

Review of the Drayton Conservation Area consultation

CONSULTATION SUMMARY REPORT

A review of the feedback received to the Drayton 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

Vale of White Horse District Council invited residents to give their views on the Drayton Conservation Area Appraisal document that details proposed changes to the conservation area boundary in the following places (from section 7 of the appraisal document):

Proposed **additions** to the conservation area:

- Inclusion to add the historic core of Sutton Wick and Millennium Green, to the north.
- Inclusion to add an area east of Church Lane.
- Inclusion to add a small area west of Abingdon Road, across from High Street.

In total, 14 responses were received during the public consultation period. This is made up of 10 responses via the online survey and 4 responses via email.

The majority of respondents (11) were from Individuals / members of the public. 3 respondents were representing a business / organisation.

Overall, there was a general support for the document and proposed conservation area boundary extensions. Drayton has seen incremental change over the past decade which respondents are keen to manage with the aid of this new appraisal. Some responses include updates and 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 Drayton 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 has been commissioned and produced by Drayton Parish Council following on from work undertaken as part of their Neighbourhood Plan. The conservation and design team have reviewed draft versions of the document and advised on changes necessary to ensure the content is appropriate and compliant with current good practice for the production of appraisal and management plans as well as being consistent with our in-house documents.

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

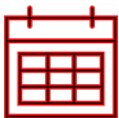
During a review of the existing Conservation Area boundary, the Parish Council have identified areas that are of sufficient interest and significance to be considered for inclusion within the designated boundary. The Conservation Team have also reviewed the proposed areas for inclusion and agreed with the Parish Council that these areas meet the tests to be included in the designated area and support the proposed revisions to the existing boundary.

The revisions include:

- Inclusion to add the historic core of Sutton Wick and Millennium Green, to the north.
- Inclusion to add an area east of Church Lane.
- Inclusion to add a small area west of Abingdon Road, across from High Street.

ENGAGEMENT METHODOLOGY

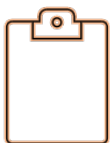
How we undertook the consultation.



The consultation ran from the Wednesday 18 January until 11.59pm Wednesday 15 February 2023.



Letters were issued to residents of Drayton that may be impacted by the proposed changes to the conservation area boundary. The council's consultation database was also contacted and filtered for consultees that live within Drayton and may have an interest in the consultation.



An online survey was created to gather feedback on the Drayton Conservation Area Appraisal document and the proposed changes to the conservation area boundary. The survey asked respondents to provide their comments on the 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 Drayton Village Hall and Abingdon 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 14 completed responses were received. This is made up of 10 responses received via the online survey and 4 responses via email which were manually added to the results.

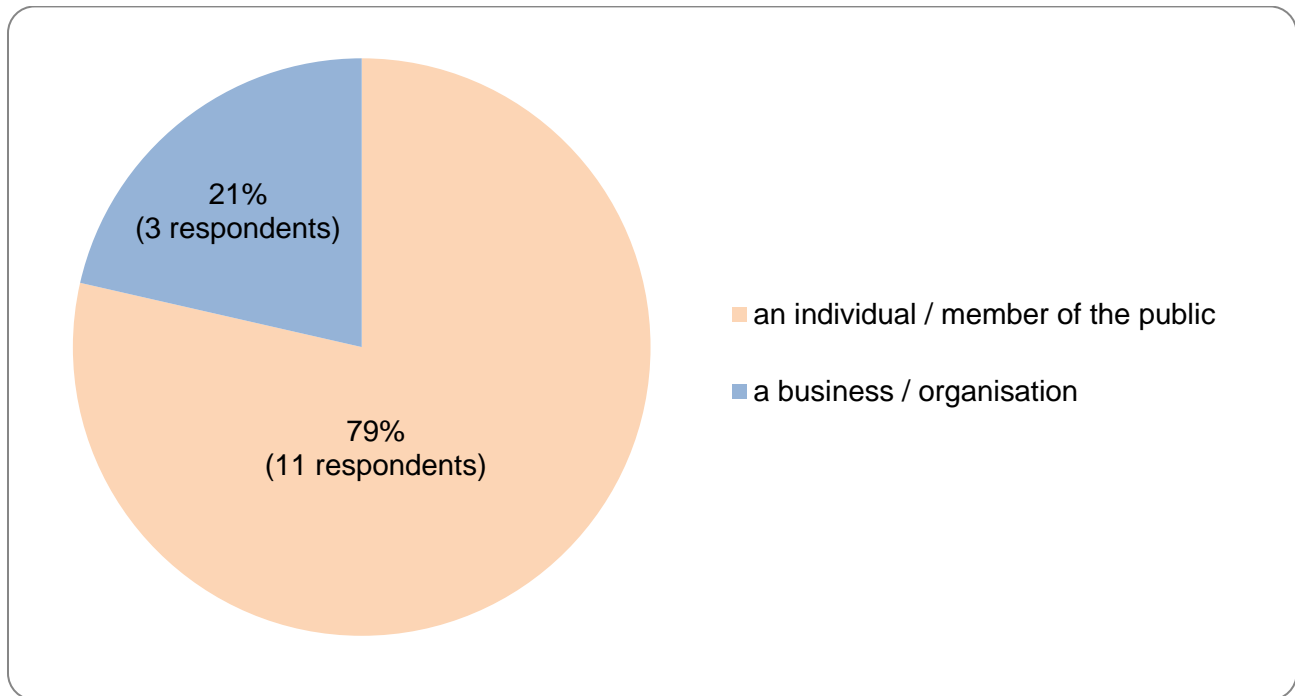
The full results to the consultation are included in this report, alongside an officer response.

