plan 2020-2024 targets to do everything we can to help tackle the Climate Emergency; to reduce carbon emissions becoming carbon neutral by 2030 and deliver a Climate Emergency Programme.

## Options

7. The S106 contributions have been reserved for the Didcot Leisure Facility. Cllr Maggie Filipova-Rivers has given her agreement to these contributions being diverted to this project. The Infrastructure Development Team Leader advises that on current estimates the use of S106 funds for this project are appropriate and that CIL funds are available for use towards the Didcot Leisure Facility.
8. Under the leisure management contract, and Deed of Variation support package to GLL the Council have a contractual commitment to provide gym equipment.



## **Climate and ecological impact implications**

9. The Climate team support the conscious decision to purchase some self-powered equipment which will reduce the energy consumption of Didcot Wave. Consideration should also be given to the energy efficiency of all equipment purchased, as well as the carbon footprint of the equipment (materials and distance travelled).

## **Financial Implications**

10. The total anticipated cost of the project is approximately £133,129.99. The project is to be funded by £103,139.77 from SODC S106 contributions, £16,536.73 of S106 contributions secured in VWHDC and £13,453.49 from the SODC leisure capital works budget X155.
11. As the funding requested is above £100,000, under the terms of the Constitution of South Oxfordshire District Council and Vale of White Horse District Council – 2 June 2023 Financial procedure rules (para 75 (c) (Appendix Two)) approval is required by full council to create a new budget. It is recommended that Council delegate authority to the Head of Finance to award the funding for expenditure in accordance with the S106 agreement.

## **Legal Implications**

12. The legal team have approved the use of the S106 contributions.
13. This project is part of the Deed of Variation GLL support package agreement to replace/upgrade the gym equipment on site.

## **Risks**

14. This project is only part funded by S106 contributions, totalling £119,676.50 the remaining funds required of £13,453.49 will come from the SODC leisure capital works budget X155.
15. If there is a significant delay with moving this project forward, we risk there being a potential dispute under contract and a risk of a financial dispute against the contract.

## **Other implications**

16. No further impacts or implications identified.

## **Conclusion**

17. The proposed project conforms to the spending parameters of the S106 agreements and is a suitable use of the funds.
18. The project will provide up to date equipment with some self-powered items that will reduce the energy consumption of Didcot Wave. Purchasing the latest models available shows a commitment to improving the facility and enhancing the workout experience. Sustainable recreation facilities to meet the needs of the growing community, now and in the future, promoting a healthy and active lifestyle, which it is hoped will, in turn, reduce healthcare needs.

19. It is therefore recommended that the S106 budget identified be created for the council's leisure facilities team to deliver the project as outlined above.

## **Background Papers**

- None.

**Financial contributions**

**Development:** Land to the north east of Didcot

**Planning Ref:** P15/S2902/O

**S106 Ref:** 17S19

**Date of agreement:** 30 June 2017

**Obligation:** "Health and Fitness Contribution" means the sum of six hundred and twenty two thousand six hundred and nine pounds (£622,609.00).

(Towards Leisure Centre on site - but if option not exercised by 31/12/22 then off site facility serving the site.)

**Expiry Date:** 15 January 2029

**Development:** Land to the West of Wallingford (Site B) Wallingford

**Planning Ref:** P14/S2860/O

**S106 Ref:** 17S29

**Date of agreement:** 4 October 2017

**Obligation:** "Health and Fitness Contribution" means the sum of twenty six thousand two hundred and fifty three pounds and nine pence (£26,253.09) towards towards improvements to health and fitness facilities including increasing the number of health and fitness stations at Abbey Leisure Centre or an alternative leisure facility within catchment for the development.

**Expiry Date:** 8 April 2031

## Constitution June 2023

### Section 106 and community infrastructure levy (CIL) income and related expenditure

Page 223-224 Constitution of South Oxfordshire District Council and Vale of White Horse District Council – 2 June 2023  
Financial procedure rules

73. The head of planning shall be responsible for negotiating and gaining the relevant approval for section 106 agreements. Receipt of a section 106 or CIL income does not confer the power to spend. Appropriate budgets must be created in accordance with the financial procedure rules to give heads of service authority to incur expenditure on schemes funded from section 106 or CIL income. Part 2 of this constitution sets out delegations to the heads of service relating to the community infrastructure levy.

74. For section 106 or CIL agreements that provide clear and unambiguous details on how the receipts raised must be used, where that agreement has been approved by the Planning Committee and over which further discretion cannot be applied then the head of finance can approve the creation of the relevant revenue or capital budget.

75. For all other section 106 and CIL agreements where contributions are received by the council a budget for the spending of the receipt must be created as follows:

- (a) For agreements of up to £20,000 budgets can be approved by the head of finance.
- (b) For agreements greater than £20,000 up to £100,000 budgets can be approved by the relevant Cabinet member in consultation with the Cabinet member for finance.
- (c) For agreements of greater than £100,000 budgets must be approved by Council.

# Cabinet Report



Listening Learning Leading

Report of Head of Planning

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To: CABINET

Date: 28 September 2023

## Cuxham Conservation Area Appraisal Adoption

### Recommendations

(a) That the Cuxham Conservation Area Appraisal and Management Plan as drafted following public consultation is adopted as a Supplementary Planning Document (SPD) as part of the Development Plan evidence and is a material planning consideration.

(b) To delegate to the Head of Planning in consultation with the relevant Cabinet Member to make minor changes, typographical corrections or non-material amendments to the Cuxham Conservation Area Appraisal and Management Plan document prior to formal publication and statutory notification requirements.

### Purpose of Report

1. The purpose of this report is to provide a summary of the representations received during the public consultation on the draft Cuxham Conservation Area Appraisal and Management Plan and to detail the changes that have been made to the document as a result in order to seek formal adoption of the document.

### Corporate Objectives

2. The Appraisal accords with 2020-2024 Corporate Objectives 4 (Improved economic and community well-being) and 5 (Housing and Infrastructure that meet local needs). The document also forms part of the development plan evidence base supporting the preservation and enhancement of the district's historic environment.

## Background

### Purpose of the Conservation Area Appraisal and Boundary Review

3. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Cuxham Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of the area, and the boundary was reviewed during the writing of the document.
4. Under Section 71 of the above act, the Council has a responsibility to formulate and produce proposals for the preservation and enhancement of its conservation areas. This appraisal for Cuxham, authored by the Conservation Team, forms part of our rolling programme of providing or supporting local groups with conservation area appraisals for all the South Oxfordshire designated conservation areas.
5. Internal consultation was undertaken in September 2022 and feedback and responses received fed into the draft document that was issued for public consultation.
6. Officers were satisfied that the draft document met with the tests of Historic England's guidance for Conservation Area designation and appraisal and the draft document was issued for a public consultation.
7. A five-week period of public consultation commenced on Wednesday 8 February 2023, closing on Wednesday 15 March 2023. Hard copies of the document were provided at the Holy Rood Church and Watlington Library. We were assisted with the advertising of the consultation by the parish clerk.
8. Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area. The appraisal document once adopted will form part of the evidence base for the Development Plan as a supplementary planning document. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

### Statement of Consultation Methodology

9. This SPD has been prepared and consulted upon in accordance with the Council's Statement of Community Involvement (Dec 2022).
10. Appended to this statement is a full Consultation Report (Appendix 2) which outlines the methodology for consultation in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 13), the full results and how these were reviewed.
11. The Consultation Report summarises how relevant issues have been addressed and supports the proposed adoption of the Conservation Area Appraisal and Management Plan for Cuxham as an SPD in accordance with Regulation 14 of the above regulations.

## Summary of the Appraisal Document

12. This document was produced and reviewed by the Conservation Team in tandem with the development of a new template to be used for all future appraisals. Cuxham was chosen as a result of a weighting exercise in which un-appraised conservation areas within South Oxfordshire were prioritised by development pressures. The Conservation Team, in discussion with the Cabinet member, agreed that these priority areas would benefit the most from a conservation area appraisal.
13. The document provides a summary of the history of Cuxham and its development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and illustrative maps showing various details of spatial and character analysis.
14. During a review of the existing Conservation Area boundary, the Conservation Team recognised that the existing boundary sufficiently captured the full extent of the historic settlement at Cuxham, and therefore no boundary revisions were proposed as part of the appraisal process.

## Summary of consultation responses received

15. In total, 11 responses were received during the public consultation period. This is made up of 6 responses via the online survey and 5 responses via email.
16. Further detail and the list of responses can be found in Appendix 2, the Cuxham Consultation Report produced by the Consultation and Community Engagement Team.
17. Overall, the responses received were generally supportive of the content of the document. Summaries of the changes made as a result of the comments are detailed below.

## Proposed changes to the consultation version of the Appraisal Document

18. The draft appraisal document will be updated to reflect the outcome of the public consultation. Specifically, Section 1 will be updated with the dates of consultation and outcome of adoption.
19. In this and several other conservation area appraisal consultations we have had feedback concerning the accessibility and ease of use of some of the interactive features of the consultation draft appraisals, such as the mapping. In light of this, we have simplified these elements across all of our appraisal work, including the Cuxham conservation area appraisal. No content will be lost as a result of these changes.
20. There are no other major changes anticipated to the document.

## Options

21. There are two options for Cabinet:

- 1) To find that the Cuxham Conservation Area Appraisal as proposed does capture the special architectural and historic interest of the area and that no boundary changes are necessary.

- 2) To find that the Cuxham Conservation Area Appraisal as proposed does not capture the special architectural and historic interest of the area and that changes are necessary to both the appraisal document and boundary.

22. Based upon officers' assessment of Cuxham as presented in the Conservation Area Appraisal and the responses received during public consultation, it is recommended that the proposed appraisal and management plan are adopted, which is in line with Option (1) above and the recommendations made at the beginning of this report.

### **Climate and ecological impact implications**

23. There are no anticipated negative climate or ecological implications as a result of the proposed boundary revision or appraisal document.

24. The management plan section of the document encourages high quality and energy efficient designs to combat climate change for all proposed development within the conservation area.

25. Conservation Area designation specifically increases protection of trees over a certain size.

### **Financial Implications**

26. Any council decision that has financial implications must be made with the knowledge of the council's overarching financial position. For South, the position reflected in the council's medium-term financial plan (MTFP) as reported to full Council in February 2023 showed that it is due to receive £644,000 less in revenue funding than it plans to spend in 2023/24 (with the balance coming from reserves), with this budget gap expected to continue in future years. However, there is great uncertainty over this caused by a lack of clarity from government.

27. The future funding gap is predicted to increase to over £8.5 million by 2027/28, based on current cautious officer estimates of future funding levels. Whilst it is anticipated that overall funding for the council will remain relatively unchanged in 2024/25, the lack of certainty on future local government funding from 2025/26 onwards means the level of funding, and the resulting estimated funding gap, could be significantly different from current officer estimates in either a positive or negative way. Every financial decision, particularly those involving long-term funding commitments (i.e. those beyond 2024/25), needs to be cognisant of the potential for significant funding gaps in future years.

28. There are no proposed changes to the existing Cuxham Conservation Area boundary and as such there are no anticipated additional or new financial implications resulting from the adoption of the appraisal. The document will help to inform planning decisions within the existing designated boundary as a supplementary planning document and the emerging joint Local Plan.

### **Legal Implications**

29. The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area



which are conservation areas. This Appraisal for Cuxham forms part of the Council's rolling programme of providing conservation area appraisals for all its designated conservation areas.

30. The principal legal effect of the designation of an area as a conservation area is control over demolition of buildings (including structures classed as buildings in planning legislation) and control over works to trees. In determining applications, the council also has a duty under the Planning Acts to have regard to the desirability of preserving or enhancing the character or appearance of the area and there are less generous permitted development rights, under the Town and Country Planning (General Permitted Development) Order 2015.

## **Risks**

31. No strategic or operational risks associated with the matters covered in this report have been identified.

## **Other implications**

32. An Equality Impact Assessment is not required for this Conservation Area Appraisal document. The document is a supplementary guide to existing planning policy and statutory designation with no negative impact on associated policies, service users or employees. The document has been produced to be as accessible as possible.

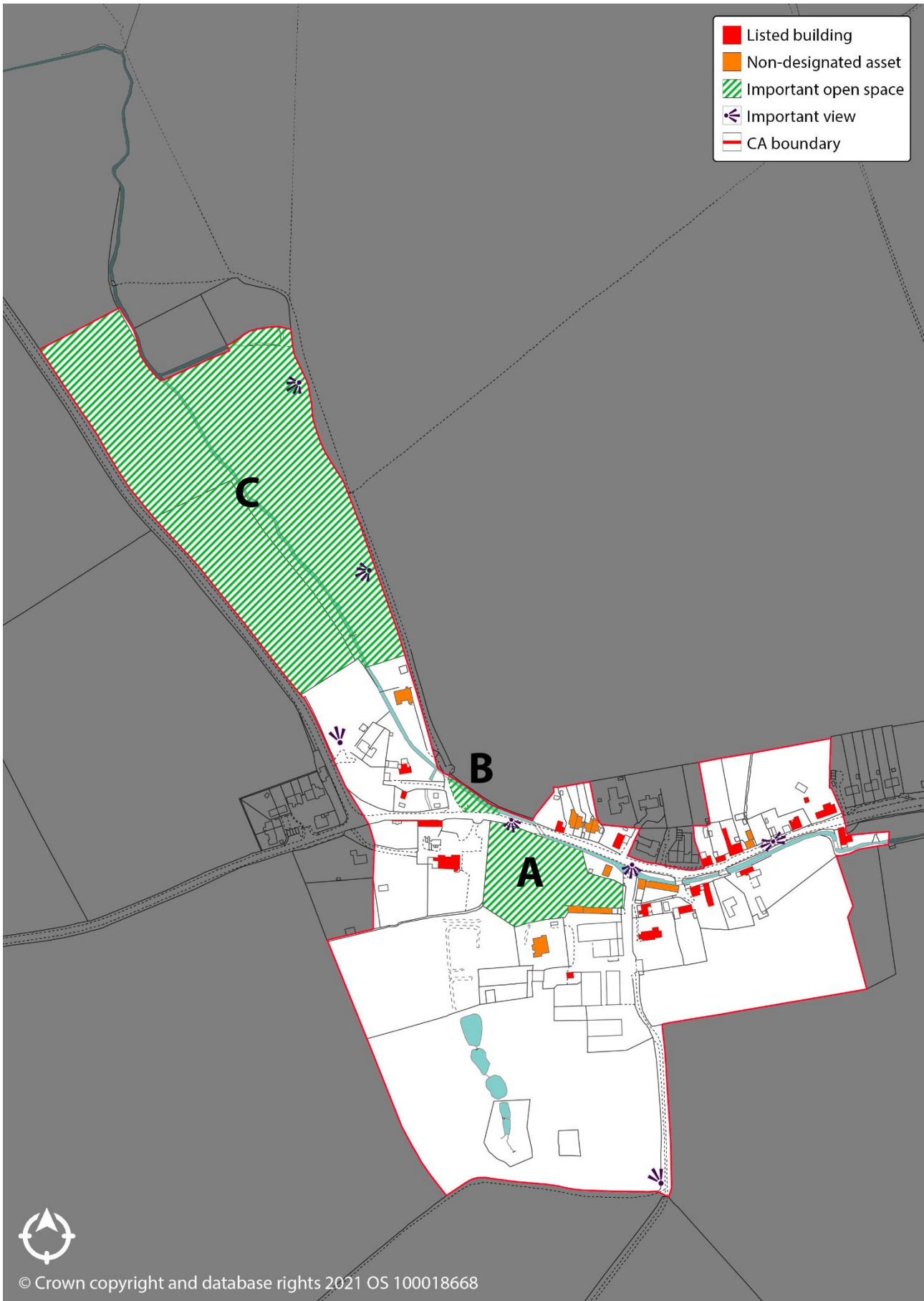
## **Conclusion**

33. Having regard to the evidence collected and presented in the Cuxham Conservation Area Appraisal and to the responses received during consultation, it is recommended that the Cuxham Conservation Area Appraisal is adopted as proposed for development management purposes in line with the recommendations made at the beginning of this report.

