

Review of the Cuxham Conservation Area consultation

CONSULTATION SUMMARY REPORT

A review of the feedback received to the Cuxham Conservation Area consultation.

MAY 2023



If you require this report in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please email haveyoursay@southandvale.gov.uk or call 01235 422425.

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Note: When stating percentages in the analysis, we are referring to the percentage of respondents that answered the specific question, rather than the total number of responses to the overall survey. Response percentages may not add up to 100% due to rounding up over .5 and rounding down under .5. Words that appear in italics are quotes taken from comments received.

SUMMARY

South Oxfordshire District Council invited residents to give their views on the Cuxham Conservation Area Appraisal document.

In total, 11 responses were received during the public consultation period. This is made up of 6 responses via the online survey and 5 responses via email.

The majority of respondents (9) were from individuals/members of the public. The remaining 3 respondents were representing a business/organisation.

Overall, there was a general support for the appraisal, comments of praise for the presentation and characterization of the village. Cuxham has seen incremental change over the past decade which some respondents are keen to manage with the aid of this new appraisal. Some responses include updates and additional detail which will help to ensure an adopted appraisal will be as current as possible.

Detailed comments on how the Conservation Team have responded to all the comments received can be found in this qualitative data section of this report.

HOW WE WILL USE THE RESULTS

The Cuxham Conservation Area Appraisal is currently undergoing review following the close of public consultation. Once a final draft is produced using the consultation feedback, it will be presented by a Cabinet member at a Cabinet committee meeting to be formally adopted as a supplementary planning document. Once adopted, the appraisal can be used to inform planning decisions and will be available to view on our [conservation areas webpage](#).

BACKGROUND TO THE ENGAGEMENT

Purpose of the Conservation Area Appraisal and Boundary Review

What are conservation areas?

Areas of “special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” – in other words, they exist to protect the features and the characteristics that make a historic place unique and distinctive.

Local Authorities have a statutory duty to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. In addition to statutory controls, both National Policy and the Local Authority policies in the Local Plan help preserve the special character and appearance of conservation areas and their setting where it contributes to its significance.

What is the purpose of a conservation area appraisal?

- Identify special architectural or historic interest and the changing needs of the conservation area;
- Define or redefine the conservation area boundaries;
- Increase public awareness and involvement in the preservation and enhancement of the area;
- Provide a framework for informed planning decisions;
- Guide controlled and positive management of change within the conservation area to minimise harm and encourage high quality, contextually responsive design.

Summary of the Appraisal Document and alterations to the Proposed Boundary

This document was fully produced and reviewed by the Conservation Team in tandem with the development of a new template to be used for all future appraisals. Cuxham was chosen as a result of a weighting exercise in which un-appraised conservation areas within South Oxfordshire were prioritised by development pressures. The Conservation Team decided that these priority areas would benefit the most from a conservation area appraisal.

The document provides a summary of the history of Cuxham and its development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and illustrative maps showing various details of spatial and character analysis.

During a review of the existing Conservation Area boundary, the Conservation Team determined that the existing boundary sufficiently captured the full extent of the historic settlement at Cuxham, therefore no boundary revisions were proposed as part of the appraisal process.

ENGAGEMENT METHODOLOGY

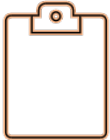
How we undertook the consultation.



The consultation ran from Wednesday 8 February until 11.59pm Wednesday 15 March, 2023.



Letters were issued to residents of Cuxham. The council's consultation database was also contacted and filtered for consultees that live within Cuxham and may have an interest in the consultation.



An online survey was created and asked respondents to provide their feedback on the Cuxham Conservation Area Appraisal document. A copy of the survey and comments received are available to view in this report.



Paper copies of the consultation materials were made available in the Holy Rood Church and Watlington Library. Posters were also put on display around the town to help promote the consultation.



A link to the online survey was made available on the council's webpages.

Reporting methodology

A total of 11 completed responses were received. This is made up of 5 responses received via the online survey and 6 responses via email which were manually added to the results.