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 is provided below.

1. Are you responding as:

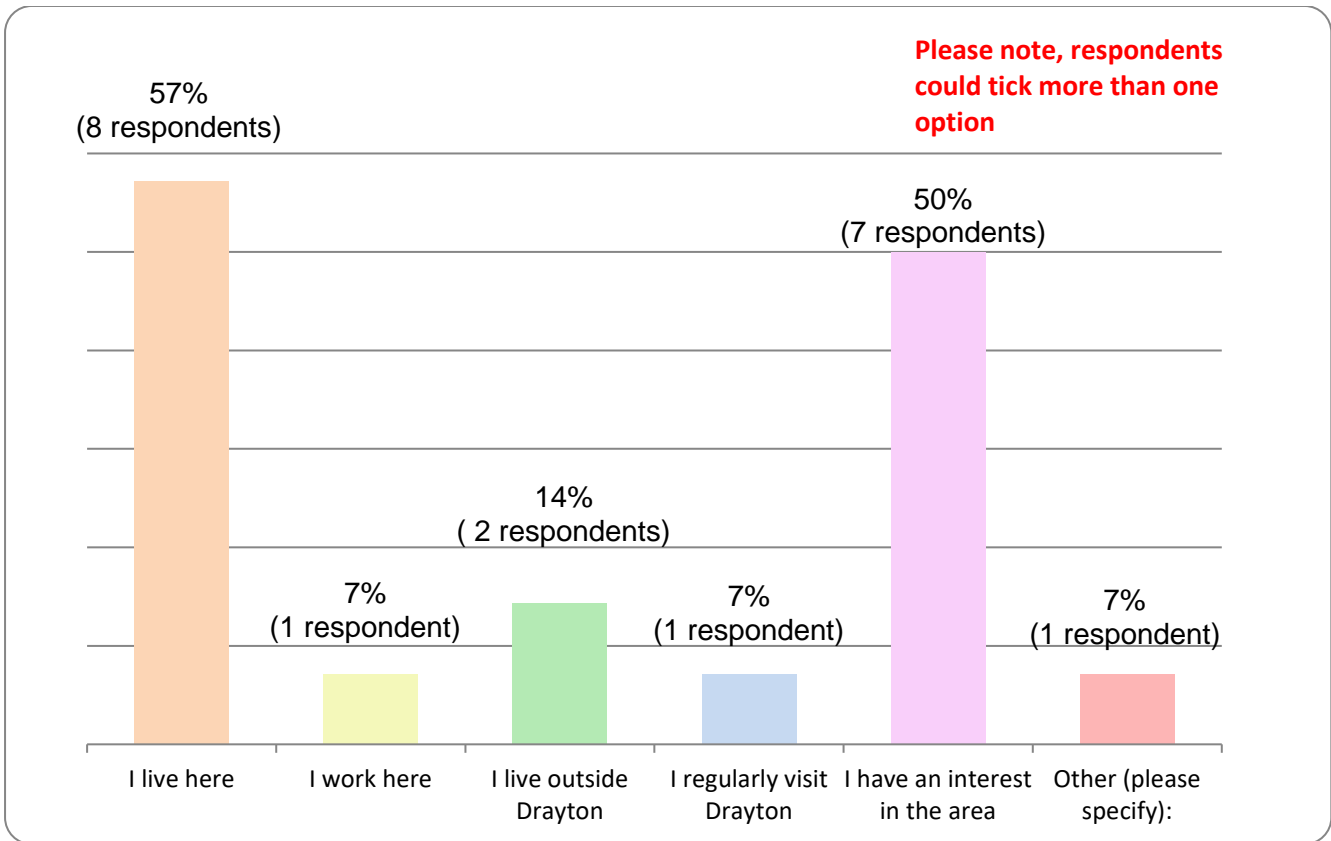


Most respondents (11) were received from individuals / members of the public. The remaining respondents (3) were on behalf of a business/organisation.

