

| This report is public | |
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| Bloxham Conservation Area Re-Appraisal | |
| Committee | N/A – Officer Delegated Decision |
| Date of Committee | N/A |
| Portfolio Holder | Portfolio Holder for Planning and Development Management, Cllr Jean Conway |
| Date Portfolio Holder agreed report | 24 November 2025 |
| Report of | Planning Policy, Conservation & Design Manager, Christina Cherry |

Purpose of report

To consider the approval of the Bloxham Conservation Area Appraisal 2025, following its re-appraisal.

1. Recommendations

The Executive Director resolves:

- 1.1 To approve the revisions to the Bloxham Conservation Area boundary and to adopt the Bloxham Conservation Area Appraisal.

2. Executive Summary

- 2.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 comprises legislation for the protection of the nation's heritage of buildings and places of architectural and historic interest, 'the character and appearance of which it is desirable to preserve or enhance'. Local planning authorities have a duty under the Act to consider boundary revisions to their conservation areas 'from time to time'.
- 2.2 The Bloxham Conservation Area was designated in 1975. An updated draft appraisal was first produced in 2019/ 2020 and this has now been further updated in 2025 as part of the rolling programme to keep conservation areas within Cherwell up to date. A final document is presented for approval at Appendix 1.
- 2.3 An initial public consultation on the draft document took place between 10 February and 23 March 2020. This draft document was not finalised. Subsequently, the draft document was re-appraised in early 2025 and amended in line with feedback received as part of the first public consultation. A second public consultation on the re-appraised draft document was then held between 6 May and 17 June 2025.

- 2.4 This report sets out the comments received on the draft appraisal and proposed boundary changes as part of both public consultations. The report requests that the proposed changes to the conservation boundaries and the amended appraisal are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (“the Act”) with immediate effect.
- 2.5 Six boundary changes were proposed in the draft document; five of which are now recommended in the final version. The proposal to remove The Croft, Micklegate, Chalcroft, Little Bridge Road from the conservation area has been deleted following feedback from the latest public consultation.
- 2.6 In brief, the recommended changes involve:
- i The removal of nos. 1, and 3, Strawberry Terrace.
 - ii The inclusion of all the land associated with Godswill leading down to the brook.
 - iii The removal of no. 40, Greenhills Park.
 - iv The inclusion of land associated with Park Close.
 - v The removal of no. 1, Ludford Gardens.
- 2.7 The Conservation Area Appraisal identifies and analyses the distinctive character of an area derived from its unique topography, historic development and features such as buildings, streets, layout and form.
- 2.8 The Appraisal includes a Management Plan which outlines opportunities to enhance the area and identifies threats to its character and appearance. A series of action points are outlined to address these issues.
- 2.9 The appraisal of the character of a conservation area provides a sound basis for development management; it supports the development of initiatives for improving the area and assists with plan-making. A clear definition of those elements which contribute to the special architectural or historic interest of a settlement will provide a robust framework for the future management of the historic environment of that settlement against which applications can be considered.

Implications & Impact Assessments

| Implications | Commentary |
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| Finance | There are no financial implications arising directly from this report. The work carried out to deliver this draft appraisal is within existing budget. Kelly Wheeler, Finance Business Partner, 01 October 2025 |
| Legal | The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as an area of special architectural or historic interest, the character of which it is desirable to preserve or enhance. The Planning Authority has a duty to review previous designations and to determine whether any parts or any further parts of their |

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| | <p>area should be designated as conservation areas and designate those parts accordingly.</p> <p>The report details the changes and investigations which have gone into recommending those changes. The authority has the powers to make this designation if approved. The Constitution Part 3, Officer Scheme of Delegation, delegates this decision to the Assistant Director Planning (or their line manager).</p> <p>Denzil – John Turbervill, Head of Legal Services, 9 October 2025</p> | | | |
| Risk Management | <p>There are no risk implications arising as a direct consequence of this report.</p> <p>Celia Prado-Teeling, Performance Team Leader, 16 October 2025</p> | | | |
| Impact Assessments | Positive | Neutral | Negative | Commentary |
| Equality Impact | | | | <p>There are no equalities implications arising as a direct consequence of this report.</p> <p>Celia Prado-Teeling, Performance Team Leader, 16 October 2025</p> |
| A Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality? | | x | | |
| B Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users? | | x | | |
| Climate & Environmental Impact | | | | N/A |
| ICT & Digital Impact | | | | N/A |
| Data Impact | | | | N/A |
| Procurement & subsidy | | | | N/A |
| Council Priorities | <p>This report directly links to all four themes from the Cherwell District Business Plan 2024-2025</p> <ul style="list-style-type: none"> -Housing that meets your needs -Supporting environmental sustainability -An enterprising economy with strong and vibrant local centres | | | |

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| | -Healthy, resilient and engaged communities |
| Human Resources | N/A |
| Property | N/A |
| Consultation & Engagement | A summary of the public consultation is presented at Appendix 3 of this report. |

Supporting Information

3. Background

- 3.1 The Bloxham Conservation Area was designated in 1975. An updated draft appraisal was first produced in 2019/ 2020 but was not finalised due to the Covid pandemic. It has now been further updated as part of the Council's rolling conservation area review programme.