## **Background Papers**

- Appendix 1: Cuxham Conservation Area Map
- Appendix 2: Consultation Report

# Appendix 1: Cuxham Conservation Area Map



**Appendix 2: Consultation Report**

# Review of the Cuxham Conservation Area consultation

## CONSULTATION SUMMARY REPORT

A review of the feedback received to the Cuxham Conservation Area consultation.

**MAY 2023**



If you require this report in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please email [haveyoursay@southandvale.gov.uk](mailto:haveyoursay@southandvale.gov.uk) or call 01235 422425.

## CONTENTS

SUMMARY	3
HOW WE HAVE USED THE RESULTS	3
BACKGROUND TO THE ENGAGEMENT	4
ENGAGEMENT METHODOLOGY	5
QUANTITATIVE AND QUALITATIVE DATA	6
SURVEY	14
COMMUNICATION	18
FURTHER INFORMATION	20

**Note:** When stating percentages in the analysis, we are referring to the percentage of respondents that answered the specific question, rather than the total number of responses to the overall survey. Response percentages may not add up to 100% due to rounding up over .5 and rounding down under .5. Words that appear in italics are quotes taken from comments received.

## SUMMARY

South Oxfordshire District Council invited residents to give their views on the Cuxham Conservation Area Appraisal document.

In total, 11 responses were received during the public consultation period. This is made up of 6 responses via the online survey and 5 responses via email.

The majority of respondents (9) were from individuals/members of the public. The remaining 3 respondents were representing a business/organisation.

Overall, there was a general support for the appraisal, comments of praise for the presentation and characterization of the village. Cuxham has seen incremental change over the past decade which some respondents are keen to manage with the aid of this new appraisal. Some responses include updates and additional detail which will help to ensure an adopted appraisal will be as current as possible.

Detailed comments on how the Conservation Team have responded to all the comments received can be found in this qualitative data section of this report.

## HOW WE WILL USE THE RESULTS

The Cuxham Conservation Area Appraisal is currently undergoing review following the close of public consultation. Once a final draft is produced using the consultation feedback, it will be presented by a Cabinet member at a Cabinet committee meeting to be formally adopted as a supplementary planning document. Once adopted, the appraisal can be used to inform planning decisions and will be available to view on our [conservation areas webpage](#).

## BACKGROUND TO THE ENGAGEMENT

### Purpose of the Conservation Area Appraisal and Boundary Review

#### What are conservation areas?

Areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. In addition to statutory controls, both National Policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.

#### What is the purpose of a conservation area appraisal?

- Identify special architectural or historic interest and the changing needs of the conservation area;
- Define or redefine the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

### Summary of the Appraisal Document and alterations to the Proposed Boundary

This document was fully produced and reviewed by the Conservation Team in tandem with the development of a new template to be used for all future appraisals. Cuxham was chosen as a result of a weighting exercise in which un-appraised conservation areas within South Oxfordshire were prioritised by development pressures. The Conservation Team decided that these priority areas would benefit the most from a conservation area appraisal.

The document provides a summary of the history of Cuxham and its development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and illustrative maps showing various details of spatial and character analysis.

During a review of the existing Conservation Area boundary, the Conservation Team determined that the existing boundary sufficiently captured the full extent of the historic settlement at Cuxham, therefore no boundary revisions were proposed as part of the appraisal process.

## ENGAGEMENT METHODOLOGY

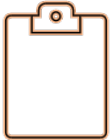
How we undertook the consultation.



The consultation ran from Wednesday 8 February until 11.59pm Wednesday 15 March, 2023.



Letters were issued to residents of Cuxham. The council's consultation database was also contacted and filtered for consultees that live within Cuxham and may have an interest in the consultation.



An online survey was created and asked respondents to provide their feedback on the Cuxham Conservation Area Appraisal document. A copy of the survey and comments received are available to view in this report.



Paper copies of the consultation materials were made available in the Holy Rood Church and Watlington Library. Posters were also put on display around the town to help promote the consultation.



A link to the online survey was made available on the council's webpages.

### Reporting methodology

A total of 11 completed responses were received. This is made up of 5 responses received via the online survey and 6 responses via email which were manually added to the results.

The full results to the consultation are included in this report, alongside an officer response.

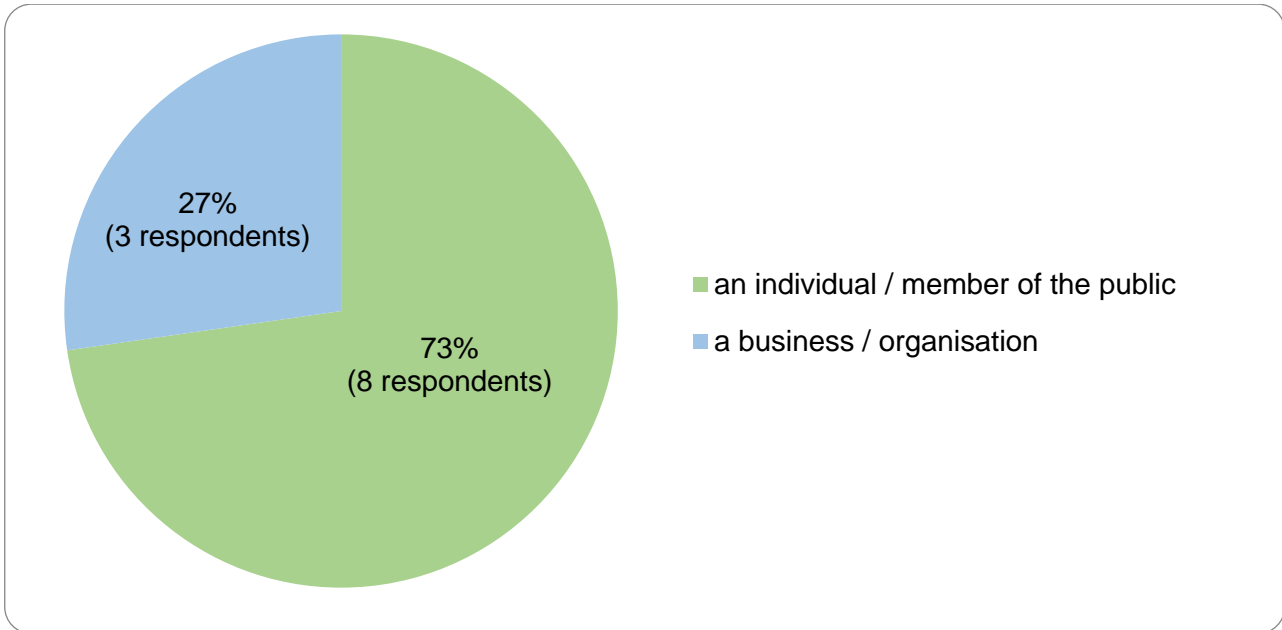
Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our [planning consultations privacy policy](#).



## QUANTITATIVE AND QUALITATIVE DATA

A copy of the quantitative and qualitative data received to the consultation is provided below.

### 1. Are you responding as:

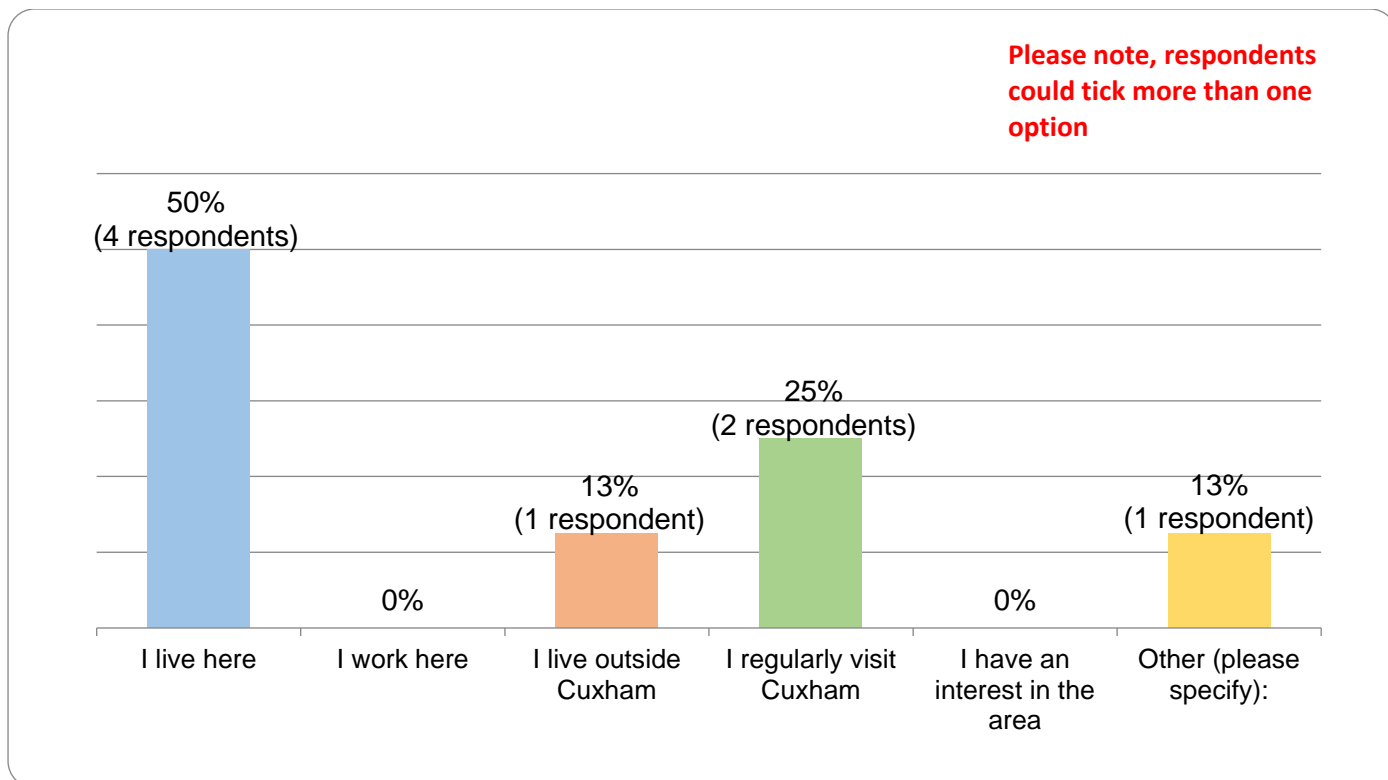


Most responses (8) were received from individuals / members of the public. The remaining responses (3) were on behalf of a business / organisation.

### 2. Please provide the name of the business / organisation, council or body you are representing:

- *n/a*
- *Pyrton Parish Council*
- *Historic England*
- *Natural England*

3. What is your connection to Cuxham? Please tick all that apply.



Other (please specify):

- I lived in Cuxham from 1987 to 2000

A total of 8 respondents answered this question. Half of the number of respondents (4) said they live in Cuxham. The remaining 4 respondents said they regularly visit Cuxham (2), live outside Cuxham (1) and 1 respondent selected 'other'.

4. Please provide your comments on the appraisal document below.

ID	Comments	Officer response
210613087	Conservation Areas are a nuisance for all residents and legislation should be passed to abolish them. They are a classic example of excessive regulation which stifles growth and serves to provide unnecessary employment at public expense.	As we are not introducing new controls here, there is no need to respond to this comment
210625837	I find the appraisal appropriate	Noted with thanks
210676610	Well done, the appraisal catches the essence of the village with some good photographs. 2.1 Having lived in Cuxham for 39 years, I have never heard of the term "Vale Fringes". 2.2 The church is in a benefice with Benson, Ewelme and Brightwell Baldwin as well as Easington, in recent years. Fig 1 Please use three words for "Middle Farm House". Map Layers should make it clear that Ordnance survey map 1881 toggles with current OS map. Instruction layers show Tithe Map 1837 and OS Map 1878, but these are not actually	Really helpful comments adding additional local detail that we were not aware of.