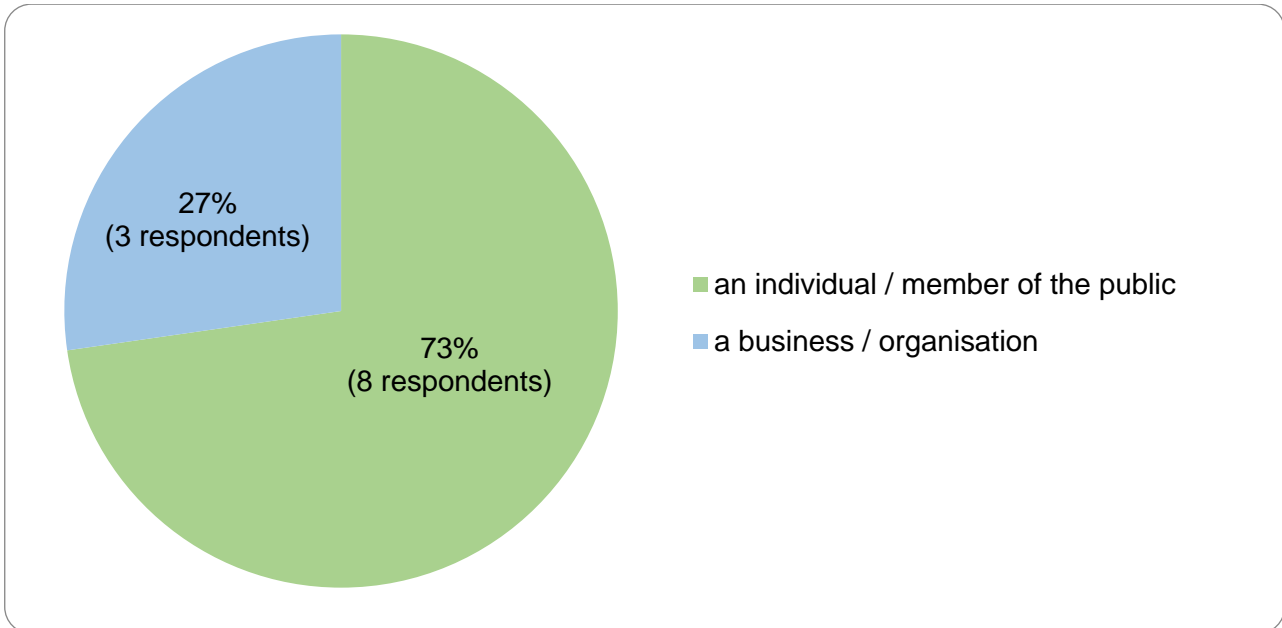
The full results to the consultation are included in this report, alongside an officer response.

Any personal information supplied to us within the comments that could identify anyone has been redacted and will not be shared or published in the report. Further information on data protection is available in our [planning consultations privacy policy](#).

QUANTITATIVE AND QUALITATIVE DATA

A copy of the quantitative and qualitative data received to the consultation is provided below.

1. Are you responding as:

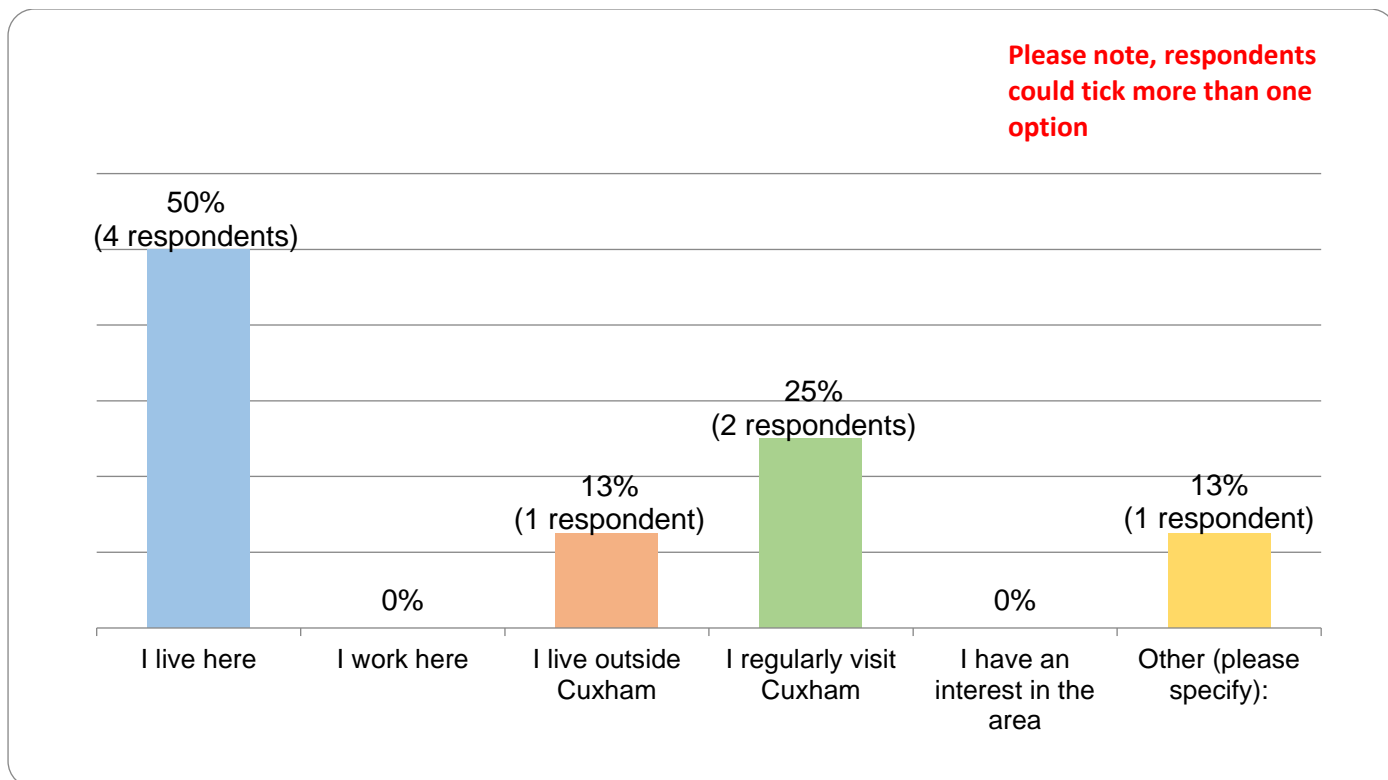


Most responses (8) were received from individuals / members of the public. The remaining responses (3) were on behalf of a business / organisation.