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

- *Milton Parish Council*
- *Self*
- *Natural England*
- *Historic England*

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



Other (please specify):

- *Parish Councillor*

A total of 14 respondents answered this question. A total of 8 respondents said they live in Drayton, followed by 7 respondents who said they have an interest in the area and 2 respondents who said they live outside Drayton. The remaining respondents (3) said they work in Drayton (1), regularly visit (1) and the remaining respondent selected 'other'.

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

ID	Comment	Officer response
208821002	<p>The lines on map mean nothing without an adequate understanding by officers, members and public of the requirement to consider the desirability to preserve or enhance the character or appearance of the area. In the recent past the LPA and PC supported the development of Manor Farm in the very heart of the conservation area reflecting a total disregard of the legal duty attached to designation. The concept of 'precedent' does not have a strict legal application in development management or control but there is a legitimate expectation that LPAs will be consistent in its decision-making. The LPA was warned at the time that the Manor Farm development was permitted. In these circumstances I would recommend the removal of the existing conservation area designation rather than its extension. The additional burden placed on properties within conservation areas through the limitations placed on permitted development rights would be unjustified. The eastern frontage to Church Lane does not have sufficient architectural or historic interest. Sutton Wick has coped without any special designation.</p>	<p>Noted with thanks. Allocation in the Neighborhood Plan was subject to its own public consultation. It is hoped that the addition of this document can hold any future development proposals that may affect the conservation area to a higher standard to ensure not only does it better reveal significance as per policy tests but also protects and enhances local distinctiveness. It is considered, as outlined in Section 7, that Church Lane and Sutton Wick do meet the tests for inclusion within the designated area. As no new evidence has been provided against this, the areas are still proposed for inclusion.</p>
209009305	<p>Extending the conservation area is a good thing, however it is crucially important that no part of the conversation area should be included in the neighbourhood plan of the future. The current conservation area has been compromised by development on Manor farm and this should not be allowed to happen again. I would like to see far more tree planting on the edges of the Manor farm development. I would also like attention to be given to traffic calming in Henleys and Church lanes. This is a very historic part of the village which is being negatively affected by the lanes being used as speeding rat runs. We really need to give attention to this so that the village can enjoy what we already have without being affected by speeding traffic. In my view more consideration should be given to what needs to be done to preserve what we already have in addition extending the CA</p>	<p>Noted with thanks. Allocation in the Neighborhood Plan was subject to its own public consultation. It is hoped that the addition of this document can hold any future development proposals that may affect the conservation area to a higher standard to ensure not only does it better reveal significance as per policy tests but also protects and enhances local distinctiveness.</p>
209050426	<p>I fully support the proposal to include my property, in the new conservation area.</p>	<p>Noted with thanks</p>

	<p>Our property is part of the proposed addition to the conservation area, and we agree that it is a sensible & valuable move to add the areas considered - we thank the team who drew up the plan for their thoughtful analysis of the character of the village.</p> <p>It would be useful to have more information on what is expected of homeowners & residents who live in the conservation area - we are not a listed building, so it is unclear exactly what the conservation area would be imposing in the case of future requirements for upkeep & changes to our property. However we appreciate that this is something that is likely to take place after the consultation is complete.</p> <p>We would also encourage additional tree protection orders to be placed on the row of trees going out of the village to the south along the B4017/Steventon Road; they have been granted for the houses towards the far end of the village, but there doesn't seem to be anything for the stretch between Mott Cottages and Number 36. We feel the mature tree avenue is a feature of the village as you head in from the Didcot side, and would like to see this ensured.</p> <p>And a rationalisation of traffic signs on the High Street would certainly be beneficial!</p>	<p>Noted with thanks.</p> <p>Details on the impact of going into the conservation area are all outlined in Section 1 of the draft document that formed part of the consultation.</p>
210326983	The Council RESOLVED to support Drayton's Parish Council's position regarding the Conservation Area	Noted with thanks
210508371	I wholeheartedly welcome this proposal to increase that part of Drayton designated as a conservation area. In particular, the inclusion of the Millennium Green and some of Sutton Wick will be an excellent step forward. I think it is very valuable to make these changes before the Drayton Neighbourhood Plan is revised, I assume around 2030.	Noted with thanks
211011281	I do not support the revision of the Drayton Conservation Area (DCA) to include the East side of Church Lane and the land and paddocks beyond. Our experience with land and developments in the existing DCA has shown that its existence has afforded little or no protection, where a green space at the heart of the village was given consent for a dozen or so houses which then expanded to 58, turning a rural space into an urban one. Worse, the developer then removed established tree cover and historic hedgerows without consent and VWHDC Planners took no action. With such a lack of protection for larger issues, we would not welcome interference from Planners and Conservation Officers on smaller matters such as trees, windows, and permitted development. Furthermore the buildings on this side of Church Lane do not show "special architectural or historic interest", as defined by you, with the exception of those that are listed.	As above, the allocation of the Manor Farm site during the Neighborhood Plan process went through its own consultation. The allocation of land both within and outside of designated conservation areas is always controversial and it is expected that development in designated areas should be tested against all relevant policies as well as demonstrating that it better reveals the special interest of a place. For the reasons given in the document at Section 7 it is considered that Church Lane and the fields surrounding it do meet the tests to warrant inclusion. Introductory details of how this