	<p>present as layers.          3.0 Page 7 Road does not lead towards Thame, but towards Chalgrove and Stadhampton to the West.          Following downstream, not upstream.          Marlbrook does not disappear into the trees, which sounds as though it drops into a sinkhole. It "flows on downstream" into the trees.          4.1 Page 9 Not forest. Better to use trees or woods.          4.3 2nd para Manor House, now Manor Farm.          5.2 2nd para Not Cuxham meadow, but Town Furlong meadow.          5.3 Traffic moves both ways.          5.3 2nd para Planters are not yet introduced, only proposed.          5.3 3rd para All of Cuxham common is today private. Track is bridleway across to Pyrton Heath. footpath does not go to Cutt Mill but towards Easington.          5.4 Page 15 Farm buildings are roofed with corrugated asbestos.          6.1 A Manor Farm 3rd bullet point Gate on northern boundary wall is still used today for moving/herding cows.          B Old Rectory Verge...tends to be called Lower Green by current villagers. Not underground water pump, but underground sewage pumping station.          6.2.2 Surely not a steeple, rather a tower with a 4-sided pitched roof.          Appendix A Barn approx 8m E of Middle Farm House...3 words          Middle Farm House....3 words          Appendix B Post Medieval to modern The C17/18th post office (PRN11302). now Middle Farm House, is listed and is recorded.....</p> <p>There is an important view missing, namely that from the footpath above Manor Farm, looking back North over the whole village, and indeed over the whole of the conservation area. This footpath towards Turners Green Lane, and onto Upperton, is an important footpath and perhaps should be given more of a mention.</p>	
<p>210700296</p>	<p>I'd like to review the draft without having to download it to my device.           Simply accessing a webpage would be so much easier.</p>	<p>This is actually a personal setting on the individual's device. We recommend that they are downloaded to enable interactivity but it is down to personal settings.</p>
<p>210811357</p>	<p>Cuxham is a lovely hamlet and should avoid damage and indeed promote careful attendance to it's historic buildings and rural ambience. The town furlogh is a particular success and it is great that there are to be allotments.</p>	<p>Noted with thanks. We were not aware new allotments were being added to the</p>

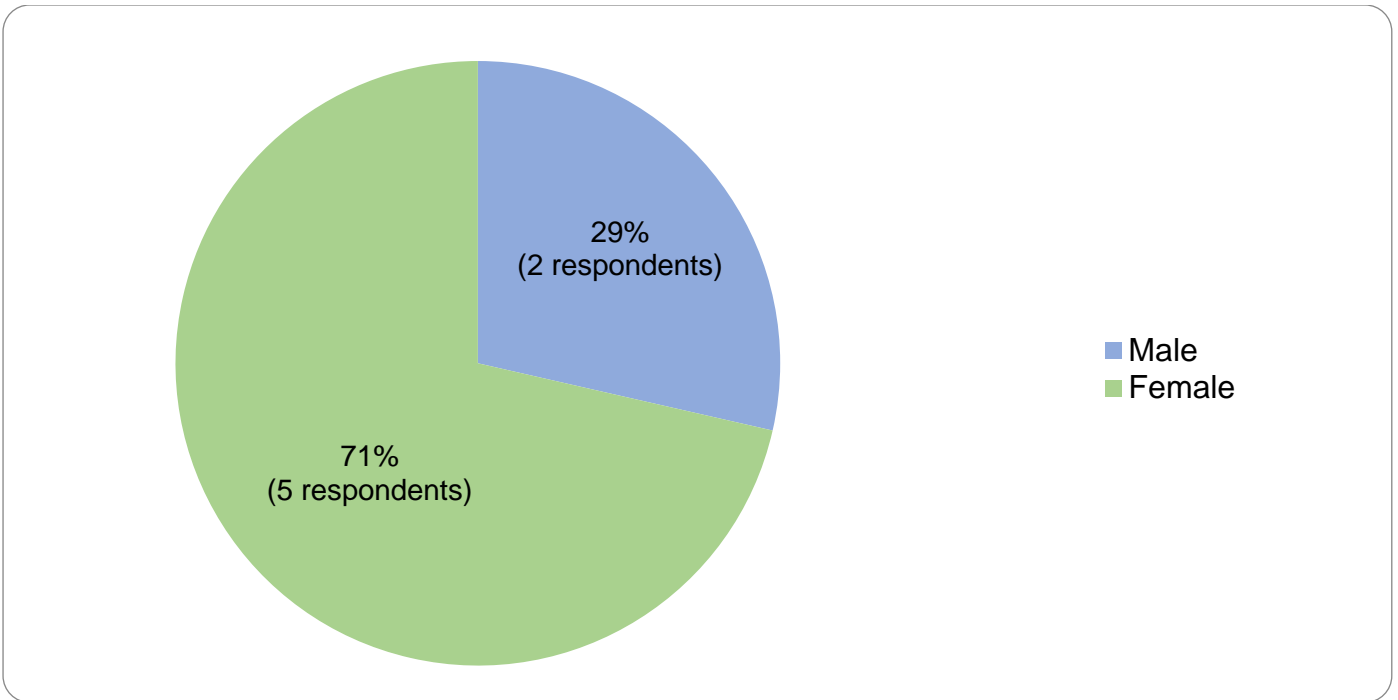
		village.
210893878	<p>The Consultation draft states in paragraph 5.3 that: "The recently introduced traffic calming measures, reducing the speed limit to 20mph and adding planters to narrow wider parts of the road, are a positive step towards reintroducing the more pedestrian friendly and historic shared functionality of the road. "</p> <p>It should be noted that the speed limit has indeed been reduced to 20mph, but the planters have not yet been added and the council have given no indication as to if and when they will be installed. Therefore only 1 positive step has been taken to improving the shared 'functionality of the road', and in the meantime the speed of vehicles through the historic village remains an acute safety concern for pedestrians and cyclists.</p>	Noted with thanks.
212063954	<p>I welcome the inclusion of several other houses as suggested, but as being part of a Conservation Area requires certain rules to be followed eg type of windows ( especially if the property fronts directly onto the road ) the owners of these newly added properties must be advised that these rules/ conditions( where appropriate)would apply to them and make sure they are made fully aware .</p>	<p>We are not making any boundary revisions here so no new properties are being added to the conservation area. Where we are identifying buildings as non-designated heritage assets, their permitted development do not change from existing.</p>
213687723	<p>Pyrton Parish Council wanted to add their strong support of the Cuxham Conservation Area Appraisal.</p>	Noted with thanks
213687853	<p>Dear Sir/ Madam,</p> <p>Thank you for consulting Historic England on the conservation area appraisal for Cuxham.</p> <p>We welcome the writing of a conservation area appraisal for the conservation area and have no specific comments to make.</p>	Noted with thanks
213687922	<p>Thank you for your consultation request on the above dated and received by Natural England on 8th February 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in Local and Neighbourhood planning and must be consulted on draft development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted with thanks

	<p>Natural England does not have any specific comments on this Conservation Area Appraisal.</p>	
<p>213688070</p>	<p>I am not familiar at all with these documents, but there is a reference at 5.3 to "planters" - this may be from an OCC consultation in 2021 of Phase 1 and Phase 2 trial of traffic management. The Phase 1 20mph sign change was implemented, but there were objections from the bus company and Thames Valley Police to a Phase 2 experimental trial of planters - these were proposed as trial measures for a period, not permanent, and Phase 2 has not actually happened!</p> <p>Mentioning the bus service, Cuxham does have a complete set of lovely iron flag-style bus stop signs that are sometimes referenced by passing bus enthusiasts. Not sure if they are mentioned or perhaps not relevant. It would be nice to include a photo perhaps? The village has a seven-day-a-week, near hourly bus service between Watlington and Oxford, Oxford Bus Company no 11 service.</p> <p>Bus services may not date back to conservation times, but it is sad to read of the decline in the population and that the village is shrunken - a term that I had not heard before! Bus is sustainable transport. If households have to rely solely on private cars to travel they own several and more than there is space to park. These are then parked on whatever pavement we have and on tracks etc.</p> <p>Cricket ceased to exist around 10 years ago, what was the pitch is now part of the farm.</p>	<p>As above, reference to planters to be removed.</p> <p>We will take the opportunity to add a photo of the bus stop signs as we have one.</p> <p>Shrunken village status is a reference to local changes very historically, not in living memory. It shouldn't affect buses.</p>

**5. You can upload any supporting documents using the button below.**

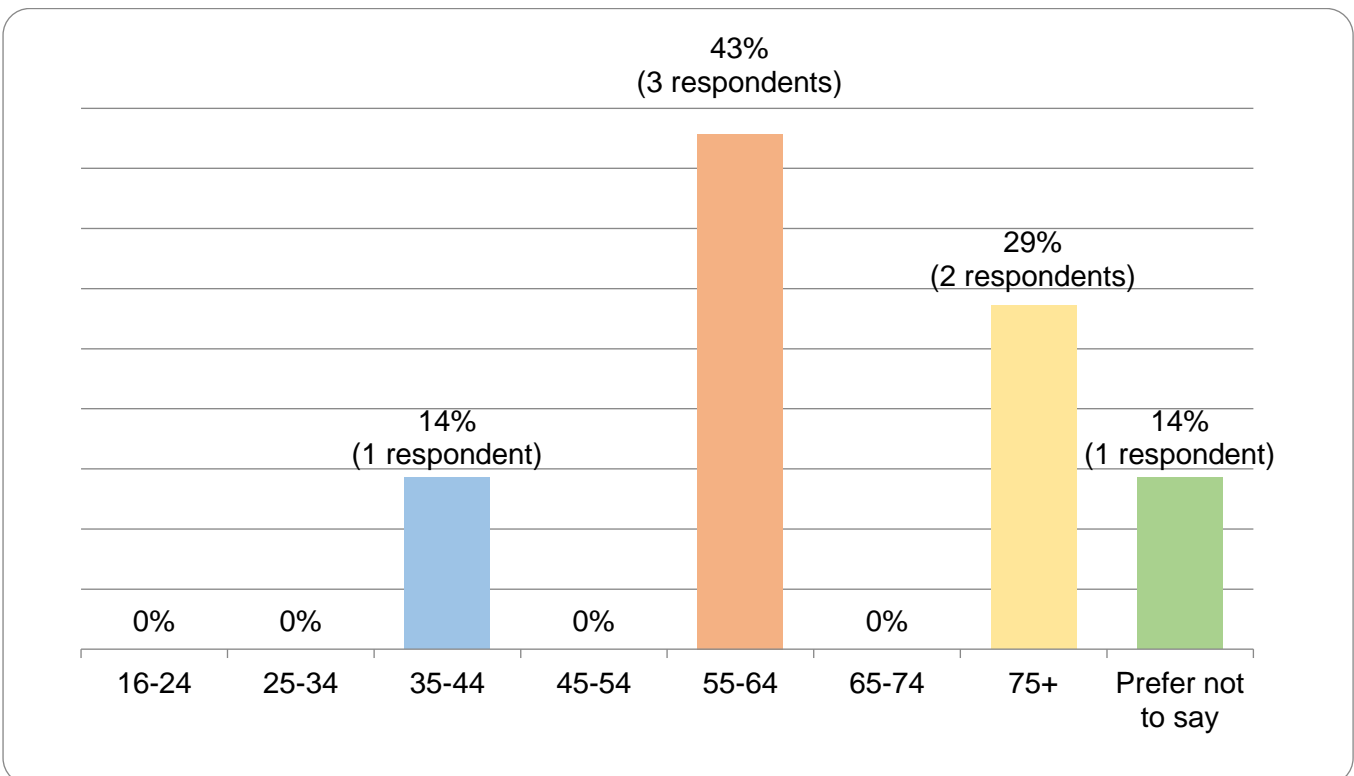
No supporting documents received.

6. which of the following describes how you identify yourself?



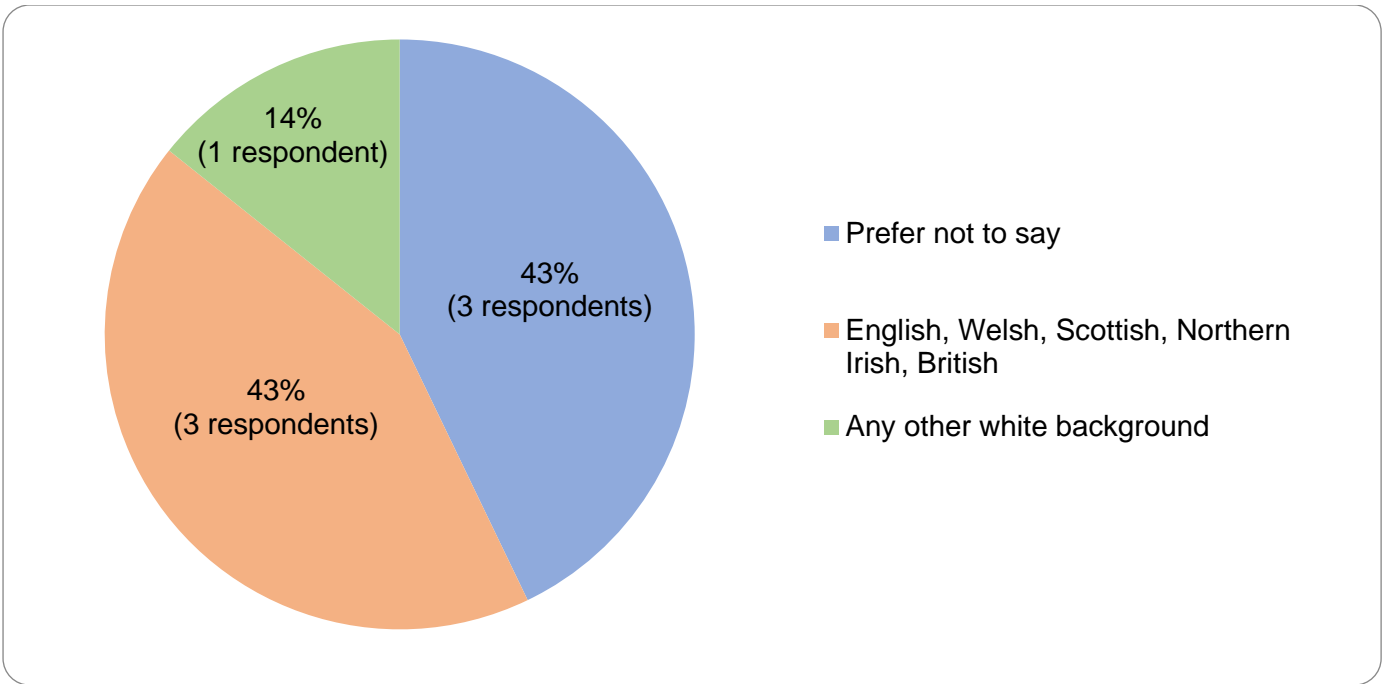
The majority of respondents identify as a female (5) and 2 respondents identify as a male.