4. Details

- 4.1 The Bloxham Conservation Area re-appraisal reflects guidance in *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, 2019*. The proposed Bloxham Conservation Area Appraisal, 2025 is shown in Appendix 1 and the proposed amendments the Conservation Area Boundary are shown in Appendix 2 of this report.
- 4.2 The initial public consultation was held between 10 February and 23 March 2020. The consultation was supported by an exhibition which took place on 2nd March and attendance at a parish council meeting by officers from the conservation team.
- 4.3 This was followed by a second public consultation which was held between 6 May and 17 June 2025. The consultation was supported by an exhibition which took place on 7th May 2025 at Jubilee Park Hall, Barley Close, Bloxham. The draft appraisal document was available to download from the Council's website and to view in hard copy at Cherwell District Council Offices, and at Banbury Library. Copies of the document were made available at the public exhibition and additional copies were available by request.
- 4.4 The initial public exhibition held on 2 March 2020 and the parish council meeting were attended by 42 local residents and 18 people respectively. 14 written responses were received. A summary of consultation responses received as part of the initial consultation is provided at Appendix 3.
- 4.5 The second public exhibition on 7 May 2025 was attended by 33 local residents. 2 written responses were received on the night, with 2 further written responses received during the consultation period. A summary of consultation responses received as part of the latest consultation is provided at Appendix 3.

- 4.6 The written responses covered several issues including recommendations for additional local heritage assets, concerns about the level of new development in Bloxham and questions around the removal of certain dwellings from the conservation area. A number of responses raised concerns regarding the potential links/ conflict with the climate change agenda and conservation and welcomed the idea of an Article 4 Direction for Bloxham.
- 4.7 Verbal feedback from the latest exhibition included:
- Discussion around the historic stone wall at the front and rear of The Croft, Micklegate and Chalcroft on Little Bridge Road and its removal from the conservation area.
 - The identification of a potential Local Heritage Asset on Strawberry Terrace/Banbury Road.
 - Discussion around the removal of no. 1, Ludford Gardens from the conservation area.
 - The rationale behind the exclusion of the Bowls Club carpark from the boundary.
 - Concerns regarding street clutter and street cleaning in the conservation area.
 - The possible extension of the boundary to include nos. 1-8 Courtington Lane.
- 4.8 Several buildings were put forward as buildings of local interest as part of the consultation process and have now been nominated as Local Heritage Assets. These include Dr Hyde's Footbridge, Clinton House, Humber Street, nos. 1-8 Courtington Lane and the boundary wall along Little Bridge Road up to the corner of Courtington Lane. Of the four identified, Clinton House lies within the conservation area boundary.

5. Alternative Options and Reasons for Rejection

- 5.1 The following alternative options have been identified and rejected for the reasons as set out below.
- 5.2 Option 1: To seek further amendments to the conservation area appraisal. Officers consider that the reviewed conservation area appraisal and the proposed changes to the conservation area boundary are in the best interests of preserving the district's built heritage.
- 5.3 Option 2: Not to agree the recommended amendments – would result in the conservation area not being updated. Officers consider that an updated appraisal and conservation area boundary are in the best interests of preserving the district's built heritage.

6 Conclusion and Reasons for Recommendations

- 6.1 The conservation area appraisal has been reviewed and consulted upon. It is recommended that. It is recommended that the Executive Director Place and Regeneration, using delegation within the Office Scheme of Delegation (Part 3 of

the Constitution), approve the appraisal presented at Appendix 1. This includes five proposed boundary changes.

Decision Information

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| Key Decision | No |
| Subject to Call in | Yes |
| If not, why not subject to call in | N/A |
| Ward(s) Affected | Adderbury, Bloxham and Bodicote Ward |

Document Information

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| Appendices | |
| Appendix 1 | Bloxham Conservation Area Appraisal |
| Appendix 2 | Bloxham Conservation Area boundary |
| Appendix 3 | Table of consultation responses |
| Background Papers | None |
| Reference Papers | Bloxham Conservation Area Appraisal Consultation Draft (May 2025) https://www.cherwell.gov.uk/directoryrecord/1790/bloxham <i>Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, 2019.</i> |
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| Executive Director Approval (unless Executive Director or Statutory Officer report) | Executive Director Place & Regeneration, 2 December 2025 |