

<b>This report is public</b>	
<b>Grimsbury Conservation Area Re-Appraisal</b>	
<b>Committee</b>	Delegated Decision for AD Planning in consultation with the Portfolio Holder for Planning & Development Management
<b>Date of Committee</b>	N/A
<b>Portfolio Holder presenting the report</b>	N/A
<b>Date Portfolio Holder agreed report</b>	29 April 2026
<b>Report of</b>	Planning Policy, Conservation & Design Manager

## **Purpose of report**

To consider the approval of the Grimsbury Conservation Area Appraisal 2026, following its re-appraisal.

## **1. Recommendations**

The **Assistant Director – Planning resolves:**

- 1.1 To approve the retention of the Grimsbury Conservation Area boundary and to adopt the Grimsbury 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 Grimsbury Conservation Area was designated in 2007, and this is the first review of the boundary and the second appraisal. 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 public consultation on the draft document took place between 8<sup>th</sup> December 2025 and 30<sup>th</sup> January 2026.

- 2.4 This report sets out the comments received on the draft appraisal as part of the public consultation. The report requests that 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 No boundary changes were proposed in the draft document, and this was not amended following the public consultation.
- 2.6 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.
- 2.7 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.
- 2.8 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 or area will provide a robust framework for the future management of the historic environment of that settlement or area against which applications can be considered.

## Implications & Impact Assessments

Implications	Commentary
<b>Finance</b>	<p>There are no financial implications arising directly from this report on the basis that costs relating to the work that are to be carried out to deliver this draft appraisal is met is within existing budget.</p> <p>Kimberley Digweed – Finance Business Partner - 24<sup>th</sup> April 2026</p>
<b>Legal</b>	<p>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.</p> <p>The Planning Authority has a duty to review previous designations and to determine whether any parts or any further parts of their 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.</p> <p>Denzil Turbevill Head of Legal Services 24 April 2026</p>
<b>Risk Management</b>	N/A

<b>Impact Assessments</b>	<b>Positive</b>	<b>Neutral</b>	<b>Negative</b>	<b>Commentary</b>
<b>Equality Impact</b>				[Insert commentary or not applicable]
<b>A</b> Are there any aspects of the proposed decision, including how it is delivered or accessed, that could impact on inequality?		x		
<b>B</b> Will the proposed decision have an impact upon the lives of people with protected characteristics, including employees and service users?		x		
<b>Climate &amp; Environmental Impact</b>				N/A
<b>ICT &amp; Digital Impact</b>				N/A
<b>Data Impact</b>				N/A
<b>Procurement &amp; subsidy</b>				N/A
<b>Council Priorities</b>	Economic prosperity Community leadership Environmental stewardship Quality housing and placemaking			
<b>Human Resources</b>	N/A			
<b>Property</b>	N/A			
<b>Consultation &amp; Engagement</b>	A summary of the public consultation is presented at Appendix 3 of this report.			

## Supporting Information

### 3. Background

3.1 The Grimsbury Conservation Area was designated in 2007, and this is the first review of the boundary and the second appraisal. 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.

## 4. Details

- 4.1 The Grimsbury Conservation Area re-appraisal reflects guidance in *Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management, 2019*. The proposed Grimsbury Conservation Area Appraisal, 2025 is shown in Appendix 1 and the Conservation Area Boundary is shown in Appendix 2 of this report.
- 4.2 The public consultation took place between 8<sup>th</sup> December 2025 and 30<sup>th</sup> January 2026. The consultation was supported by an exhibition which took place on 9<sup>th</sup> December 2025 at Grimsbury community centre, Burchester Place, Grimsbury. The draft appraisal document was available to download from the Council's website and to view in hard copy at Cherwell District Council Offices, 39, Castle Quay, Banbury and at Banbury Library. Copies of the document were made available at the public exhibition and additional copies were available by request.
- 4.3 The public exhibition held on 9<sup>th</sup> December 2025 was attended by 5 people consisting of 1 Ward member and 1 Banbury Town Council member and 3 local residents. 1 written response was also received. A summary of consultation responses received as part of the initial consultation is provided at Appendix 3.
- 4.4 The written response received is a universal representation submitted by a community campaigner and covers design codes, designated and non-designated heritage assets, conservation areas, climate change, historic buildings and traditional vernacular architecture. This is an official representation submitted at any stage of official area UK planning consultations including preliminary scoping documents, named stages of the local plan, conservation area appraisals and supplementary planning documents, primarily regarding design codes. The response is therefore not specific to the Grimsbury conservation area re appraisal.
- 4.5 Verbal feedback from the exhibition included discussion around parking across the area and more specifically West Street, the provision of bins, their storage and the amount of rubbish in the area and the number of visible services (telephone lines etc).
- 4.6 No additional buildings were put forward as buildings of local interest as part of the consultation process.
- 4.7 The document was re-appraised in the summer of 2025 and finalised in November 2025. Policies and references have been updated where necessary. No major planning applications have been submitted since summer 2025 which directly affect the conservation area.

## 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.

*Option 1: To seek further amendments to the conservation area appraisal.*

Officers consider that the reviewed conservation area appraisal and the retained conservation area boundary are in the best interests of preserving the district's built heritage.

*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 the appraisal presented at Appendix 1 is approved. There are no proposed boundary changes.

### Decision Information

<b>Key Decision</b>	No
<b>Subject to Call in</b>	Yes
<b>If not, why not subject to call in</b>	N/A
<b>Ward(s) Affected</b>	Banbury Grimsbury and Hightown Ward

### Document Information

<b>Appendices</b>	
<b>Appendix 1</b>	Grimsbury Conservation Area Appraisal
<b>Appendix 2</b>	Grimsbury Draft Conservation Area boundary
<b>Appendix 3</b>	Table of consultation responses
<b>Appendix 4</b>	Community campaigner submission

<b>Background Papers</b>	Grimsbury Conservation Area Appraisal Consultation Draft (December 2025) <a href="https://www.cherwell.gov.uk/directory-record/1784/banbury-grimsbury">https://www.cherwell.gov.uk/directory-record/1784/banbury-grimsbury</a>
<b>Reference Papers</b>	None
<b>Report Author</b>	Emma Harrison
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<b>Corporate Director Approval (unless Corporate Director or Statutory Officer report)</b>	Executive Director – Place & Regeneration 28 April 2026