6. How old are you?



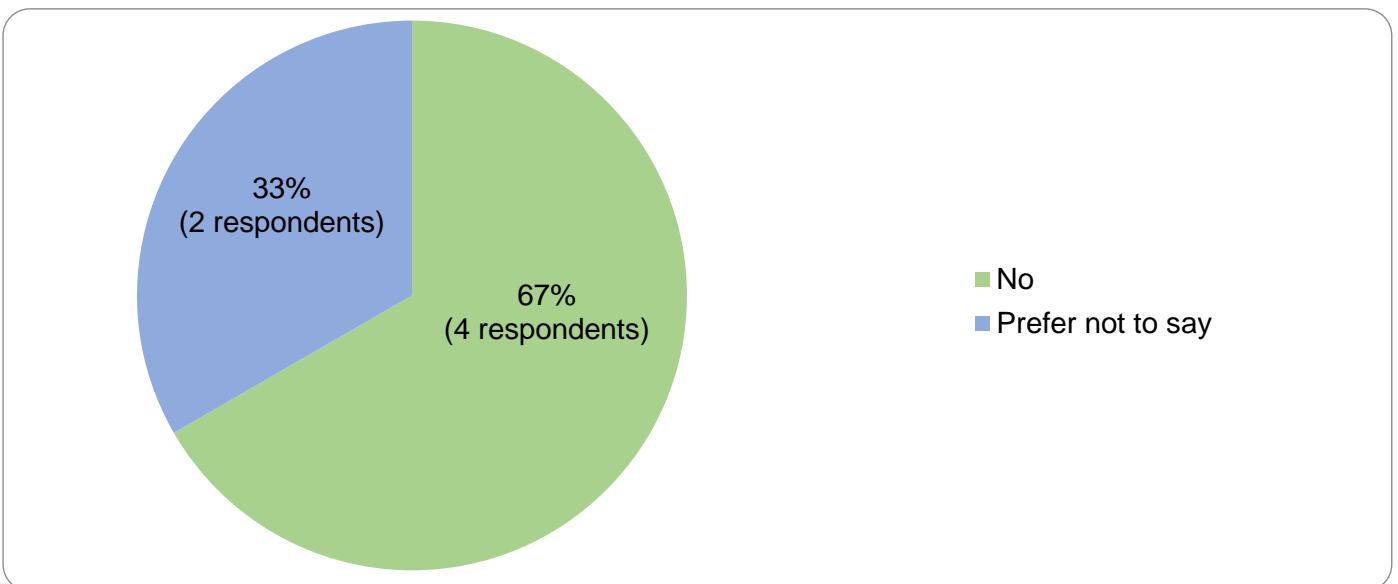
There were 3 responses from those in the 55 to 64 age bracket, followed by 2 respondents aged 75+. 1 respondent is aged between 35 to 44. The remaining respondent preferred not to answer this question.

**8. What is your ethnic group?**



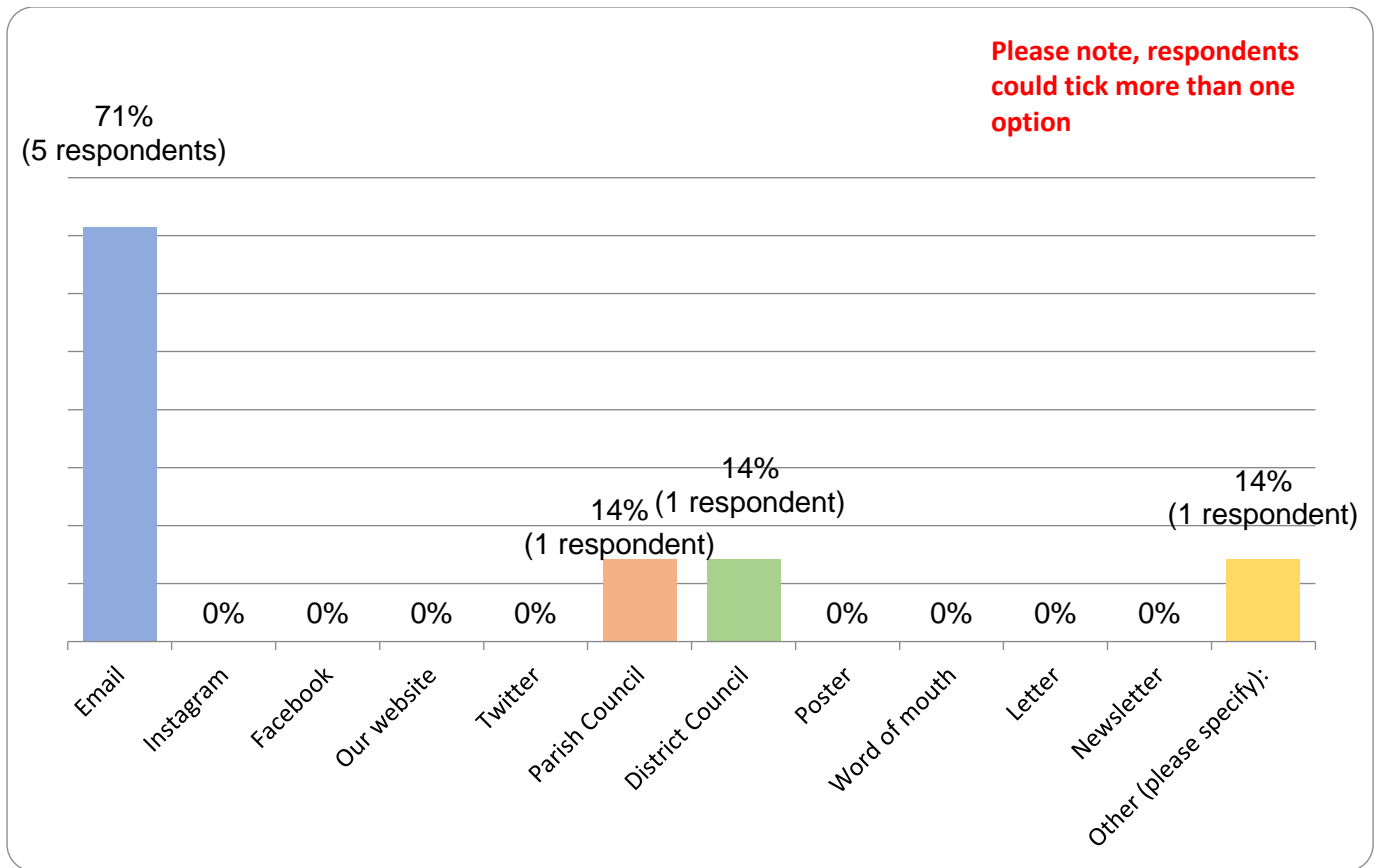
A total of 7 respondents answered this question. 3 respondents said they are from a ‘White British - English, Welsh, Scottish and Northern Irish’ ethnic group. 3 respondents also preferred not to say. The remaining respondent said they are from any other white background.

**9. Are your day-to-day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?**



Most respondents (4) said their day-to-day activities aren’t limited because of a health problem or disability which has lasted or is expected to last 12 months or more. 2 respondents selected ‘prefer not to say’.

10. How did you hear about the review of the Cuxham Conservation Area appraisal?



Other (please specify):

- *Parish Meeting*

Most respondents heard about the Cuxham Conservation Area Appraisal consultation via email (5). The remaining respondents heard about it via their parish council (1), district council (1) and 1 respondent selected 'other'.



## SURVEY

A copy of the online survey is provided below.

### Review of the Cuxham Conservation Area

We are carrying out a review of the conservation area in Cuxham.

As part of the review process, we are now inviting comments on the Cuxham Conservation Area Appraisal document. This new appraisal document, once adopted, will be used to support planning decisions in the area. No boundary changes are proposed.

You can find out more information about the review and download the appraisal document on our website.

We are inviting your comments on the proposed changes during a five-week consultation period which runs from Wednesday 8 February until 11.59pm Wednesday 15 March, 2023.



#### Personal details

If you are responding as an individual, you are not required to provide your name or personal details. If you are responding on behalf of a business, organisation, or other we will ask for its name and this information may be published. Any personal information you provide to the council within your comments that could identify you will not be published. Further information on data protection is available on in our privacy statement.

#### Queries?

If you have any questions on the draft appraisal, survey or require it in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please contact our Conservation team at [conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk) or call 01235 422600.

#### What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new Conservation Area Appraisal document and adopted revised boundary on our website.

#### A bit about you

##### 1. Are you responding as: \*

- an individual / member of the public
- a business / organisation
- Other (please specify):

**2. Please provide the name of the business / organisation, council or body you are representing:**

**3. What is your connection to Cuxham? Please tick all that apply.**

- I live here
- I work here
- I live outside Cuxham
- I regularly visit Cuxham
- I have an interest in the area
- Other (please specify):

**Your comments**

**4. Please provide your comments on the appraisal document below.**

You can view the Cuxham document on our website. If you would like to see this document amended or improved in any way, it would be helpful if you could please explain what changes you are seeking. \*

**5. You can upload any supporting documents using the button below.**

Choose File

**Our commitment to equal access for all**

We are committed to making sure that residents have equal access to all council services. Please help us to keep track of how successfully we are achieving this by ticking the appropriate boxes below.

All questions are optional. All information is confidential and will only be used to help us monitor whether views differ across the community.

**6. Which of the following describes how you identify yourself?**

- Male
- Female
- Neither of the above (specify below if you would like to)
- Prefer not to say
- I identify as:

**7. How old are you?**

- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+
- Prefer not to say

**8. What is your ethnic group?**

- Prefer not to say

White

- English, Welsh, Scottish, Northern Irish, British
- Irish
- Gypsy or Irish Traveller
- Any other white background

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background

Black or Black British

- Caribbean
- African

Any other black background

Mixed or Multiple Ethnic Groups

White and Black Caribbean

White and Black African

White and Asian

Any other mixed background

Other Ethnic Group

Arab

Other (please specify):

**9. Are your day to day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?**

Yes

No

Prefer not to say

If yes, please specify:

**10. How did you hear about the review of the Cuxham Conservation Area appraisal?**

Email

Instagram

Facebook

Our website

Twitter

Parish Council

District Council

Poster

Word of mouth

Letter

Newsletter

Other (please specify):

## COMMUNICATION

A copy of the email notification issued to the council's consultation database is provided below.

**Subject:** Your comments are invited on the Review of Cuxham Conservation Area

Dear [NAME]

We are emailing to invite you to have your say on proposed changes to the conservation area in Cuxham as this may be of interest to you.

### **What is a conservation area?**

The village's conservation area is the designated area of special architectural or historic interest which exists to protect the features and characteristics that makes Cuxham an historic, unique and distinctive place.

### **Why are we reviewing the conservation area?**

It is a requirement that all councils coordinate and publish appraisals for the preservation and enhancement of conservation areas and that these proposals are reviewed from time to time.

This is the first comprehensive Conservation Area Appraisal document that has been produced for Cuxham. The document has been authored and published by the South Oxfordshire Conservation and Design Team. We have a statutory duty to consult the public on this new document before it is adopted.

### **Have your say as part of our review process**

As part of the review process, we are now inviting comments on the Cuxham Conservation Area Appraisal document.

You can download the appraisal and find out more information about the review on our website. <https://www.southoxon.gov.uk/cuxhamconservation>

### **How to comment**

We are inviting your comments on the Cuxham Conservation Area Appraisal document during a five-week consultation period which runs from **Wednesday 8 February until 11.59pm Wednesday 15 March**.

The quickest and easiest way to comment is to use our [online comment form](#).

Note that this is a unique link just for you and is tied to your email address. If you would like to forward this message to anybody else, please refer them to the [public link to the survey](#).

### **What happens next**

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new conservation area appraisal document and adopted revised boundary on our [website](#).

We look forward to hearing your views.

Kind regards

**Boris van der Ree**

Conservation Enquiry Officer  
South Oxfordshire District Council

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If you need support to access the consultation materials, have any queries about the survey form or require it in an alternative format (for example: large print, Braille, audio, email, Easy Read or alternative languages) please email [conservationconsults@southoxfordshire.gov.uk](mailto:conservationconsults@southoxfordshire.gov.uk) or call 01235 422600.

**Opt-out:** If you do not wish to receive further emails from us like this, please [click here](#), and you will be removed from our consultation mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so.

**Data protection:** Please refer to our planning consultations privacy statement regarding how your personal data is used for this consultation, available on the consultation page of [our website](#). If you would like to know more about the council's data protection registration or to find out about your personal data, please visit [our website](#).

## FURTHER INFORMATION

For information about the consultation or the results presented in this report, please contact:

### **Consultation and Community Engagement Team**

South Oxfordshire and Vale of White Horse District Councils

01235 422 425

[haveyoursay@southandvale.gov.uk](mailto:haveyoursay@southandvale.gov.uk)

To enquire about the council's work on the Cuxham Conservation Area consultation, please contact:

### **Conservation Area Team**

South Oxfordshire and Vale of White Horse District Councils

01235 422 600

[conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk)

END.

# Cabinet Report



Listening Learning Leading

Report of Head of Planning

Author: Samantha Allen

Telephone: 07717 274692

E-mail: [samantha.allen@southandvale.gov.uk](mailto:samantha.allen@southandvale.gov.uk)

Wards affected: Berinsfield Ward

Cabinet member responsible: Cllr Anne-Marie Simpson

E-mail: [anne-marie.simpson@southandvale.gov.uk](mailto:anne-marie.simpson@southandvale.gov.uk)

To: CABINET

Date: 28 September 2023

## **Dorchester-on-Thames and Overy Conservation Area Appraisal and Boundary Review Adoption**

### **Recommendations**

- (a) That the Overy Conservation Area boundary is adopted as per the proposed revision shown at Appendix 1.
- (b) That the joint Dorchester-on-Thames and Overy Conservation Area Appraisal and Management Plan as amended following public consultation is adopted as a Supplementary Planning Document (SPD) as part of the Development Plan evidence and is a material planning consideration.
- (c) To delegate to the Head of Planning in consultation with the relevant Cabinet Member to make minor changes, typographical corrections or non-material amendments to the joint Dorchester-on-Thames and Overy Conservation Area Appraisal and Management Plan document prior to formal publication and statutory notification requirements.

### **Purpose of Report**

1. The purpose of this report is to provide a summary of the representations received during the public consultation on the draft Dorchester-on-Thames and Overy Conservation Area Appraisal and Boundary Reviews and to detail the changes that have been made to the document as a result in order to seek formal adoption of the boundary and associated document.



