

Cherwell District Council

Report to Assistant Director – Planning and Development

29 November 2021

Ardley Conservation Area Re-Appraisal - Delegated Matter

Report of Planning Policy and Conservation Manager

This report is public

Purpose of report

To consider and approve the revisions to the Ardley Conservation Area Appraisal, following its re-appraisal.

1.0 Recommendations

The Assistant Director – Planning and Development is recommended:

- 1.1 To approve the proposed revisions to the Ardley Conservation Area Appraisal.

2.0 Introduction

- 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 Ardley Conservation Area was designated in August 2005. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. A final document is presented for approval at **Appendix 1**.
- 2.3 A consultation on the draft document took place between 26th November 2019 and 21st January 2020. This report sets out the comments received on the draft Conservation Area Appraisal. The report requests that the amended Conservation Area Appraisal is approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.
- 2.4 No alterations to the boundary were proposed or are suggested in the final Conservation Area Appraisal .
- 2.5 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.

- 2.6 The Conservation Area 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 (Appendix 1, Chapter 11)
- 2.7 The appraisal of the character of a Conservation Area provides a sound basis for development management for developing initiatives for improving the area and for assisting 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.

3.0 Report Details

- 3.1 The Ardley Conservation Area re-appraisal reflects guidance in Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management 2019. The proposed Ardley Conservation Area Appraisal 2021 is shown in **Appendix 1** and the unchanged Conservation Area Boundary is shown in **Appendix 2** of this report.
- 3.2 The required public consultation (26th November 2019 - 21st January 2020) was supported by an exhibition which took place on 3rd December 2019 in Ardley with Fewcott Village Hall. The document was available on-line on the Council's website and in hard copy at Bodicote House and Bicester Library. Copies of the document were available at the public exhibition, and these were left with the exhibition boards for the Parish Council to distribute. Additional copies were available by request. A summary of the written and verbal consultation responses is provided at **Appendix 3**.
- 3.3 The exhibition was attended by 8 local residents, including two members of the Parish Council. Three of the attendees live in the Conservation Area.
- 3.4 Only one written response was received, and this was both supportive of the updated Ardley Conservation Area Appraisal, and the retention of the existing Conservation Area boundary. The respondent was not supportive of Article 4 Directions but wanted the character of the local materials to be preserved, and for the lanes and roads not to be urbanised.
- 3.5 The verbal feedback from the exhibition included support for the green space between the Conservation Area and neighbouring Fewcott to be maintained. The management of the paddock north of the churchyard was also discussed regarding the impact on the Conservation Area. The importance of maintaining the character of the Conservation Area was supported and Article 4 directions were debated with some support. No further Local Heritage Assets were suggested.
- 3.6 There has been a delay in adopting the document due to a reprioritisation of management resources during the Covid 19 Pandemic. The appraisal was finalised in March 2020, but policies and references have been updated where necessary. There have been no major planning applications submitted since March 2020.

4.0 Conclusion and Reasons for Recommendations

- 4.1 The Conservation Area Appraisal has been reviewed and consulted upon. It is recommended that the Assistant Director – Planning and Development, using delegation within the Officer Scheme of Delegation (Part 3 of the Constitution), endorses the proposed appraisal presented at **Appendix 1**. No changes to the boundary are proposed.

5.0 Consultation

- 5.1 A summary of the public consultation is presented in Section 2 and **Appendix 3** of this report.

Councillor Colin Clarke, Lead Member for Planning
Supports the approval of the appraisal

6.0 Alternative Options and Reasons for Rejection

- 6.1 The following alternative options have been identified and rejected for the reasons as set out below.

Option 1: To seek further amendments to the Conservation Area Appraisal.

Officers consider that the reviewed Conservation Area Appraisal which proposes no changes to the Conservation Area boundary is in the best interests of preserving the district's built heritage.

Option 2: To oppose the proposed changes – would result in the AD Planning and Development reconsidering those changes.

Officers consider that an updated appraisal and Conservation Area boundary are in the best interests of preserving the district's built heritage.

7.0 Implications

Financial and Resource Implications

- 7.1 The review of the Conservation Area Appraisal has been met from existing budgets.

Comments checked by:
Janet Du Prez, Principal Accountant - Finance
Tel. 01295 221570
janet.du-preez@cherwell-dc.gov.uk

Legal Implications

- 7.2 If approved, the Ardley Conservation Area Appraisal will become a material consideration in development management decision making and in policy formation.
- 7.3 Proposed development is required to preserve or enhance the character of

appearance of Conservation Areas. Specific classes of 'permitted development' are restricted within Conservation Areas.

Comments checked by:

Matthew Barrett, Planning Solicitor - Planning and Litigation

Tel: 01295 753798

Matthew.Barrett@Cherwell.gov.uk

Risk Implications

- 7.4 There are no risks associated with adopted CAA's. They are a recognised planning tool and are prepared following best practice including Historic England guidance.

Comments checked by:

Louise Tustian, Head of Insight and Corporate Programmes

01295 221786

louise.tustian@cherwell-dc.gov.uk

Equalities and Inclusion Implications

- 7.5 The Conservation Area Re-Appraisal has been prepared with regard to the Council's Equalities and Climate Impact Assessment. Conserving and enhancing the historic environment is a key strand within the National Planning Policy Framework and is supported by a comprehensive legislative framework. Conservation Area Appraisals are a valuable tool to assist in conserving the historic environment and are a material consideration in decision making, but do not set policy in themselves. The Conservation Area Appraisal has been prepared in accordance with best practice including the Historic England Advice Note.

Comments checked by:

Emily Schofield, Acting Head of Strategy

07881 311707

Emily.Schofield@oxfordshire.gov.uk

8.0 Decision Information

Key Decision N/A as not Executive report

Financial Threshold Met: N/A

Community Impact Threshold Met: N/A

Wards Affected

Fringford and Heyfords Ward

Links to Corporate Plan and Policy Framework

22: This report directly links to three themes from the Cherwell District Business Plan 2021-

- An Enterprising Economy with Strong Vibrant Local Centres

- Healthy, Resilient and Engaged Communities
- Leading on Environmental Sustainability

Lead Councillor

Councillor Colin Clarke
Lead Member for Planning and Heritage Champion

Document Information

Appendix number and title

- Appendix 1 – Ardley Conservation Area Appraisal, 2021 (for approval)
- Appendix 2 – Ardley Conservation Area Boundary showing no changes
- Appendix 3 – Summary table of consultation responses

Supporting information

- Ardley Conservation Area Appraisal Draft (November 2019)
<https://www.cherwell.gov.uk/directory-record/1779/ardley>

Report Author and Contact Details

Andrew Maxted, Planning Policy and Conservation Manager, 01295 221642,
andrew.maxted@cherwell-dc.gov.uk

Joyce Christie, Conservation Officer, 01295 221608
Joyce.christie@cherwell-dc.gov.uk