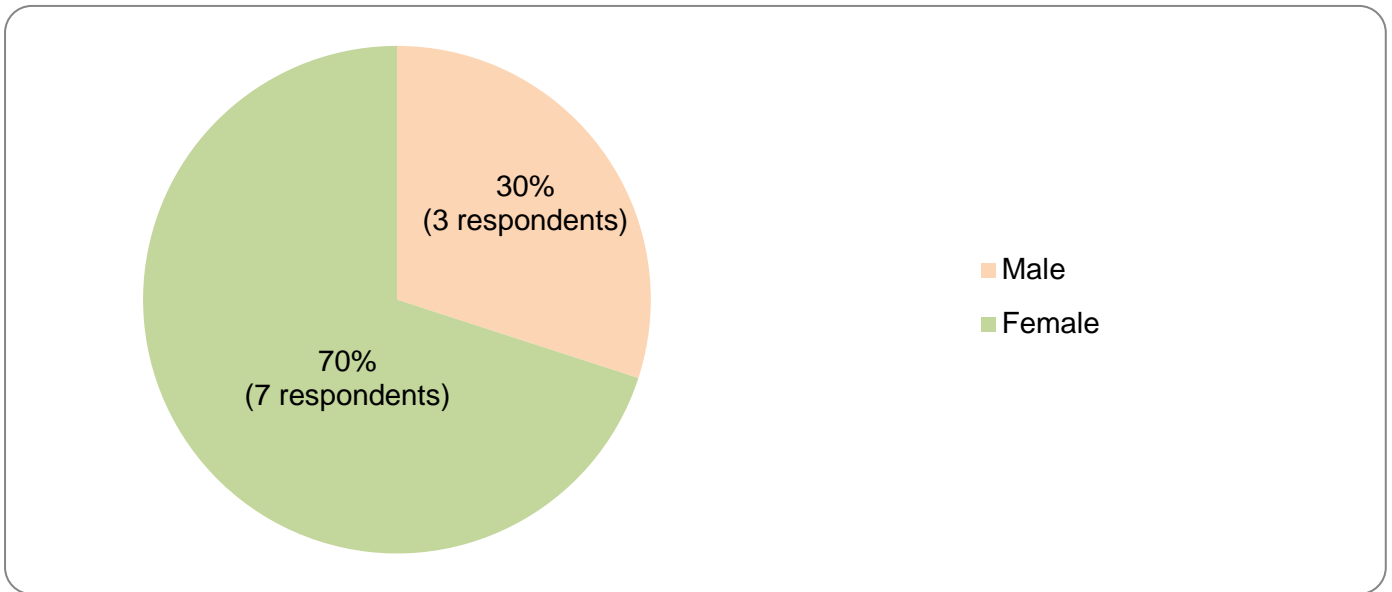
		would affect permitted development rights is also outlined in the document at Section 1 and links to the website provided.
211034501	I could not agree more with the changes and hope that they will be approved.	Noted with thanks
211054421	The Sitting Room is included in this document but it has already been demolished and a new building is being constructed. Has this been done legally begs the question.	Noted - this should have been updated as the draft document pre-dates the permissions there.
211386806	Natural England does not have any specific comments on this draft Conservation Area Appraisal.	Noted with thanks
211387121	I am acting on behalf on the _____ who own the hardware shop plus land at 5 The Green, Drayton which is included in the proposed extension to the western limits of the area. The shop is leased to _____ and we have recently agreed with _____ that we will remove the garden area at the rear of the shop from the lease. This land is indicated on a copy of your map attached. This legal matter is with our solicitors at the present time and is in process of transfer. I think that you thought it would make sense to reposition the boundary for the new Conservation Area to line up with the boundaries of the properties each side of the shop as shown on the plan. We feel that this would rationalise the boundary and is something that we would support.	Noted with thanks
211387785	Dear Madam/ Sir, Thank you for consulting Historic England on the draft conservation area appraisal for Drayton. The document is comprehensive yet accessible, and importantly readily useable by both the public and professionals. We support the additions to the conservation area. I did note a probably error on page 43, Casa Mia's description appears incorrect (a replica of 33 Henleys Lane above), and will need amending.	Noted with thanks