## Corporate Objectives

2. The Appraisal accords with 2020-2024 Corporate Objectives 4 (Improved economic and community well-being) and 5 (Housing and Infrastructure that meet local needs). The document also forms part of the development plan evidence base supporting the preservation and enhancement of the district's historic environment.

## Background

### Purpose of the Conservation Area Appraisal and Boundary Review

3. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The joint Dorchester-on-Thames and Overy Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of the area and the boundary was reviewed during the writing of the document.
4. Dorchester Parish Council, in conjunction with their Neighbourhood Plan Review, undertook a review of the designated conservation area and updated the 2005 Appraisal and Management Plan documents for the areas.
5. Internal consultation was undertaken in September 2022 and feedback and responses received fed into the draft document that was issued for public consultation.
6. A joint document covering both Dorchester-on-Thames and Overy Conservation Areas has been produced as the two areas are intrinsically linked. However, there remain two separate Conservation Areas for Dorchester-on-Thames and Overy and they are individual statutory designations. Only the Overy Conservation Area boundary is proposed for extension.
7. Officers were satisfied that the draft document and proposed boundary extension met with the tests of Historic England's guidance for Conservation Area designation and appraisal and the draft documents were issued for a public consultation.
8. A five-week period of public consultation commenced on Wednesday 25 January 2023, closing on 1 March 2023. Hard copies of the document were provided at Dorchester Abbey and Berinsfield Library. We were assisted with the advertising of the consultation by the parish clerk, the churchwarden of Dorchester Abbey, and local residents who contributed to the creation of the document.
9. Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area. The appraisal document once adopted will form part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

### **Statement of Consultation Methodology**

10. This SPD has been prepared and consulted upon in accordance with the Council's Statement of Community Involvement (Dec 2022).
11. Appended to this statement is a full Consultation Report (Appendix 2) which outlines the methodology for consultation in accordance with the requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (Regulation 13), the full results and how these were reviewed.
12. The Consultation Report summarises how relevant issues have been addressed and supports the proposed adoption of the Conservation Area Appraisal and Management Plan for Dorchester-on-Thames and Overy as an SPD in accordance with Regulation 14 of the above regulations.

### **Summary of the Appraisal Document and alterations to the Proposed Boundary**

13. This document was edited as part of the Neighbourhood Plan review by the Parish Council and has been desktop published and further reviewed by the Conservation Team. The conservation team have reviewed draft versions of the document and advised on changes necessary to ensure the content is appropriate and compliant with current good practice for the production of appraisal and management plans as well as being consistent with council documents.
14. The Conservation Team recognise the work undertaken by Dorchester Parish Council and support the adoption of the Appraisal and Boundary Revisions.
15. The document provides a summary of the history of Dorchester and Overy and their development, an assessment of the area's historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and illustrative maps showing various details of spatial and character analysis.
16. During a review of the existing Conservation Area boundary, two areas were proposed for inclusion within the designated boundary. Of these areas only one is considered to meet with the guidelines for conservation area designation as set out by Historic England in their Advice Note 1 (2<sup>nd</sup> edition 2019) on Conservation Area Appraisal, Designation and Management.
17. Therefore, it is proposed to include an area of high archaeological interest to the Overy Conservation Area. The area straddles the existing road and bridge over the River Thame into Dorchester and provides evidence for the continued occupation of this strategic river crossing from the Roman period into the Medieval Period when the settlement nucleus focussed to the north as existing (see map at Appendix 1).
18. An area of the Demense field to the east of Dorchester has not been included within the designated area at this time as there is insufficient evidence of similar archaeological or historical interest. However, this area is proposed for inclusion in the non-designated assets list as an Area of Local Importance. This would make it a material planning consideration consistent with its current designation within the Neighbourhood Plan. This is explored in more detail in the Appraisal document.

### **Proposed changes to the Designated Boundary**

19. As described above, there is only one area which is proposed to be added to the Overy Conservation Area. This is shown at Appendix 1.
20. There are no changes to the Dorchester-on-Thames Conservation Area.

### **Summary of consultation responses received**

21. In total, 18 responses were received during the public consultation period. This is made up of 16 responses via the online survey and 2 responses via email.
22. Further detail and the list of responses can be found in Appendix 2, the Dorchester and Overy Consultation Report produced by the Consultation and Community Engagement Team.
23. Overall, the responses received were generally supportive of the content of the document and proposed boundary revisions. Summaries of the changes made as a result of the comments are detailed below.

### **Proposed changes to the consultation version of the boundary and Appraisal Document**

24. The draft appraisal document will be updated to reflect the outcome of the public consultation. Specifically, Section 1 will be updated with the dates of consultation and outcome of adoption and Section 8 will be revised to identify the changes made to the boundary specifically as a result of consultation including a series of maps showing existing, consultation and 2023 adopted boundaries should Cabinet adopt the proposed new boundary.
25. In this and several other conservation area appraisal consultations we have had feedback concerning the accessibility and ease of use of some of the interactive features of the consultation draft appraisals, such as the mapping. In light of this, we have simplified these elements across all of our appraisal work, including the Dorchester-on-Thames and Overy Conservation Area Appraisal. No content will be lost as a result of these changes.
26. There are no other major changes anticipated to the document.

### **Options**

27. There are three options for Cabinet:

- 1) To find that the Overy Conservation Area as proposed to be extended *is* of special architectural and historic interest and designate the area as a conservation area and adopt the accompanying joint Dorchester-on-Thames and Overy Conservation Area Appraisal and Management Plan.
- 2) To find that the Overy Conservation Area as proposed to be extended *is not* of special architectural and historic interest and leave the boundary as existing and not adopt the accompanying Dorchester-on-Thames and Overy Conservation Area Appraisal and Management Plan.

- 3) To find that there is an area of special architectural and historic interest that extends beyond the existing boundary but that it should be different to that proposed. Having identified and justified the difference to designate that area the conservation area.

28. Based upon officers' assessment of Dorchester-on-Thames and Overy as presented in the Conservation Area Appraisal and the responses received during public consultation, it is recommended that the proposed extension to the boundary is adopted and the revised area is designated Overy Conservation Area together with adopting the accompanying joint Dorchester-on-Thames and Overy Appraisal, which is in line with Option (1) above and the recommendations made at the beginning of this report.

### **Climate and ecological impact implications**

29. There are no anticipated negative climate or ecological implications as a result of the proposed boundary revision or appraisal document.

30. The Overy management plan section of the document encourages planting of indigenous trees, maintenance of waterways and protection of local flora and fauna, elements which are key contributors to the special character of the area.

31. Conservation Area designation specifically increases protection of trees over a certain size.

### **Financial Implications**

32. Any council decision that has financial implications must be made with the knowledge of the council's overarching financial position. For South, the position reflected in the council's medium-term financial plan (MTFP) as reported to full Council in February 2023 showed that it is due to receive £644,000 less in revenue funding than it plans to spend in 2023/24 (with the balance coming from reserves), with this budget gap expected to continue in future years. However, there is great uncertainty over this caused by a lack of clarity from government.

33. The future funding gap is predicted to increase to over £8.5 million by 2027/28, based on current cautious officer estimates of future funding levels. Whilst it is anticipated that overall funding for the council will remain relatively unchanged in 2024/25, the lack of certainty on future local government funding from 2025/26 onwards means the level of funding, and the resulting estimated funding gap, could be significantly different from current officer estimates in either a positive or negative way. Every financial decision, particularly those involving long-term funding commitments (i.e. those beyond 2024/25), needs to be cognisant of the potential for significant funding gaps in future years.

34. The process of designating a conservation area entails a small cost to advertise the designation of a new boundary to meet the statutory notification requirements as described in the legal implications section below.

35. Dwellings within the proposed extension once designated would be required to apply for planning permission for certain works that no longer benefit from permitted development rights. In this case the proposed extension does not contain any dwellings but does cover a large area of arable farmland.

36. There will be some increased work to the council arising from the processing of those applications but some of the cost of processing these applications would be recovered from the planning fee. Additionally, there may be a small increase in overall workload for the service that might not be recovered because some cases will be more complex than average. However, having regard to the lack of additional properties that the extension would cover, this impact is likely to be very small relative to annual workloads.
37. The modest costs associated with the above points will be met from existing Planning budgets.

## **Legal Implications**

21. The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. This Appraisal for Dorchester and Overy forms part of the Council's rolling programme of providing conservation area appraisals for all its designated conservation areas.
22. The principal legal effect of the designation of an area as a conservation area is control over demolition of buildings (including structures classed as buildings in planning legislation) and control over works to trees. In determining applications, the council also has a duty under the Planning Acts to have regard to the desirability of preserving or enhancing the character or appearance of the area and there are less generous permitted development rights, under the Town and Country Planning (General Permitted Development) Order 2015.
23. The Act requires that the designation of a new conservation area or variation to it be advertised in the London Gazette, a local newspaper and registered as a local land charge. The Secretary of State (DCMS) and Historic England will also be notified.

## **Risks**

24. No strategic or operational risks associated with the matters covered in this report have been identified.

## **Other implications**

25. It has been confirmed that an Equality Impact Assessment is not required for this Conservation Area Appraisal document. The document is a supplementary guide to existing planning policy and statutory designation with no negative impact on associated policies, service users or employees. The document has been produced to be as accessible as possible.

## **Conclusion**

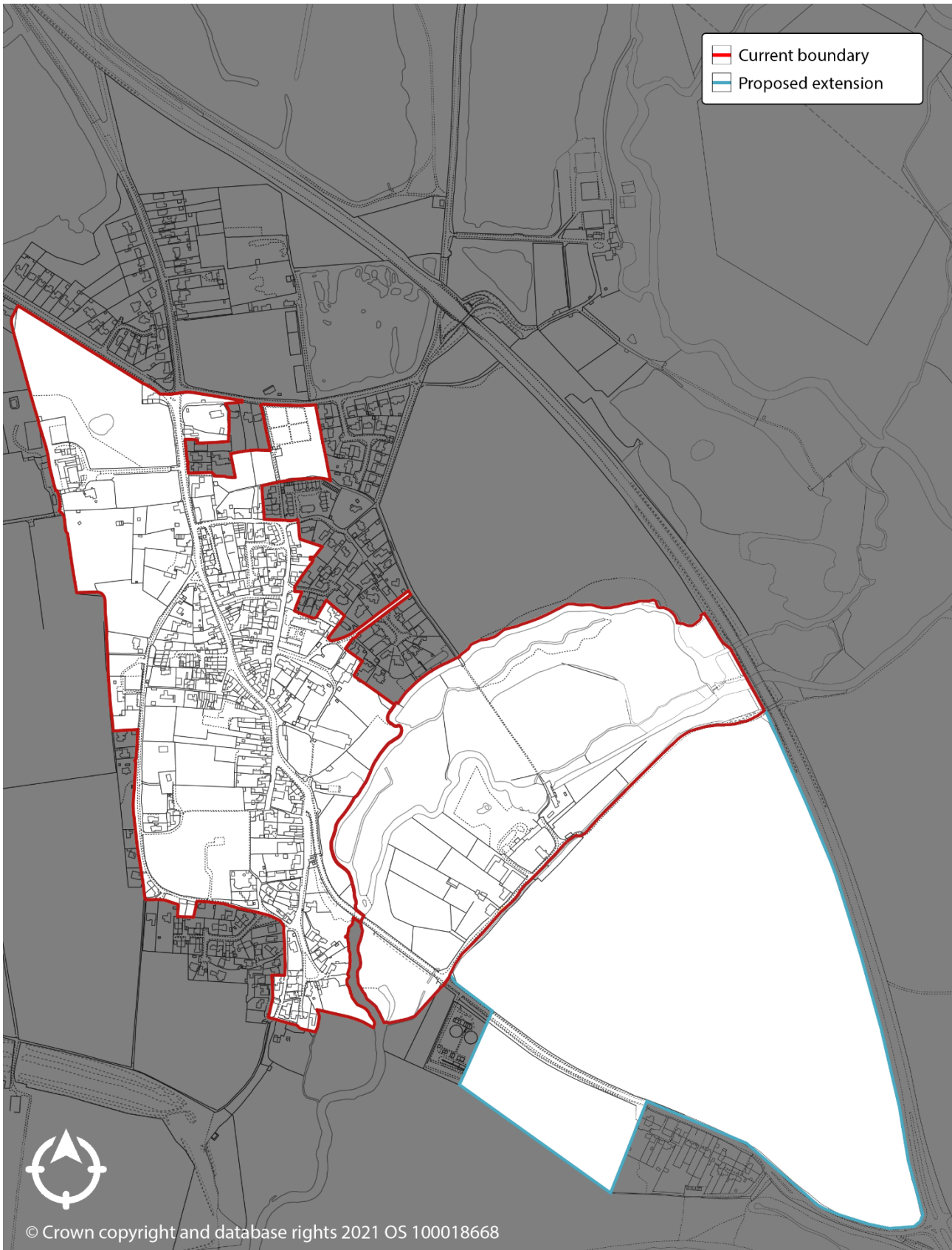
26. Having regard to the evidence collected and presented in the Dorchester-on-Thames and Overy Conservation Area Appraisal and to the responses received during consultation, it is recommended that the Overy Conservation Area boundary is amended as proposed. It is also recommended that the joint Conservation Area

Appraisal document is adopted for development management purposes in line with the recommendations made at the beginning of this report.

## **Background Papers**

- Appendix 1: Dorchester-on-Thames and Overy Conservation Area Proposed Boundary Map
- Appendix 2: Consultation Report

# Appendix 1: Dorchester-on-Thames Conservation Area Proposed Boundary Map



**Appendix 2: Consultation Report**



# Review of the Dorchester-on-Thames and Overy Conservation Area consultation

## CONSULTATION SUMMARY REPORT

A review of the feedback received to the Dorchester-on-Thames and Overy Conservation Area consultation.

MAY 2023



If you require this report in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please email [haveyoursay@southandvale.gov.uk](mailto:haveyoursay@southandvale.gov.uk) or call 01235 422425.

## CONTENTS

SUMMARY	3
HOW WE HAVE USED THE RESULTS	3
BACKGROUND TO THE ENGAGEMENT	4
ENGAGEMENT METHODOLOGY	5
QUANTITATIVE AND QUALITATIVE DATA	6
SURVEY	17
COMMUNICATION	21
FURTHER INFORMATION	23

**Note:** When stating percentages in the analysis, we are referring to the percentage of respondents that answered the specific question, rather than the total number of responses to the overall survey. Response percentages may not add up to 100% due to rounding up over .5 and rounding down under .5. Words that appear in italics are quotes taken from comments received.