2. Please provide the name of the business / organisation, council or body you are representing:

- *n/a*
- *Pyrton Parish Council*
- *Historic England*
- *Natural England*

3. What is your connection to Cuxham? Please tick all that apply.



Other (please specify):

- I lived in Cuxham from 1987 to 2000

A total of 8 respondents answered this question. Half of the number of respondents (4) said they live in Cuxham. The remaining 4 respondents said they regularly visit Cuxham (2), live outside Cuxham (1) and 1 respondent selected 'other'.

4. Please provide your comments on the appraisal document below.

ID	Comments	Officer response
210613087	Conservation Areas are a nuisance for all residents and legislation should be passed to abolish them. They are a classic example of excessive regulation which stifles growth and serves to provide unnecessary employment at public expense.	As we are not introducing new controls here, there is no need to respond to this comment
210625837	I find the appraisal appropriate	Noted with thanks
210676610	Well done, the appraisal catches the essence of the village with some good photographs. 2.1 Having lived in Cuxham for 39 years, I have never heard of the term "Vale Fringes". 2.2 The church is in a benefice with Benson, Ewelme and Brightwell Baldwin as well as Easington, in recent years. Fig 1 Please use three words for "Middle Farm House". Map Layers should make it clear that Ordnance survey map 1881 toggles with current OS map. Instruction layers show Tithe Map 1837 and OS Map 1878, but these are not actually	Really helpful comments adding additional local detail that we were not aware of.

	<p>present as layers.</p> <p>3.0 Page 7 Road does not lead towards Thame, but towards Chalgrove and Stadhampton to the West. Following downstream, not upstream. Marlbrook does not disappear into the trees, which sounds as though it drops into a sinkhole. It "flows on downstream" into the trees.</p> <p>4.1 Page 9 Not forest. Better to use trees or woods.</p> <p>4.3 2nd para Manor House, now Manor Farm.</p> <p>5.2 2nd para Not Cuxham meadow, but Town Furlong meadow.</p> <p>5.3 Traffic moves both ways.</p> <p>5.3 2nd para Planters are not yet introduced, only proposed.</p> <p>5.3 3rd para All of Cuxham common is today private. Track is bridleway across to Pyrton Heath. footpath does not go to Cutt Mill but towards Easington.</p> <p>5.4 Page 15 Farm buildings are roofed with corrugated asbestos.</p> <p>6.1 A Manor Farm 3rd bullet point Gate on northern boundary wall is still used today for moving/herding cows. B Old Rectory Verge...tends to be called Lower Green by current villagers. Not underground water pump, but underground sewage pumping station.</p> <p>6.2.2 Surely not a steeple, rather a tower with a 4-sided pitched roof.</p> <p>Appendix A Barn approx 8m E of Middle Farm House...3 words</p> <p>Middle Farm House....3 words</p> <p>Appendix B Post Medieval to modern The C17/18th post office (PRN11302). now Middle Farm House, is listed and is recorded.....</p> <p>There is an important view missing, namely that from the footpath above Manor Farm, looking back North over the whole village, and indeed over the whole of the conservation area. This footpath towards Turners Green Lane, and onto Upperton, is an important footpath and perhaps should be given more of a mention.</p>	
210700296	<p>I'd like to review the draft without having to download it to my device.</p> <p>Simply accessing a webpage would be so much easier.</p>	<p>This is actually a personal setting on the individual's device. We recommend that they are downloaded to enable interactivity but it is down to personal settings.</p>
210811357	<p>Cuxham is a lovely hamlet and should avoid damage and indeed promote careful attendance to it's historic buildings and rural ambience. The town furlogh is a particular success and it is great that there are to be allotments.</p>	<p>Noted with thanks. We were not aware new allotments were being added to the</p>