	<p>I have no objection to the proposed changes to the CA boundary as set out in the 2022 Consultation Draft, however, I do have a few comments which I hope are constructive:</p> <p>Page 3 ref NPPF 2012 needs amending to 2021</p> <p>10. Bibliography – spelt incorrectly, too many “i’s Out of date design guide referred to should be 2022. NPPF 2018 should be 2022.</p> <p>P44 updated photographs attached and below to replace the photos for Willow Lodge and ancillary building. Lots of the photos are very out of date and would benefit from review.</p> <p>P46 – non designated heritage asset – The sitting room has been demolished!! I am surprised that 13 High Street is not listed as a non designated heritage asset. I would think it is of more heritage value than our property. P15 photo pf standpipe over the text.</p> <p>Section 8 consultation has not been updated.</p> <p>I think you said the document was updated in 2016 but not consulted upon. It appears there has been a little more recent updating but not a comprehensive review.. 7 years is a long time since the update and I think the document should be more comprehensively reviewed.</p>	<p>Noted with thanks The document was first compiled a number of years ago and there has been incremental change since then that is not reflected in the draft. We did review it and thought we had caught most of the changes but the function of the public consultation was to also get local eyes on the document who are more familiar with where these changes have taken place. It is hoped that the changes needed do not fundamentally change the function or spirit of the document.</p>
	<p>If the document is to be adopted as drafted then the reason why the additional areas are to be included in the conservation area should be included in the character areas of conservation area in section 6. Section 2 says the analysis has included the proposed extension to the CA. I don’t think this is required for the reason below, but included as you would expect in a Conservation Area Appraisal. 3.2 refers to the old boundary being tightly drawn. The boundary changes described at section 7 will not be relevant when adopted nor will the new and old CA boundary. It appears to me that the changes are better described in an accompanying document not in the actual CAA. It would be better if the CA appraisal is presented as the new replacement document for adoption.</p> <p>Area 2 page 21, refers to only the west side of Church Lane being in the CA. This should be written as though it is in the CA if this is to be the adopted plan.</p> <p>I hope the above comments are helpful.</p>	<p>We include all the areas proposed for inclusion to the same degree of detail as those already within the boundary because we are consulting on a draft making it clear what all the proposed changes are in order for people to comment. The aim is to then adopt a single document for the whole area; two documents would be more confusing and less user friendly. The final document is then updated to reflect that the area was amended and adopted at a specific cabinet date so that the changes made are clear. Ultimately the final adopted document should be a single source of reference for development in the area.</p>