## SUMMARY

South Oxfordshire District Council invited residents to give their views on the Dorchester-on-Thames and Overy Conservation Area Appraisal document that details proposed changes to the Overy conservation area boundary. It is proposed to include an area of high archaeological interest, an area of open field which straddles the existing road and bridge into Dorchester south of the conservation area.

In total, 18 responses were received during the public consultation period. This is made up of 16 responses via the online survey and 2 responses via email.

The majority of respondents (16) were from individuals / members of the public and 2 respondents were representing a business / organisation.

The responses received were unanimously supportive of the addition of the field south of Overy to the conservation area and felt the justification for this was well supported. A number of comments (3) express difficulty in using the appraisal maps to find key information. Some responses include updates and details which will help to ensure an adopted appraisal will be as current as possible. Other comments discuss further evidence which may be used for ongoing study and review of the conservation areas.

Detailed comments on how the Conservation Team have responded to all the comments received can be found in this qualitative data section of this report.

## HOW WE HAVE USED THE RESULTS

The Dorchester-on-Thames and Overy Conservation Area Appraisal is currently undergoing review following the close of public consultation. Once a final draft is produced using the consultation feedback, it will be presented by a Cabinet member at a Cabinet committee meeting to be formally adopted as a supplementary planning document. Once adopted, the appraisal can be used to inform planning decisions and will be available to view on our [conservation areas webpage](#).

## BACKGROUND TO THE ENGAGEMENT

### Purpose of the Conservation Area Appraisal and Boundary Review

#### What are conservation areas?

Areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. In addition to statutory controls, both National Policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.

#### What is the purpose of a conservation area appraisal?

- Identify special architectural or historic interest and the changing needs of the conservation area;
- Define or redefine the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

### Summary of the Appraisal Document and alterations to the Proposed Boundary

This document was edited as part of the Neighbourhood Plan review by the Parish Council and has been desktop published and further reviewed by the Conservation Team. The conservation and design team have reviewed draft versions of the document and advised on changes necessary to ensure the content is appropriate and compliant with current good practice for the production of appraisal and management plans as well as being consistent with our in-house documents.

The document provides a summary of the history of Dorchester-on-Thames and Overy, their development, an assessment of their historic and architectural interest, a gazetteer of local interest buildings (non-listed structures) and illustrative maps showing various details of spatial and character analysis.

It is proposed to include an area of high archaeological interest to the Overy Conservation Area. The area straddles the existing road and bridge of the Thame into Dorchester and provides evidence for the continued occupation of this strategic river crossing from the Roman period into the Medieval Period when the settlement nucleus focussed to the north as existing (see map at Appendix 1).

## ENGAGEMENT METHODOLOGY

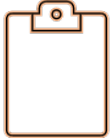
How we undertook the consultation.



The consultation ran from Wednesday 25 January until 11.59pm Wednesday 1 March.



Letters were issued to residents of Dorchester-on-Thames and Overy that may be impacted by the proposed changes to the conservation area boundary. The council's consultation database was also contacted and filtered for consultees that live within Dorchester and Overy



An online survey was created to gather feedback on the Dorchester-on-Thames and Overy Conservation Area Appraisal document and the proposed changes to conservation area boundary in Overy. The survey asked respondents to provide their comments on the Area Appraisal document. A copy of the survey and comments received are available to view in this report.



Paper copies of the consultation materials were made available in Dorchester Abbey and Berinsfield Library. Posters were also put on display around Dorchester to help promote the consultation.



A link to the online survey was made available on the council's webpages.

### Reporting methodology

A total of 18 completed responses were received. This is made up of 16 responses received via the online survey and 2 responses via email which were manually added to the results.

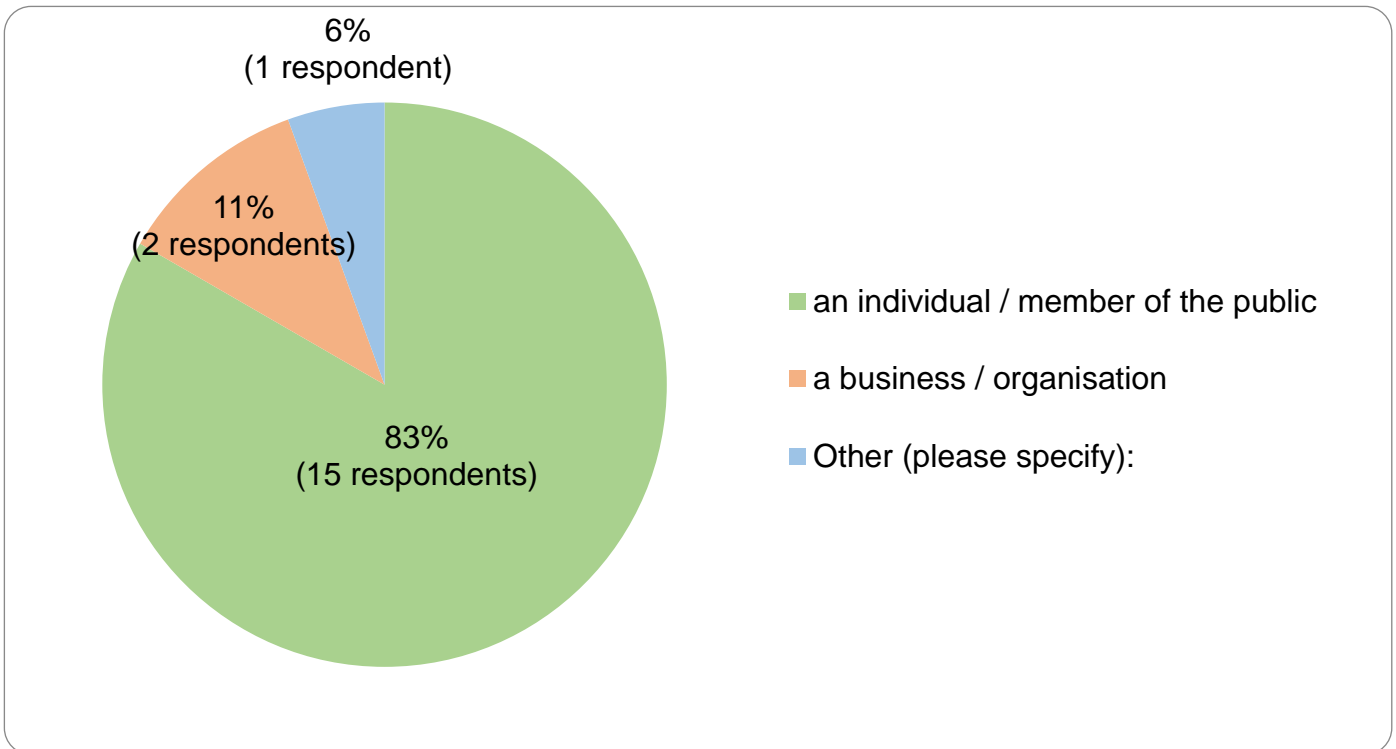
The full results to the consultation are included in this report, alongside an officer response.

Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our [planning consultations privacy policy](#).

## QUANTITATIVE AND QUALITATIVE DATA

A copy of the quantitative and qualitative data received to the consultation is provided below.

### 1. Are you responding as:



Other (please specify):

- *previously lived in area*

Most respondents (15) were from individuals / members of the public. Only 2 respondents were on behalf of a business / organisation and the remaining respondent ticked 'other'

### 2. Please provide the name of the business / organisation, or other you are representing:

- *Resident of High St, Dorchester on Thames*
- *none*
- *Historic England*
- *Natural England*

**3. What is your connection to Dorchester-on-Thames and Overy? Please tick all that apply.**

This question was multiple choice. 17 respondents answered this question and 1 respondent skipped it.

**Dorchester-on-Thames**

I live here	I work here	I live outside the area	I regularly visit the area	I have an interest in the area
58% (11 respondents)	5% (1 respondent)	5% (1 respondent)	16% (3 respondents)	16% (3 respondents)

The most popular answer to this question was I live here (11), this was followed by I regularly visit the area (3) and I have an interest in the area (3). The remaining answers were: I work here (1) and live outside the area (1).

**Overy**

I live here	I work here	I live outside the area	I regularly visit the area	I have an interest in the area
29% (4 respondents)	0% (0 respondent)	14% (2 respondent)	29% (4 respondents)	29% (4 respondents)

The most popular answers to this question were: I live here (4), I regularly visit the area (4) and I have an interest in the area (4). The remaining answers were: I work here (1) and I live outside the area (1).

**4. Please provide your comments on the appraisal document below.**

ID	Comment	Officer response
209289841	'Eco friendly' development such as code 6 housing, ground mounted solar panels, mill stream electric generator, Houses to be built on plots by private home owners or local intrests (such as Bishops Farm) only :)  No 'developers' with their poorly built energy wasting shite!	Whilst there are no restrictions on using 'eco friendly' developments in Conservation Areas, the remit of the designation and appraisal does not extend to writing policies which would only allow certain types of development. This would be something for the NDP to consider in a future review if well evidenced.
209295738	I support the proposal	Noted with thanks.
209346328	no concerns	Noted with thanks.

209438674	<p>I am in full support of the amendments laid out. They clarify the original plan and will help to secure the future heritage of Dorchester and Overy.</p>	<p>Noted with thanks.</p>
209563036	<p>It is an excellent document with a perceptive character appraisal and an appropriate management plan. I fully support the boundary review for the Overy Conservation Area and the proposed Area of Special Character. The Undesignated Heritage Assets are fully justified and the photographs are helpful.</p> <p>I would like to suggest that the existing Overy Conservation Area should be slightly extended on its north-western boundary to include the medieval fish ponds on the west side of the river that were part of the Abbey precinct. They now form ponds in the gardens of 7 and 8 Monks Close and are visible over the fence on the lane leading to the Hurst. Their importance was not picked up in the NDP. They are described in Karen Selway Richards, <i>The Hurst and Old Bridge Meadow: A history of two water meadows in Dorchester-on-Thames, Oxfordshire</i> (2013).</p> <p>In addition, have a few minor concerns about the text which I list below:</p> <ul style="list-style-type: none"> <li>- the maps on the electronic version do not show the trees, open spaces, walls and views so I have had to use the hard copy in the Abbey. There should be a symbol added for the important view up the avenue leading to Bishop's Court and across the open field to the north of the avenue. The importance is emphasised in the text on page 18.</li> <li>- some of the statements are out of date or incorrect. <ul style="list-style-type: none"> <li>page 5. The isolated field barn is north of Overy Manor House and is misplaced on the map of undesignated heritage assets as being in the grounds of the Mill House.</li> <li>page 14. The converted barn is north-west of the Manor.</li> <li>page 24. Overy farmyard has been converted from business to domestic use some years ago. (The statement on page 32 should be deleted).</li> <li>page 26. The vacant garage site has been developed with housing.</li> </ul> </li> </ul>	<p>The new information about the medieval fish ponds is noted with thanks. It is recommended that reference is made to them in the boundary and consultation sections of the document as an area for further research and possible inclusion in a future review. Give that the areas are currently in private domestic gardens alongside the river it is not considered that they are at particular risk that would warrant immediate inclusion.</p> <p>The ease of use of the Interactive maps has been a particular problem with this consultation and it is proposed to present the maps across multiple pages with all layers visible and an interactive version at the end of the document to resolve this. The information requested is currently shown on the maps.</p> <p>The amended details updating the document are noted and will be revised as these do not constitute a significant change to the document that will require further consultation.</p>



210646053	I have no objection to the proposed extension to the boundary. I think the document makes a clear and compelling case.	Noted with thanks.
210717881	I thought the appraisal document was very clear informative. I fully support the proposed changes and commend SODC for bringing this forward.	Noted with thanks.
210757690	Very happy to see both areas gaining extra protection.	Noted with thanks.
210889726	<p>Having reviewed the Dorchester-on-Thames and Overy Conservation Areas Appraisal document (Consultation draft), please find below my comments ...</p> <p>As a resident of Dorchester-on-Thames, I am addressing below my comments primarily to Dorchester rather than Overy. Whilst the draft Conservation plan is generally comprehensive with respect to the historic importance of the village, its character and buildings, I would like to see it also cover the following points:</p> <p>1. The map on page 4 does not show the location of any "Important Trees". Whilst there is no definition provided, there are indisputably many fine and ancient trees in the village, for instance at the front of Bishops Court Farm (a few of which unfortunately seem to have been cut down in the last couple of years).</p> <p>2. In the Management Plan (section 6, p28), it is stated that "It is generally expected that signs within the conservation area will be timber, handpainted and signwritten in the traditional manner." This is not unfortunately being observed, for instance at Bishops Court Farm there is an abundance of large advertising signs pinned to the outside of the fence which is both unsightly and causes confusion for visitors. How is it proposed to address this in the village ?</p> <p>3. The speed and type of vehicles using the High Street in Dorchester is not only dangerous, but is also causing both a noise disturbance and potential damage to houses from excessive vibration. Not only should the measures that already have been proposed (i.e. 20 mph speed limit along the High St and a new vehicular access to Bishops Court Farm from Abingdon Road) be implemented a.s.a.p., but other measures such as restricting the type of vehicle using the High St should also be considered.</p>	<p>1. As noted above, the important trees are annotated on the maps but where respondents did not turn on or off the layers it was not possible to views these. An action for the team is to provide the maps with all visible layers in the document separately rather than using the interactive feature.</p> <p>2. The document can only make recommendations for appropriate signage and refer to relevant Design Guidance and Policy requirements. If signage is being installed that is in breach of planning requirements this should be reported to the Enforcement Team.</p> <p>3 - 6. Unfortunately these issues are outside the remit of the designation and appraisal. Alterations to speed limits and changes of priority to existing rights of way are the remit of the County Council as the Highways Authority. Any excessive noise issues should be reported to Environmental Health if the noise goes beyond approved conditions or licenses. Control over the use of buildings or changes of</p>