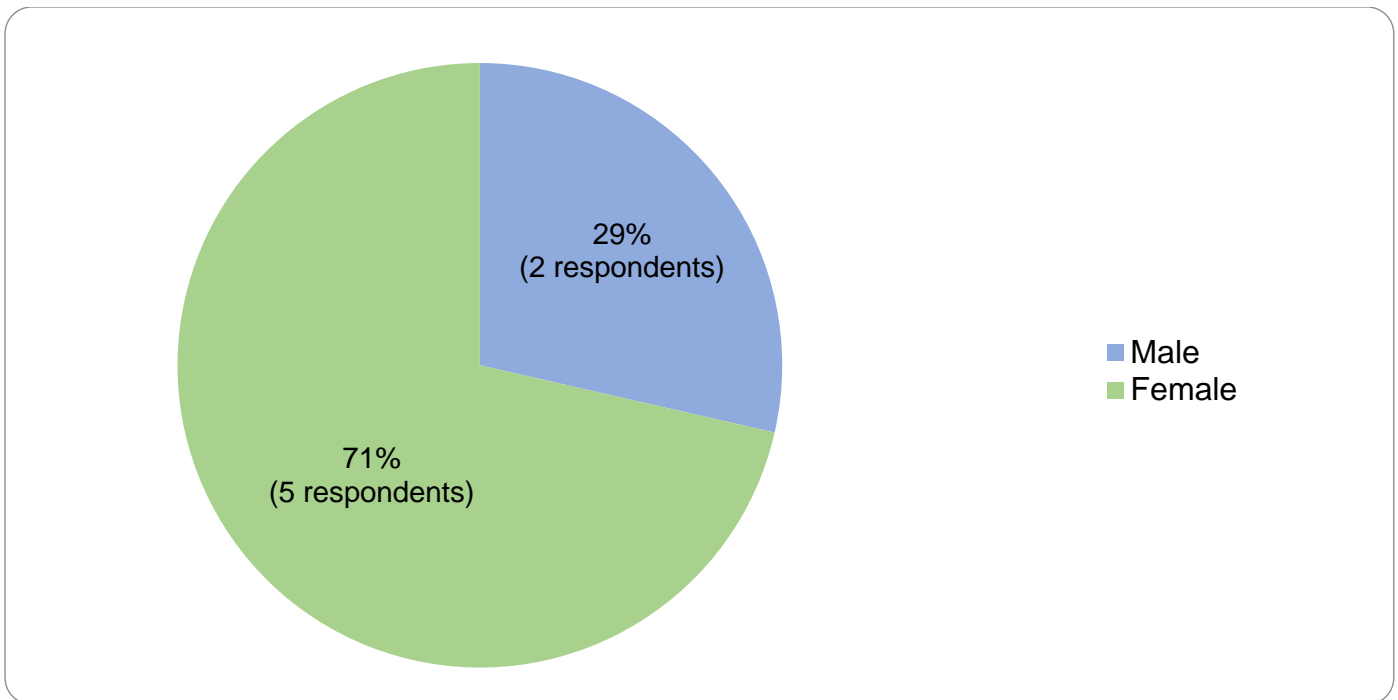
		village.
210893878	<p>The Consultation draft states in paragraph 5.3 that: "The recently introduced traffic calming measures, reducing the speed limit to 20mph and adding planters to narrow wider parts of the road, are a positive step towards reintroducing the more pedestrian friendly and historic shared functionality of the road. "</p> <p>It should be noted that the speed limit has indeed been reduced to 20mph, but the planters have not yet been added and the council have given no indication as to if and when they will be installed. Therefore only 1 positive step has been taken to improving the shared 'functionality of the road', and in the meantime the speed of vehicles through the historic village remains an acute safety concern for pedestrians and cyclists.</p>	Noted with thanks.
212063954	I welcome the inclusion of several other houses as suggested, but as being part of a Conservation Area requires certain rules to be followed eg type of windows (especially if the property fronts directly onto the road) the owners of these newly added properties must be advised that these rules/ conditions(where appropriate)would apply to them and make sure they are made fully aware .	We are not making any boundary revisions here so no new properties are being added to the conservation area. Where we are identifying buildings as non-designated heritage assets, their permitted development do not change from existing.
213687723	Pyrton Parish Council wanted to add their strong support of the Cuxham Conservation Area Appraisal.	Noted with thanks
213687853	<p>Dear Sir/ Madam,</p> <p>Thank you for consulting Historic England on the conservation area appraisal for Cuxham.</p> <p>We welcome the writing of a conservation area appraisal for the conservation area and have no specific comments to make.</p>	Noted with thanks
213687922	<p>Thank you for your consultation request on the above dated and received by Natural England on 8th February 2023. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a statutory consultee in Local and Neighbourhood planning and must be consulted on draft development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p>	Noted with thanks

	Natural England does not have any specific comments on this Conservation Area Appraisal.	
213688070	<p>I am not familiar at all with these documents, but there is a reference at 5.3 to "planters" - this may be from an OCC consultation in 2021 of Phase 1 and Phase 2 trial of traffic management. The Phase 1 20mph sign change was implemented, but there were objections from the bus company and Thames Valley Police to a Phase 2 experimental trial of planters - these were proposed as trial measures for a period, not permanent, and Phase 2 has not actually happened!</p> <p>Mentioning the bus service, Cuxham does have a complete set of lovely iron flag-style bus stop signs that are sometimes referenced by passing bus enthusiasts. Not sure if they are mentioned or perhaps not relevant. It would be nice to include a photo perhaps? The village has a seven-day-a-week, near hourly bus service between Watlington and Oxford, Oxford Bus Company no 11 service.</p> <p>Bus services may not date back to conservation times, but it is sad to read of the decline in the population and that the village is shrunken - a term that I had not heard before! Bus is sustainable transport. If households have to rely solely on private cars to travel they own several and more than there is space to park. These are then parked on whatever pavement we have and on tracks etc.</p> <p>Cricket ceased to exist around 10 years ago, what was the pitch is now part of the farm.</p>	<p>As above, reference to planters to be removed.</p> <p>We will take the opportunity to add a photo of the bus stop signs as we have one.</p> <p>Shrunken village status is a reference to local changes very historically, not in living memory. It shouldn't affect buses.</p>