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

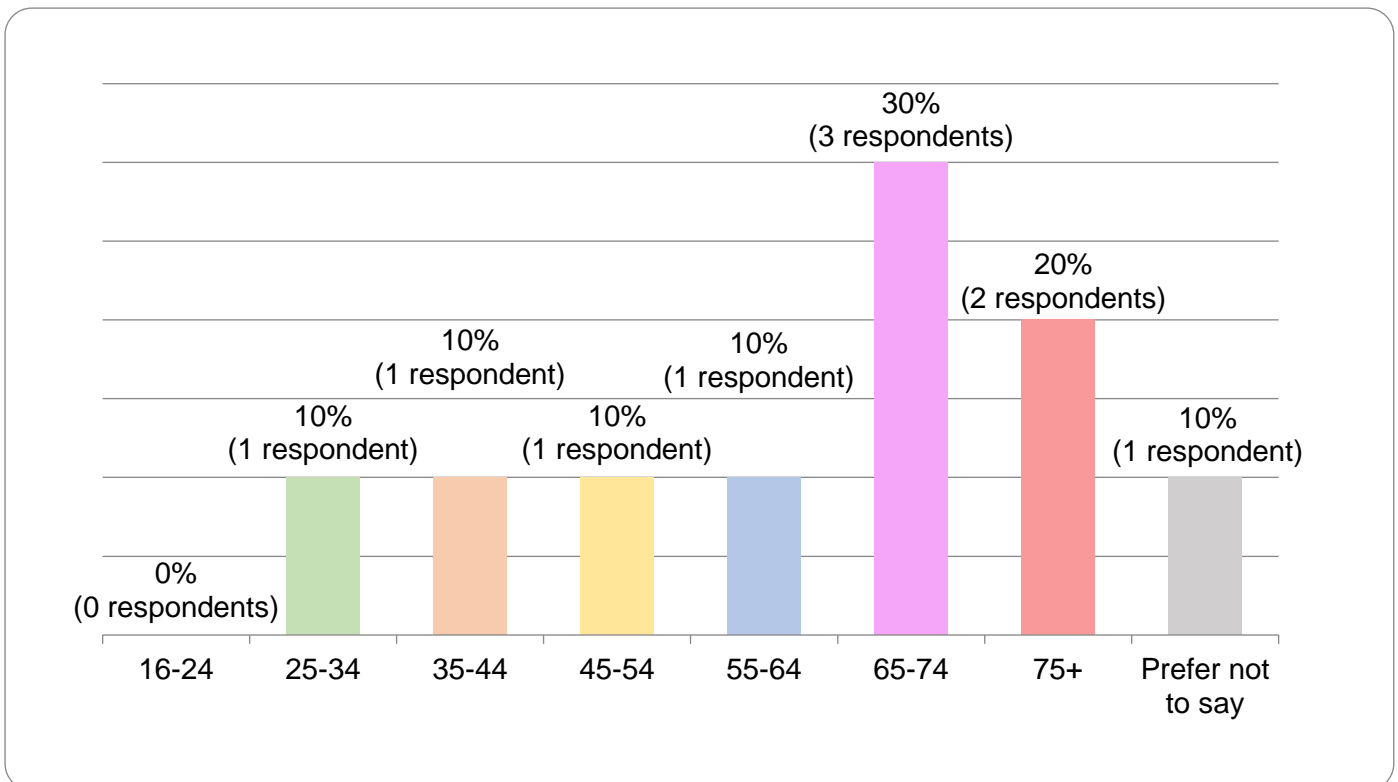
1 respondent attached a map to support their comments which can be found in the Appendix.

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



Most respondents identify as a female (7) and 3 respondents identify as a male.

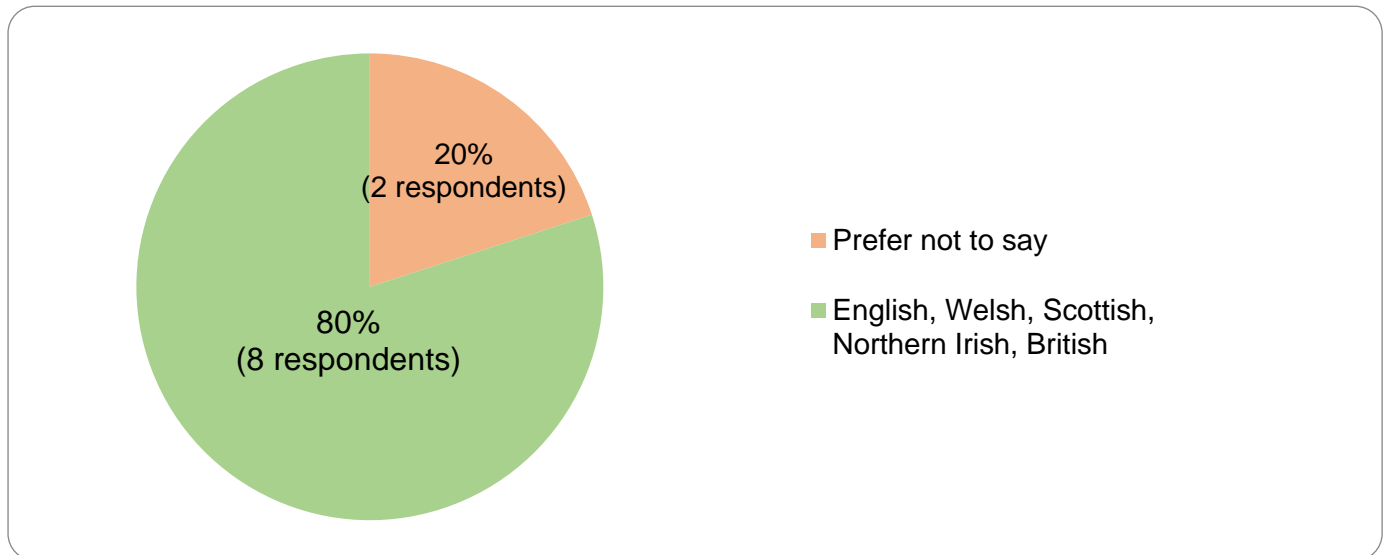
7. How old are you?



There were 3 responses from those in the 65 to 74 age bracket; followed by 2 in the 75+ age bracket.