	<p>4. The draft Conservation Plan should address also how best to maintain the distinctive character of the village, for instance by not allowing amplified noise from the "Jazz Events" held in the outdoor marquee at Bishops Court Farm last autumn to disturb the surrounding neighbourhood.</p> <p>5. As someone who would like to cycle more in Dorchester and Overy, there is no mention in the draft Conservation Plan of (for instance) providing cycle lanes in the village or allocating tracks or roads where motorised vehicles don't have access. Horse riders (such as from Bishops Court Farm) should also have rights of way that are separated from motorised vehicles.</p> <p>6. Whilst it may be difficult to go into details in the draft Conservation Plan of specific cases, it is noted that the Fleur de Lys pub in the village has recently closed and the White Hart Hotel is currently for sale. At least in general terms the Management Plan might include guidelines as to how such historic buildings will be preserved. Conversely, it is noted in the draft Conservation Plan that "The public lavatory building on Bridge End (and the associated railings and paving) do not make a positive visual contribution to the Conservation Area". A proposal could be included for how this might be remedied, for instance by replacing with new public toilets.</p>	<p>use can only be done through the planning process; the example of visual impact from the public WCs can be included as it does not require a change or preservation of use, simple notes an issue of appearance that is within the remit of the appraisal to comment on.</p>
<p>211299650</p>	<p>I fully support the Overy boundary revision to include the field to the South East with high archaeological interest contained in the discovery of the suburb of Roman Dorchester. Additionally I feel it is most important to retain the rural character of the Overy hamlet.</p>	<p>Noted with thanks.</p>
<p>211352897</p>	<p>I wholeheartedly agree with the proposal to add the field at Overy to the Conservation Area because of its archaeological and historical significance.</p>	<p>Noted with thanks.</p>

<p>211582886</p>	<p>Section 7, page 30, Management Plan for Overy The plan comments on the footpath that crosses in front of the Mill House. This should be maintained at the legally required width for a public footpath. It would be preferable to replace the two stiles with simple gates in order to improve accessibility for walkers. Only one gate may be considered necessary for stock control: at the boundary between the land of Overy Mill and the Hurst meadow. Any closure where the narrow footpath meets Overy lane seems pointless. Most responsible land owners now recognise the importance of user accessibility and are willing to replace stiles with gates.</p> <p>Section 8, page 33, Boundary Review I support the proposal that the Demesne Field be identified as an area of Special Local Character. I also support the extension of Overy Conservation Area to include the field south of the hamlet, bounded by Henley Road and the A4074.</p>	<p>As above changes to public rights of way would be the remit of the highways authority and are outside of the remit of the appraisal to comment on further.</p>
<p>211361248</p>	<p>I fully support and commend the proposal to extend the Overy conservation area to include the field to the south and a small area to the west of the Henley Road. The exciting discovery of extensive archaeological remains demonstrates the significance of the field and the contribution it offers to our heritage locally, and nationally. I think it important and would support a decision to include this area into the designated conservation area.</p>	<p>Noted with thanks.</p>
<p>211689148</p>	<p>I commend the inclusion of the additional field adjacent to Overy Lane and the A4074 road to be included as part of the Overy Conservation area. Research over many years has identified that this is the site of a Roman Civitas from around the period of the Roman fort in Dorchester. There will probably also be archaeology from earlier periods, such as the Neolithic and Iron ages as yet undiscovered as the building of the A4074 was known to have destroyed much of a Neolithic "cursus" in the 1970's</p> <p>I would urge that in due course the other field that was considered as part of this consultation , known as Demesne Field, and also adjacent to the A4074, should be included the Dorchester Conservation Area in the future.</p>	<p>Noted with thanks.</p>

<p>212561731</p>	<p>Thank you for consulting Historic England on the draft Dorchester and Overy Conservation Areas Appraisal. We welcome the review of the conservation area and the appraisal document and broadly support the revisions to the boundary. We have made a number of largely small observations, recommendations and suggested amendments, set out below.</p> <ol style="list-style-type: none"> <li>1. The map does not show the extent of the schedule monument areas within Dorchester and so mapping should be amended to show this because it is a designation of highly significant historic assets that must be considered within the planning process. Any work (whether development or other) in these areas would need scheduled monument consent.</li> <li>2. P.3 the NPPF is 2021 nor 2012</li> <li>3. The historic background is now out of date in areas and has some incorrections in places. Please refer to useful resources such as:             <ol style="list-style-type: none"> <li>a. 'The Discovering Dorchester-on-Thames Project, a report on the excavations 2007-11'</li> <li>b. 'Dorchester Abbey, Oxfordshire', 2009 by Warwick Rodwell, which has a summary of the village's history</li> </ol> </li> <li>4. P.6 – Roman activity outside the walls of the Roman town includes the known cemeteries to the north, south and west.</li> <li>5. The Roman fort and Roman town are probably in different locations</li> <li>6. The section on Medieval Dorchester omits the mention of the village in the Domesday book.</li> </ol>	<ol style="list-style-type: none"> <li>1. As above we are aware it was not obvious how to alter the maps but this information was available. Alterations will be made to how it is presented.</li> <li>2-7. These updates are noted and will be made in conjunction with those raised by other consultees.</li> <li>8. Reference will be made to the small green at Bridge End in the document.</li> <li>9. Terminology will be updated to reflect these comments.</li> <li>10. Noted and update will be made.</li> <li>11. Noted and update will be made.</li> </ol>
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	<p>Some sections of the appraisal are out of date because the sites have been built up or have changes use (we understand that the feed-in from Malcolm Airs has identified these, and so we will not repeat them).</p> <p>8. P.15 ‘As a village, Dorchester has no centre – there is no village green, no market square’ – Dorchester does have a village green, at the south end of Bridge End. It is on the edge of the village but was the main entry point into the village before the bridge over the Thames was rebuilt on a different alignment in the 19th century. The Hempcroft (now the allotments) probably also functioned as a village green.</p> <p>9. P.15 The characterisation of parts of the village as ‘urban’ and ‘rural’ seems wrong. Dorchester is neither a town or city but is a village within a rural setting. A different term or terms could be ‘built-up’ or ‘areas with buildings’ and ‘green’ or ‘open and green’ (or words to reflect this) and some areas are a mixture.</p> <p>10. P.33 We recommend including the word ‘Roman’ before Dorchester in the sentence ‘The presence of the extra-mural suburb of Dorchester in this area....’</p> <p>11. ‘Overy GPR scan’ map layer on page 5 – no scan is shown on page 5 (layers no active in consultation document) however it is likely to be magnetometry and/or resistance survey, not GPR.</p> <p>We recommend the Council take our representations into account and to amend and update the document as needed to ensure it is an accurate and robust document, for use in the planning process.</p>	
212561891	<p>Thank you for your consultation request dated 25th January 2023, notifying Natural England of the above review for two of your Conservation Areas.</p> <p>Natural England does not wish to make comment on the suitability of the proposed Conservation Area reviews.</p>	Noted with thanks.

**5. You can upload any supporting documents using the button below.**

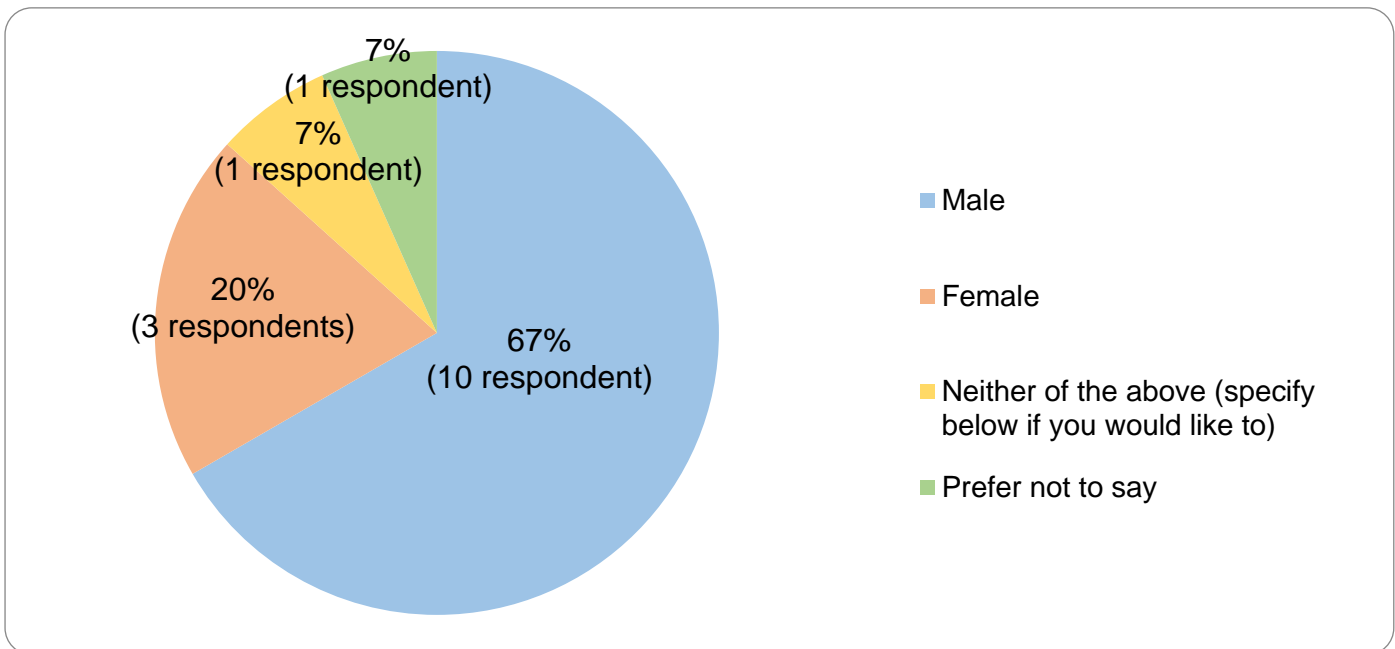
Natural England attached a letter to support their comments which can be found in the Appendix.

**Our commitment to equal access for all**

We are committed to making sure that residents have equal access to all council services. Please help us to keep track of how successfully we are achieving this by ticking the appropriate boxes below.

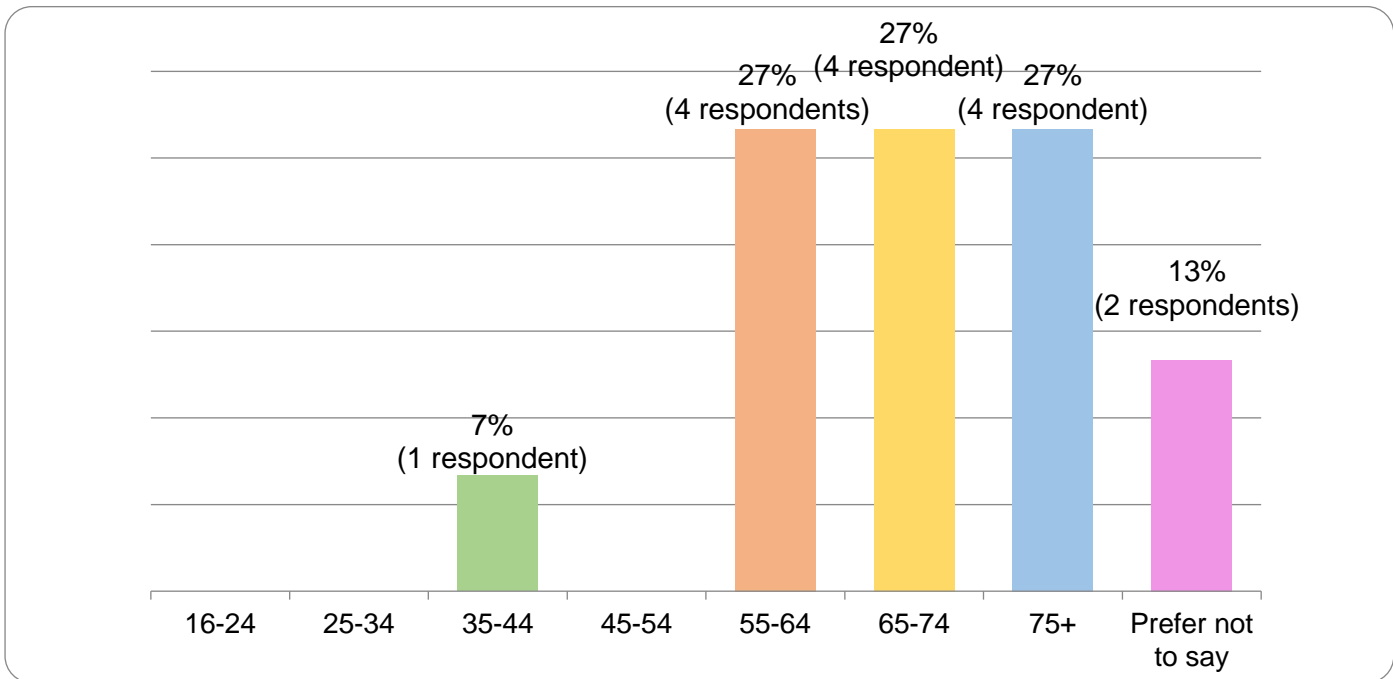
All questions are optional. All information is confidential and will only be used to help us monitor whether views differ across the community.

