



## **Officer Delegated Decision**

**Published on** 3 February 2022

**Decision:** Horley Conservation Area Re-Appraisal

**Decision taker:** Assistant Director Planning and Development

**Decision Date:** 26 January 2022

**Source of delegation:** Constitution Part 3: Officer Scheme of Delegation

**Is decision subject to Call-in?** No

**Deadline for Call-in:** N/A

**Is decision key?** No

**Is decision exempt?** No

**Is decision urgent?** No

## **Summary**

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'.

Horley Conservation Area was designated in January 1987 and last reviewed in March 1996. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date.

A consultation on the draft document took place between 6 September 2018 and 8 October 2018, with a further round of consultation in May and June 2021 with Wroxton Parish Council and a property on the boundary between Horley and Wroxton parishes. This report sets out the comments received on the draft appraisal and on the proposed changes to the boundary. The report requests that both the proposed changes to the conservation boundary and the amended Conservation Area Appraisal are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

Nine boundary changes were proposed for amendment in the draft document. One of these has been omitted, one has been reduced, one has been extended and one has been added following the consultation, resulting in nine recommended changes to the

proposed boundary following the consultation. These amendments include some minor changes which reflect Land Registry mapping and the updated 2020 OS base mapping.

In brief, the changes involve:

- i. Changes to reflect 2020 OS mapping and land ownership, boundaries and development since the last appraisal.
- ii. Boundary changes to only include the street boundary of the properties north of Horley Lodge (Gracombe House and Sor Brook House Farm).
- iii. Changes to reflect land ownership, boundaries and development since the last appraisal.
- iv. Changes to reflect land ownership, boundaries and development since the last appraisal and to include the front garden to Park House and the shared driveway to Park House, Orchard House and the Vicarage.
- v. Changes to include the well-defined ridge and furrow field with strip lynchets north of the cricket field.
- vi. Changes to the boundary to follow the field boundary of the Old Town Gore.
- vii. Changes to the boundary to include 'Long Meadow', Horley Brook, the public right of way, and to align with the parish boundary with Wroxton.
- viii. Changes to the boundary to include the stone barn 'The Old Forge' that lies on the boundary between Horley and Wroxton at the south of the village. Whilst it lies in Wroxton Parish, it has a Horley address and lies within the Horley village sign. The building is an important gateway marker between the parishes, at the entry to the village of Horley.
- ix. Changes to the south west boundary in 'Mill Meadow' to follow a watercourse between the mill race and the brook.

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.

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.

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 provides a robust framework for the future management of the historic environment of that settlement, against which applications can be considered.

## **Decision**

### **Resolved**

- (1) That, following consultation with the Lead Member for Planning the adoption of the Horley Conservation Area Appraisal, 2021 following its re-appraisal is approved.

## **Reasons for Decision**

The Conservation Area Appraisal has been reviewed and consulted upon. An updated appraisal has been produced as part of a rolling programme to keep Conservation Areas within Cherwell up-to-date. The appraisal provides a sound basis for development management, for developing initiatives for improving the area and for assisting with plan making.

## **Alternative Options Considered**

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.

## **Conflicts of Interest Declared and Dispensations Granted by Head of Paid Service**

None

## **Attachments**

Report to Assistant Director - Planning and Development

## **Decision Notice completed by:**

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