5. You can upload any supporting documents using the button below.

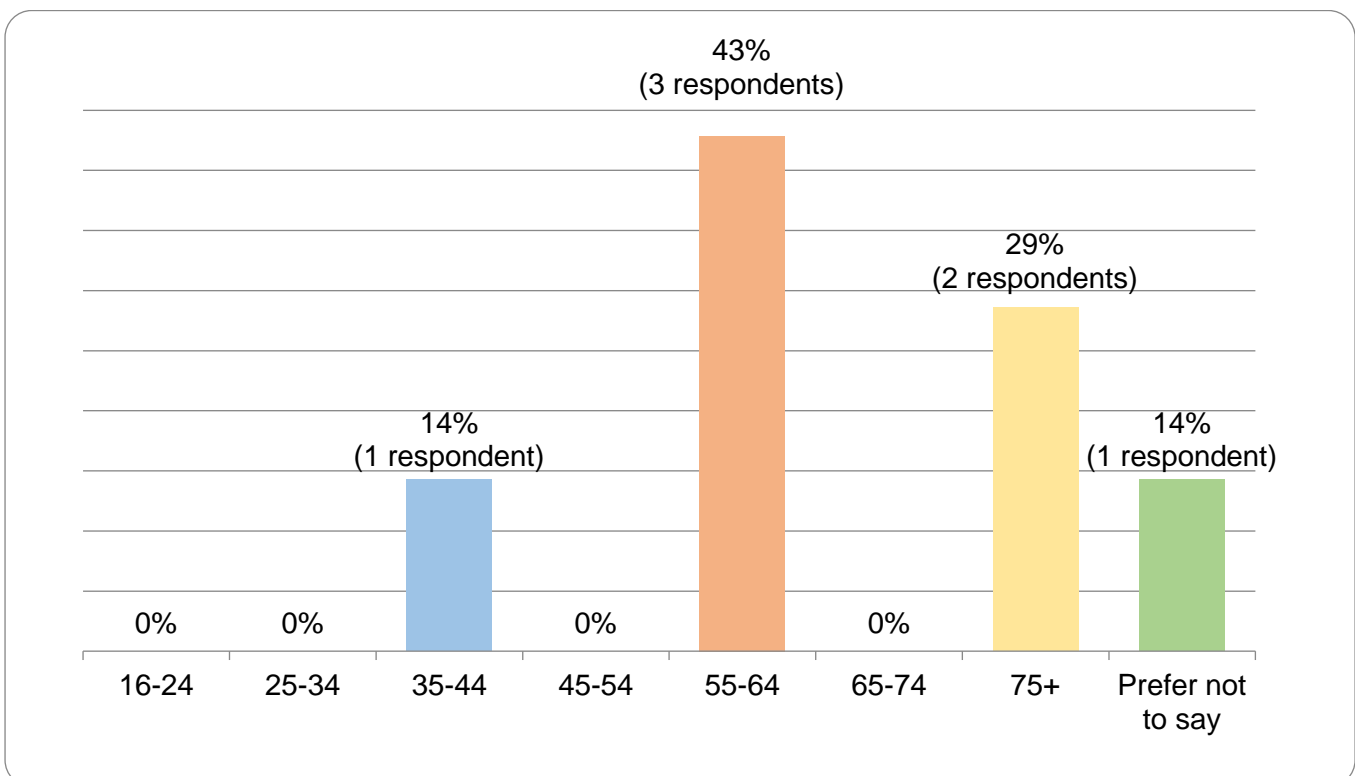
No supporting documents received.

6. which of the following describes how you identify yourself?