**6. Which of the following describes how you identify yourself?**



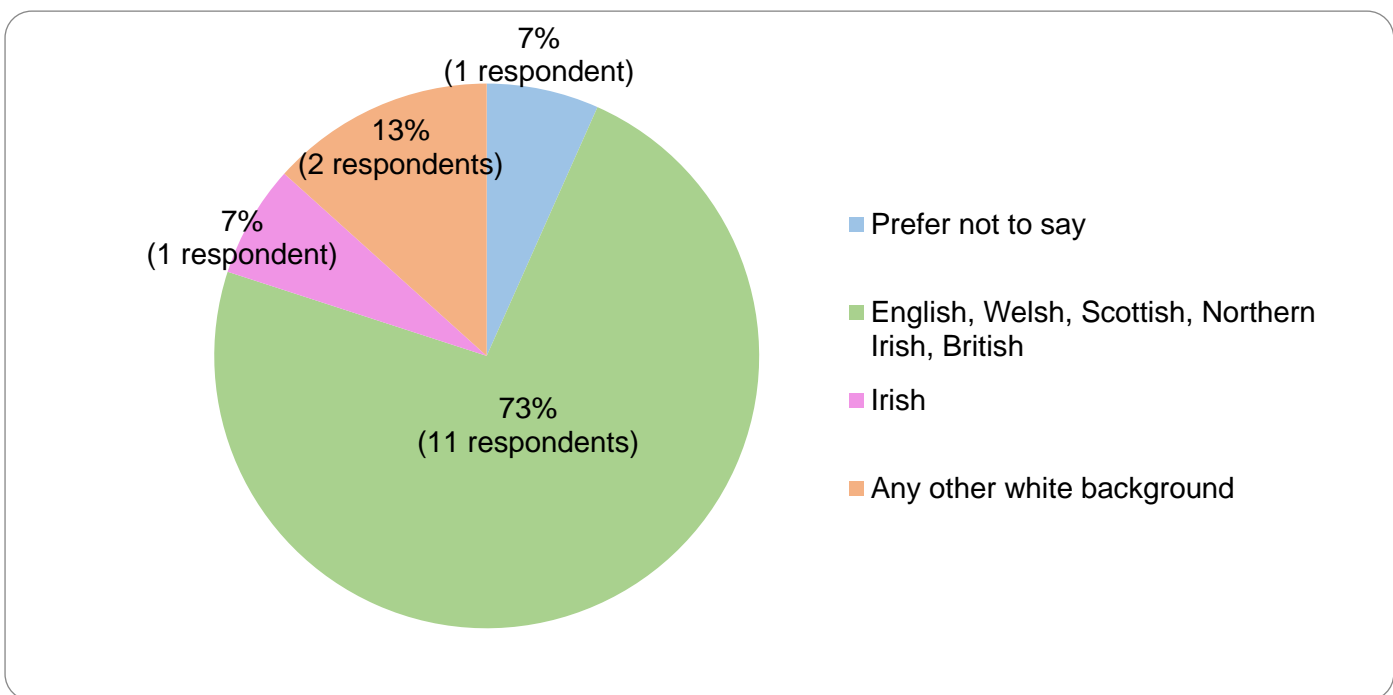
Most respondents identify as a male (10) and 3 respondents identify as a female. The remaining 2 respondents said neither of the above (1) and prefer not to say (1).

7. How old are you?



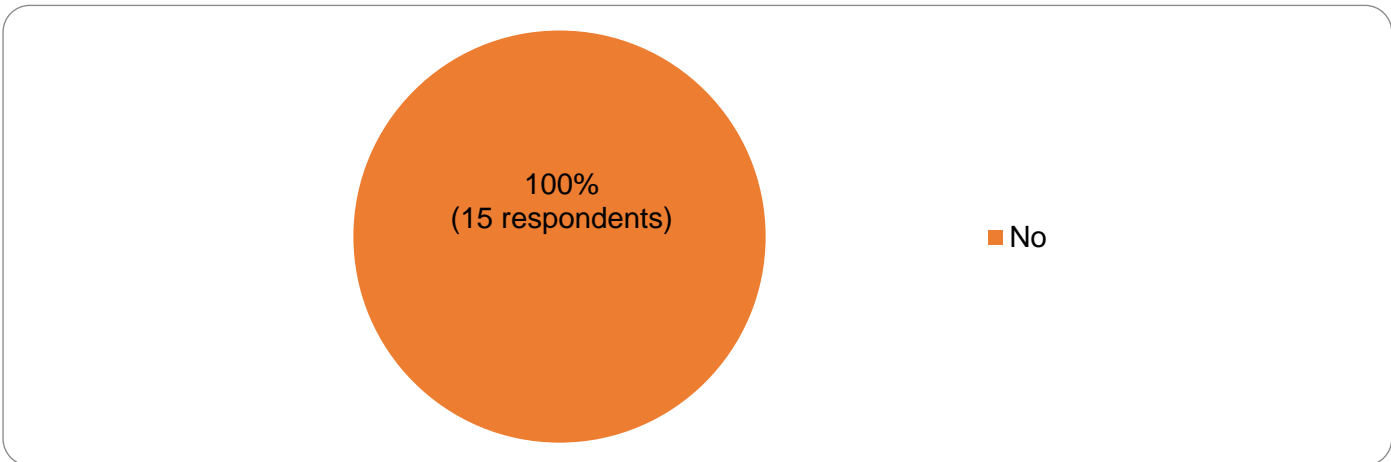
The most popular age range is between 55 to 75+ (12). 1 respondent is aged between 35 to 44 years old and the remaining 2 respondents selected prefer not to say.

8. What is your ethnic group?



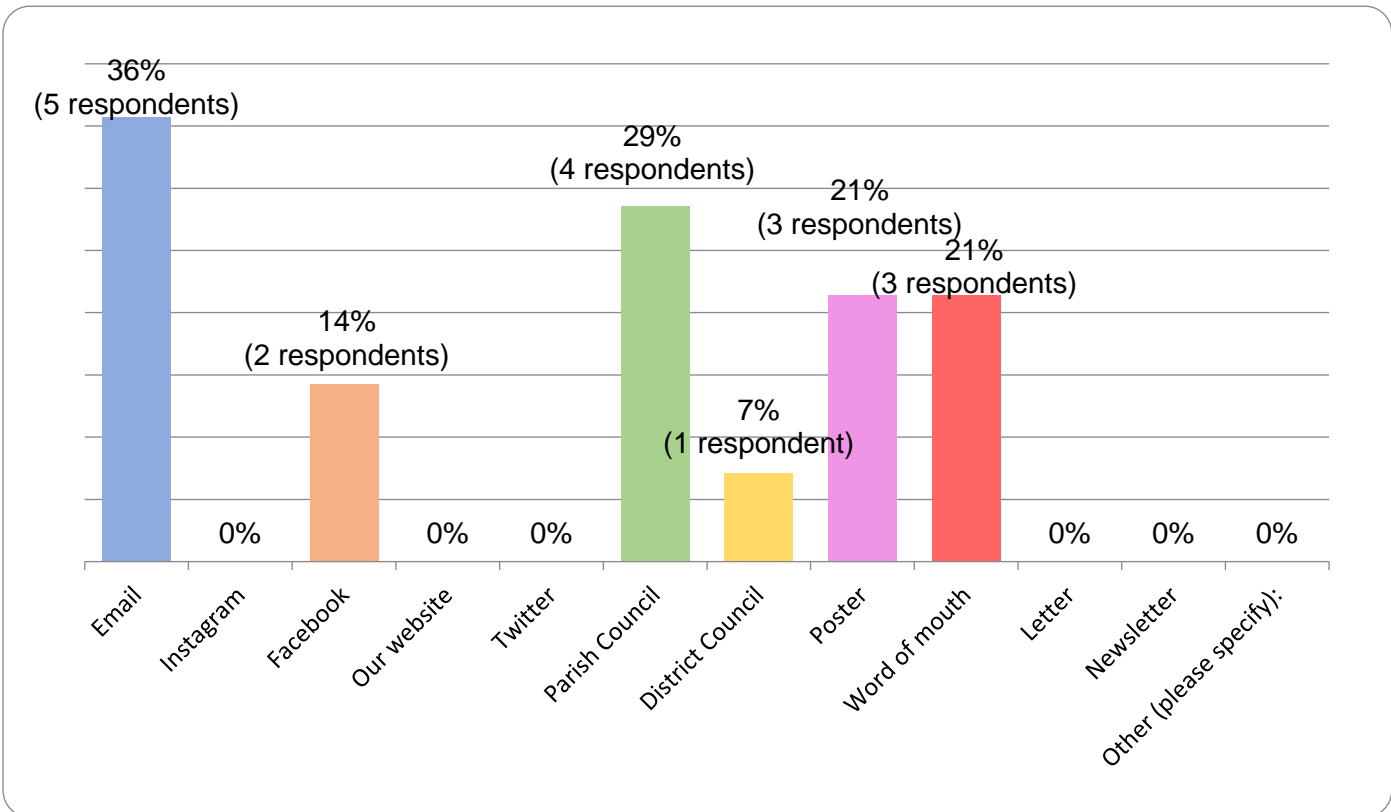
Most respondents (11) said they are from a 'White British - English, Welsh, Scottish, Northern Irish or British' ethnic group. The remaining respondents said they are from any other white background (2), Irish (1) and the remaining respondent selected prefer not to say (1).

**9. Are your day to day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?**



All the respondents that answered this question (15), said their day-to-day activities are not limited because of a health problem or disability. 3 respondents skipped this question.

**10. How did you hear about the review of the Dorchester-on-Thames and Overy Conservation Area appraisal?**



A total of 5 respondents heard about the Dorchester and Overy Conservation Area consultation via email, this was closely followed by parish council (4), poster (3) and word of mouth (3). The remaining 3 respondents heard about it via Facebook (2) and 1 respondent via their district council.



## SURVEY

A copy of the online survey is provided below.

Review of the Dorchester-on-Thames and Overy Conservation Areas

We are carrying out a review of the conservation areas in Dorchester-on-Thames and Overy.

As part of the review process, we are now inviting comments on the joint Dorchester-on-Thames and Overy Conservation Area Appraisal document. This includes a proposed change to the Overy conservation area boundary (from section 8 of the appraisal document):



### Further Information

#### Personal details

If you are responding as an individual, you are not required to provide your name or personal details. If you are responding on behalf of a business, organisation, or other we will ask for its name and this information may be published. Any personal information you provide to the council within your comments that could identify you will not be published. Further information on data protection is available on in our [privacy statement](#).

#### Queries?

If you have any questions on the draft appraisal, survey or require it in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please contact our Conservation team at [conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk) or call 01235 422600.

#### What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new Conservation Area Appraisal document and adopted revised boundary on [our website](#).

### A bit about you

#### 1. Are you responding as: \*

- an individual / member of the public
- a business / organisation
- Other (please specify):

**2. Please provide the name of the business / organisation, council or body you are representing:**

**3. What is your connection to: Please tick all that apply.**

	I live here	I work here	I live outside the area	I regularly visit the area	I have an interest in the area
Dorchester	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Your comments**

**4. Please provide your comments on the appraisal document below.**

You can view the Dorchester-on-Thames and Overy Appraisal document on our [website](#). If you are particularly concerned with the proposed boundary revision, you can find more detail on this in section 8 of the appraisal.

If you would like to see this document amended or improved in any way, it would be helpful if you could please explain what changes you are seeking. \*

**5. You can upload any supporting documents using the button below.**

Choose File

**Our commitment to equal access for all**

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All questions are optional. All information is confidential and will only be used to help us monitor whether views differ across the community.

**6. Which of the following describes how you identify yourself?**

- Male
- Female

- Neither of the above (specify below if you would like to)
- Prefer not to say
- I identify as:

**7. How old are you?**

- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+
- Prefer not to say

**8. What is your ethnic group?**

- Prefer not to say

**White**

- English, Welsh, Scottish, Northern Irish, British
- Irish
- Gypsy or Irish Traveller
- Any other white background

**Asian or Asian British**

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background

**Black or Black British**

- Caribbean
- African
- Any other black background

**Mixed or Multiple Ethnic Groups**

- White and Black Caribbean
- White and Black African
- White and Asian

Any other mixed background

**Other Ethnic Group**

Arab

Other (please specify):

**9. Are your day to day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?**

Yes

No

Prefer not to say

If yes, please specify:

**10. How did you hear about the review of the Dorchester-on-Thames and Overy Conservation Area appraisal?**

Email

Instagram

Facebook

Our website

Twitter

Parish Council

District Council

Poster

Word of mouth

Letter

Newsletter

Other (please specify):

## COMMUNICATION

A copy of the email notification issued to the council's consultation database is provided below.

**Subject:** Your comments are invited on the Review of Dorchester and Overy Conservation Areas

Dear [NAME]

We are emailing to invite you to have your say on proposed changes to the conservation areas of Dorchester-on-Thames and Overy as this may be of interest to you.

### What is a conservation area?

The village's conservation area is the designated area of special architectural or historic interest which exists to protect the features and characteristics that make Dorchester-on-Thames and Overy historic, unique and distinctive places.

### Why are we reviewing the conservation area?

It is a requirement that all councils coordinate and publish appraisals for the preservation and enhancement of conservation areas and that these proposals are reviewed from time to time.

Dorchester Parish Council, in conjunction with their Neighbourhood Plan Review, undertook a review of their designated conservation areas and updated their 2005 Appraisal and Management Plan documents. These have been combined into a joint appraisal for both Dorchester-on-Thames and Overy. We have a statutory duty to consult the public on this new document before it is adopted.

### Have your say as part of our review process

As part of the review process, we are now inviting comments on the Dorchester-on-Thames and Overy Conservation Area Appraisal document.

You can download the appraisal and find out more information about the review on our website. <https://www.southoxon.gov.uk/dorchesterconservation>

### How to comment

We are inviting your comments on the Dorchester-on-Thames and Overy Conservation Area Appraisal document during a five-week consultation period which runs from **Wednesday 25 January until 11.59pm Wednesday 1 March**.

The quickest and easiest way to comment is to use our [online comment form](#).

Note that this is a unique link just for you and is tied to your email address. If you would like to forward this message to anybody else, please refer them to the [public link to the survey](#).

### What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new conservation area appraisal document and adopted revised boundary on our [website](#).

We look forward to hearing your views.

Kind regards

**Boris van der Ree**

Conservation Enquiry Officer

South Oxfordshire District Council

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If you need support to access the consultation materials, have any queries about the survey form or require it in an alternative format (for example: large print, Braille, audio, email, Easy Read or alternative languages) please email [conservationconsults@southoxfordshire.gov.uk](mailto:conservationconsults@southoxfordshire.gov.uk) or call 01235 422600.

**Opt-out:** If you do not wish to receive further emails from us like this, please [click here](#), and you will be removed from our consultation mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so.

**Data protection:** Please refer to our planning consultations privacy statement regarding how your personal data is used for this consultation, available on the consultation page of [our website](#). If you would like to know more about the council's data protection registration or to find out about your personal data, please visit [our website](#).

## FURTHER INFORMATION

For information about the consultation or the results presented in this report, please contact:

### **Consultation and Community Engagement Team**

South Oxfordshire and Vale of White Horse District Councils

01235 422 425

[haveyoursay@southandvale.gov.uk](mailto:haveyoursay@southandvale.gov.uk)

To enquire about the council's work on the Dorchester-on-Thames and Overy Conservation Area consultation, please contact:

### **Conservation Area Team**

South Oxfordshire and Vale of White Horse District Councils

01235 422 600

[conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk)

END.