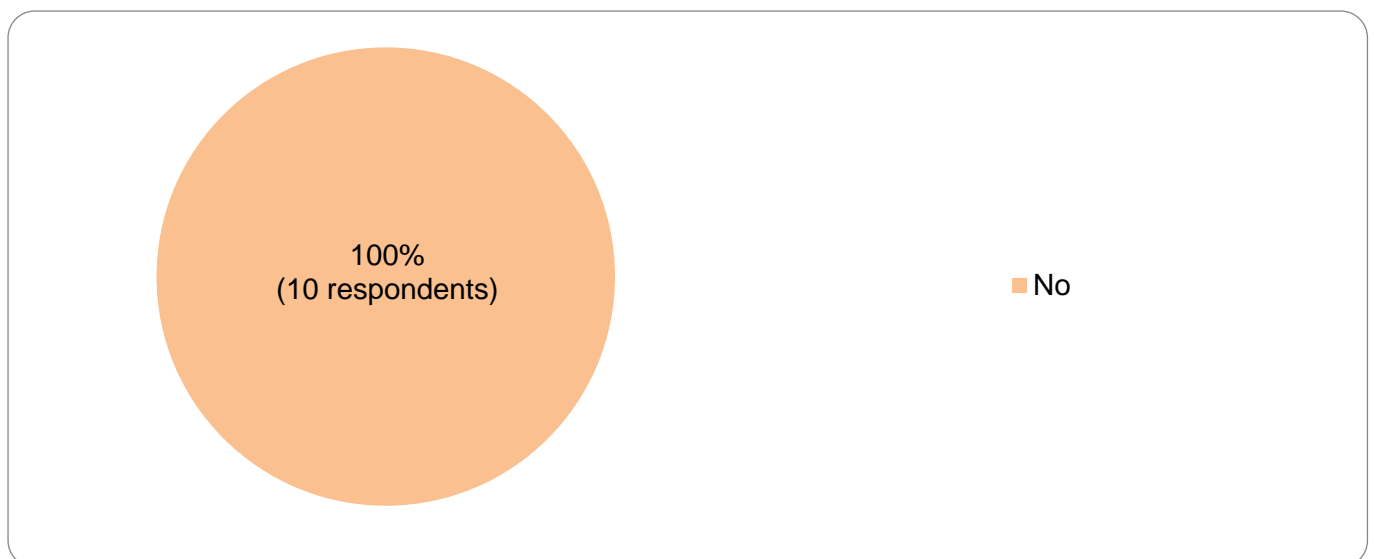
The remaining 5 respondents were aged between 25 to 34 (1), 35 to 44 (1), 45 to 54 (1), 55 to 64 (1) and one respondent selected 'prefer not to say.'

