



## **Officer Delegated Decision**

**Published on** 3 February 2022

**Decision:** Stratton Audley Conservation Area Re-Appraisal

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

**Decision Date:** 16 December 2021

**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 or 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'.

The Stratton Audley Conservation Area was first designated in 1988 and the boundary reviewed in 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 9 April and 17 May 2019. This report sets out the comments received on the draft appraisal and on the proposed changes to the boundaries. The report requests that both the proposed changes to the conservation boundaries and the amended appraisals are approved under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Act") with immediate effect.

Six boundary changes were proposed for amendment in the draft document. Two of these have been further amended following the consultation.

In brief, the changes involve:

- i. Inclusion of gardens to the rear of properties on Bicester Road.

- ii. Inclusion of land to north east of Stone Row.
- iii. Removal of half of the paddock to the rear of Willows Farm House and the inclusion of the entire field on the northern edge of the village.
- iv. Inclusion of the entrance to Elm Farm and the buildings located adjacent to Mill Road.
- v. Removal of the area of land to the south, at the rear of Longlands.
- vi. Inclusion of the whole footprint of the buildings to the south of Bicester Road.

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 Stratton Audley 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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