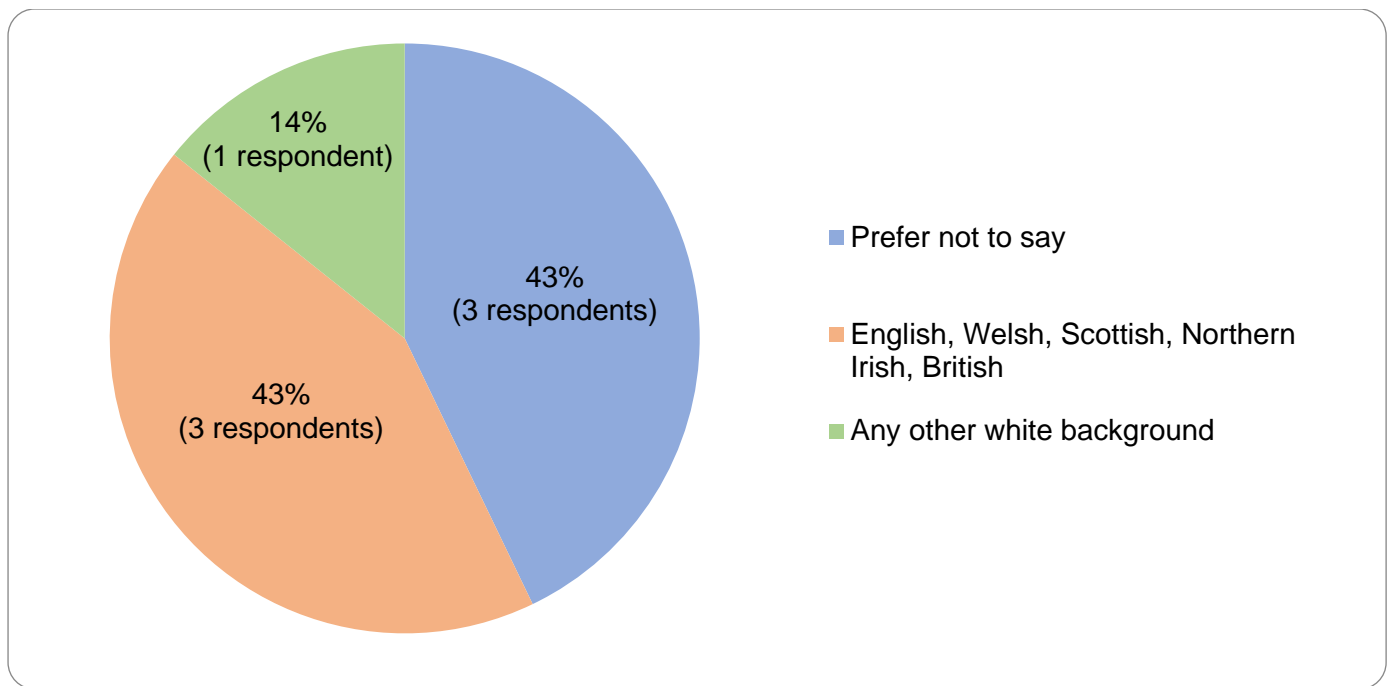
The majority of respondents identify as a female (5) and 2 respondents identify as a male.

6. How old are you?



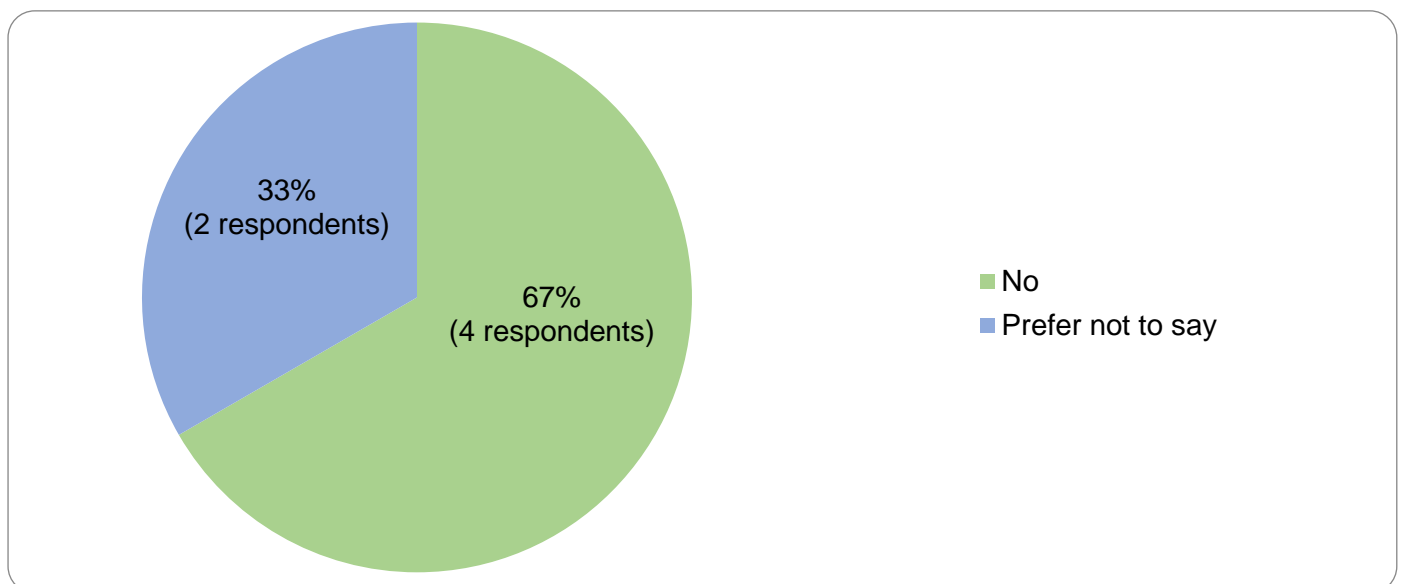
There were 3 responses from those in the 55 to 64 age bracket, followed by 2 respondents aged 75+. 1 respondent is aged between 35 to 44. The remaining respondent preferred not to answer this question.

8. What is your ethnic group?



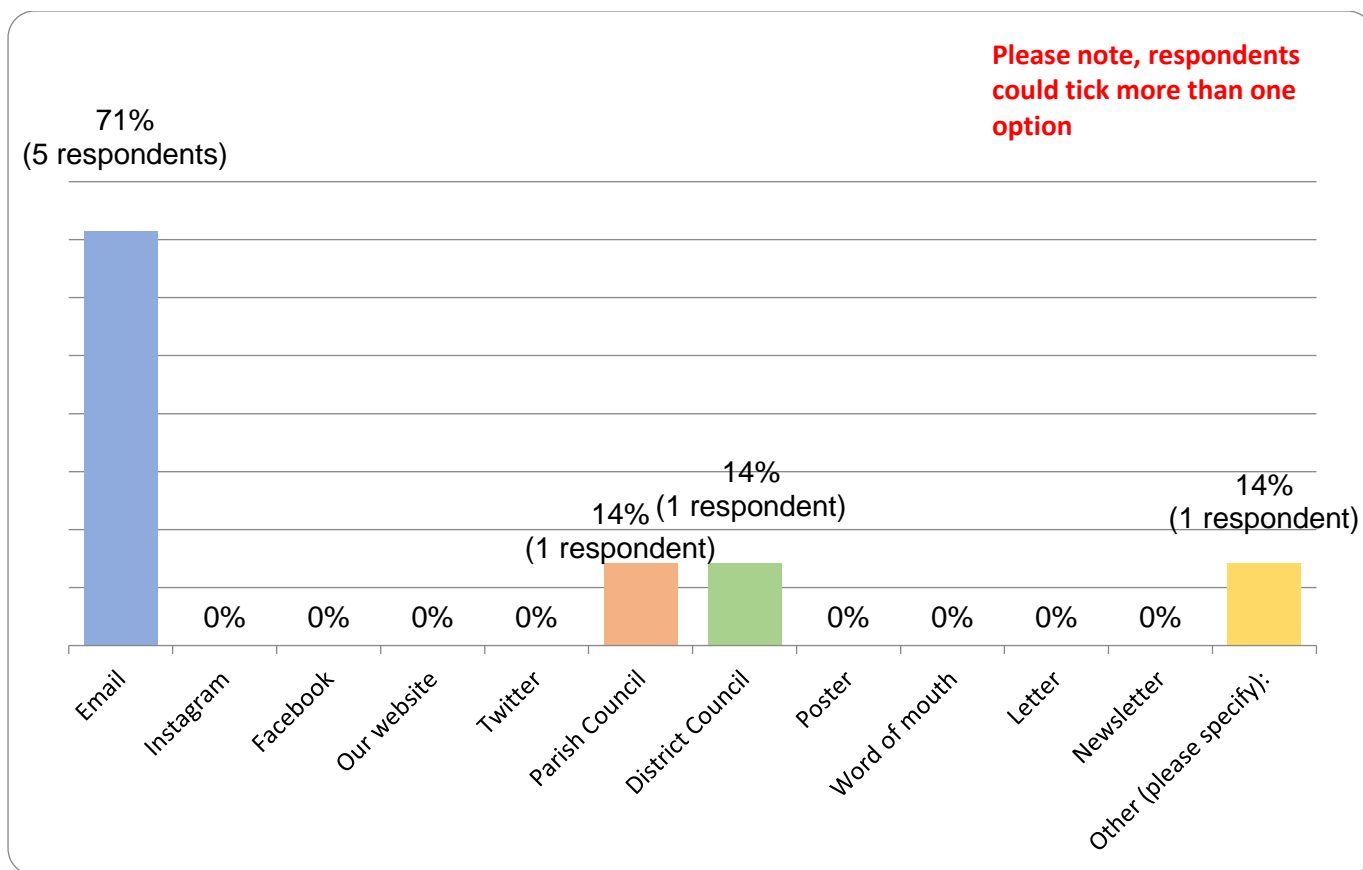
A total of 7 respondents answered this question. 3 respondents said they are from a 'White British - English, Welsh, Scottish and Northern Irish' ethnic group. 3 respondents also preferred not to say. The remaining respondent said they are from any other white background.

9. Are your day-to-day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?



Most respondents (4) said their day-to-day activities aren't limited because of a health problem or disability which has lasted or is expected to last 12 months or more. 2 respondents selected 'prefer not to say'.

10. How did you hear about the review of the Cuxham Conservation Area appraisal?



Other (please specify):

- *Parish Meeting*

Most respondents heard about the Cuxham Conservation Area Appraisal consultation via email (5). The remaining respondents heard about it via their parish council (1), district council (1) and 1 respondent selected 'other'.

SURVEY

A copy of the online survey is provided below.

Review of the Cuxham Conservation Area

We are carrying out a review of the conservation area in Cuxham.

As part of the review process, we are now inviting comments on the Cuxham Conservation Area Appraisal document. This new appraisal document, once adopted, will be used to support planning decisions in the area. No boundary changes are proposed.

You can find out more information about the review and download the appraisal document on our website.

We are inviting your comments on the proposed changes during a five-week consultation period which runs from Wednesday 8 February until 11.59pm Wednesday 15 March, 2023.



Personal details

If you are responding as an individual, you are not required to provide your name or personal details. If you are responding on behalf of a business, organisation, or other we will ask for its name and this information may be published. Any personal information you provide to the council within your comments that could identify you will not be published. Further information on data protection is available on in our privacy statement.

Queries?

If you have any questions on the draft appraisal, survey or require it in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages) please contact our Conservation team at conservationconsults@southandvale.gov.uk or call 01235 422600.

What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new Conservation Area Appraisal document and adopted revised boundary on our website.

A bit about you

1. Are you responding as: *

- an individual / member of the public
- a business / organisation
- Other (please specify):

2. Please provide the name of the business / organisation, council or body you are representing:

3. What is your connection to Cuxham? Please tick all that apply.

- I live here
- I work here
- I live outside Cuxham
- I regularly visit Cuxham
- I have an interest in the area
- Other (please specify):

Your comments

4. Please provide your comments on the appraisal document below.

You can view the Cuxham document on our website. If you would like to see this document amended or improved in any way, it would be helpful if you could please explain what changes you are seeking. *

5. You can upload any supporting documents using the button below.

Choose File

Our commitment to equal access for all

We are committed to making sure that residents have equal access to all council services. Please help us to keep track of how successfully we are achieving this by ticking the appropriate boxes below.

All questions are optional. All information is confidential and will only be used to help us monitor whether views differ across the community.

6. Which of the following describes how you identify yourself?

- Male
- Female
- Neither of the above (specify below if you would like to)
- Prefer not to say
- I identify as:

7. How old are you?

- 16-24
- 25-34
- 35-44
- 45-54
- 55-64
- 65-74
- 75+
- Prefer not to say

8. What is your ethnic group?

- Prefer not to say

White

- English, Welsh, Scottish, Northern Irish, British
- Irish
- Gypsy or Irish Traveller
- Any other white background

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background

Black or Black British

- Caribbean
- African

Any other black background

Mixed or Multiple Ethnic Groups

White and Black Caribbean

White and Black African

White and Asian

Any other mixed background

Other Ethnic Group

Arab

Other (please specify):

9. Are your day to day activities limited because of a health problem or disability which has lasted or is expected to last 12 months or more?

Yes

No

Prefer not to say

If yes, please specify:

10. How did you hear about the review of the Cuxham Conservation Area appraisal?

Email

Instagram

Facebook

Our website

Twitter

Parish Council

District Council

Poster

Word of mouth

Letter

Newsletter

Other (please specify):

COMMUNICATION

A copy of the email notification issued to the council's consultation database is provided below.

Subject: Your comments are invited on the Review of Cuxham Conservation Area

Dear [NAME]

We are emailing to invite you to have your say on proposed changes to the conservation area in Cuxham as this may be of interest to you.

What is a conservation area?

The village's conservation area is the designated area of special architectural or historic interest which exists to protect the features and characteristics that makes Cuxham an historic, unique and distinctive place.

Why are we reviewing the conservation area?

It is a requirement that all councils coordinate and publish appraisals for the preservation and enhancement of conservation areas and that these proposals are reviewed from time to time.

This is the first comprehensive Conservation Area Appraisal document that has been produced for Cuxham. The document has been authored and published by the South Oxfordshire Conservation and Design Team. We have a statutory duty to consult the public on this new document before it is adopted.

Have your say as part of our review process

As part of the review process, we are now inviting comments on the Cuxham Conservation Area Appraisal document.

You can download the appraisal and find out more information about the review on our website. <https://www.southoxon.gov.uk/cuxhamconservation>

How to comment

We are inviting your comments on the Cuxham Conservation Area Appraisal document during a five-week consultation period which runs from **Wednesday 8 February until 11.59pm Wednesday 15 March**.

The quickest and easiest way to comment is to use our [online comment form](#).

Note that this is a unique link just for you and is tied to your email address. If you would like to forward this message to anybody else, please refer them to the [public link to the survey](#).

What happens next

After the consultation period ends, we will consider your comments and make appropriate changes to the draft document and boundary revision before we proceed to adopt it via the council's cabinet process. Once adopted, we will publish the cabinet report, new conservation area appraisal document and adopted revised boundary on our [website](#).

We look forward to hearing your views.

Kind regards

Boris van der Ree
Conservation Enquiry Officer
South Oxfordshire District Council

If you need support to access the consultation materials, have any queries about the survey form or require it in an alternative format (for example: large print, Braille, audio, email, Easy Read or alternative languages) please email conservationconsults@southoxfordshire.gov.uk or call 01235 422600.

Opt-out: If you do not wish to receive further emails from us like this, please [click here](#), and you will be removed from our consultation mailing list. Please note, we may still need to contact you for certain consultations if we have a legal obligation to do so.

Data protection: Please refer to our planning consultations privacy statement regarding how your personal data is used for this consultation, available on the consultation page of [our website](#). If you would like to know more about the council's data protection registration or to find out about your personal data, please visit [our website](#).

FURTHER INFORMATION

For information about the consultation or the results presented in this report, please contact:

Consultation and Community Engagement Team

South Oxfordshire and Vale of White Horse District Councils

01235 422 425

haveyoursay@southandvale.gov.uk

To enquire about the council's work on the Cuxham Conservation Area consultation, please contact:

Conservation Area Team

South Oxfordshire and Vale of White Horse District Councils

01235 422 600

conservationconsults@southandvale.gov.uk

END.