8. What is your ethnic group?



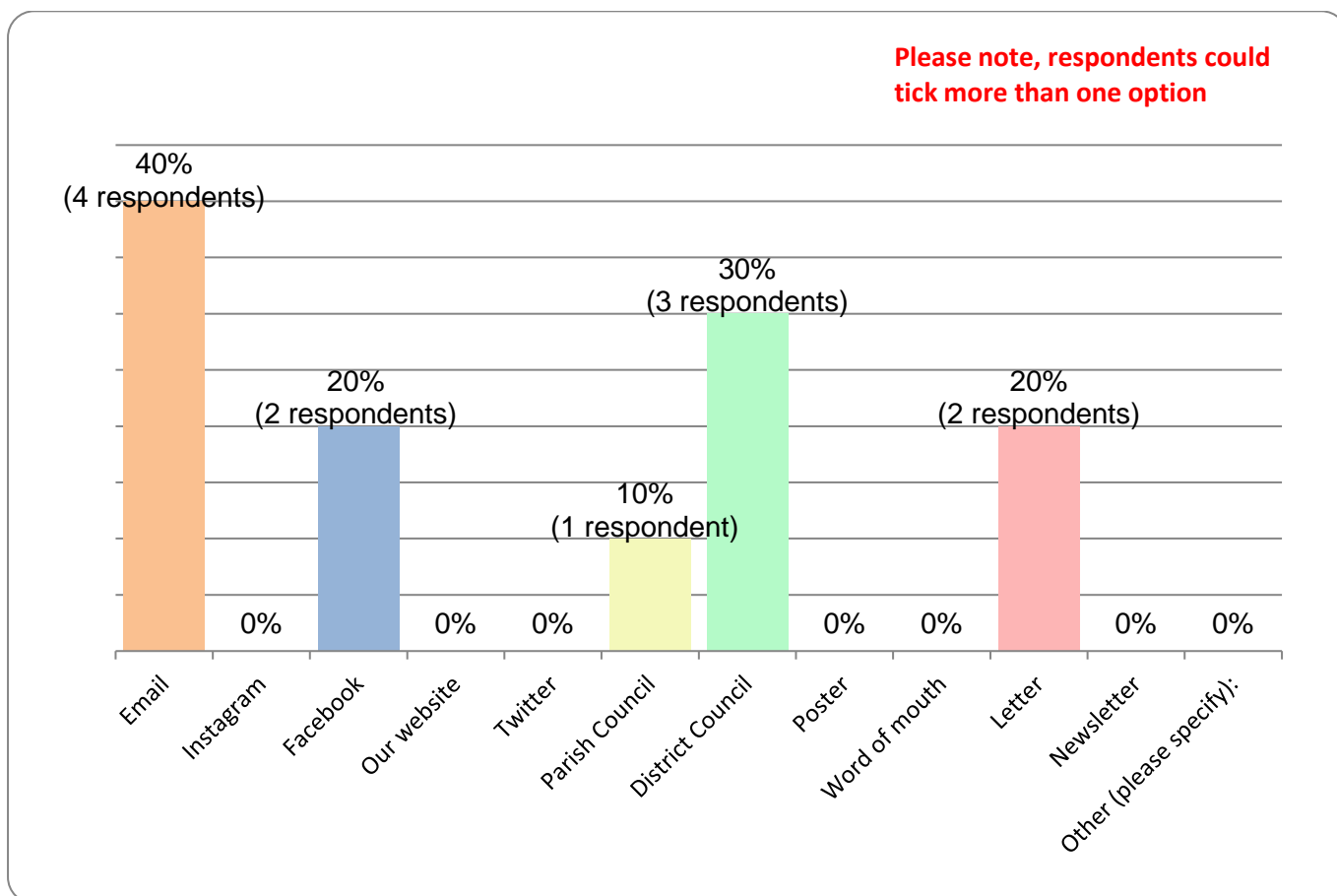
Most respondent (8) are from a 'White British - English, Welsh, Scottish and Northern Irish' ethnic group. The remaining respondents (2) selected the 'prefer not to say' option.

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?



All of the respondents that answered this question (10), said their day-to-day activities are not limited because of a health problem or disability. 4 respondents skipped this question.

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



A total of 4 respondents heard about the Drayton Conservation Area consultation via email. The remaining respondents (8) heard about the consultation via their district council (3), Facebook (2), letter (2) and via their parish council (1).

SURVEY

A copy of the online survey is provided below.

Review of the Drayton Conservation Area

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

As part of the review process, we are now inviting comments on the Drayton Conservation Area Appraisal document. This includes proposed changes to the conservation area boundary in the following places (from section 7 of the appraisal document):

- Inclusion to add the historic core of Sutton Wick and Millennium Green, to the north
- Inclusion to add an area east of Church Lane
- Inclusion to add a small area west of Abingdon Road, across from High Street

In some areas, the revision is intended to update any issues caused by past mapping and changes to property boundaries over time. In other areas, the boundary could be extended to areas that add to the architectural and historic interest of the area and are therefore worthy of including within the designated boundary.

You will have the opportunity to comment on the above proposed changes and Drayton Conservation Area Appraisal document in this survey.

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 four week consultation period which runs from **Wednesday 18 January until 11.59pm Wednesday 15 February, 2023.**



Further Information

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 Drayton? Please tick all that apply.

- I live here
- I work here
- I live outside Drayton
- I regularly visit Drayton
- 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 Drayton document on our website. If you are particularly concerned with the proposed boundary revision, you can find more detail on these in section 7 of the appraisal.

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

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 Drayton Conservation Area appraisal?

- | | |
|---|--|
| <input type="checkbox"/> Email | <input type="checkbox"/> District Council |
| <input type="checkbox"/> Instagram | <input type="checkbox"/> Poster |
| <input type="checkbox"/> Facebook | <input type="checkbox"/> Word of mouth |
| <input type="checkbox"/> Our website | <input type="checkbox"/> Letter |
| <input type="checkbox"/> Twitter | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Parish Council | <input type="checkbox"/> 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 Drayton Conservation Area

Dear [NAME]

We are emailing to invite you to have your say on proposed changes to the conservation area in Drayton 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 make Drayton a 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 Drayton. The document has been authored by a third party consultant appointed by Drayton Parish Council and published by the Vale of White Horse 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 Drayton Conservation Area Appraisal document.

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

How to comment

We are inviting your comments on the Drayton Conservation Area Appraisal document during a four-week consultation period which runs from **Wednesday 18 January until 11.59pm Wednesday 15 February**.

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

Vale of White Horse District Council

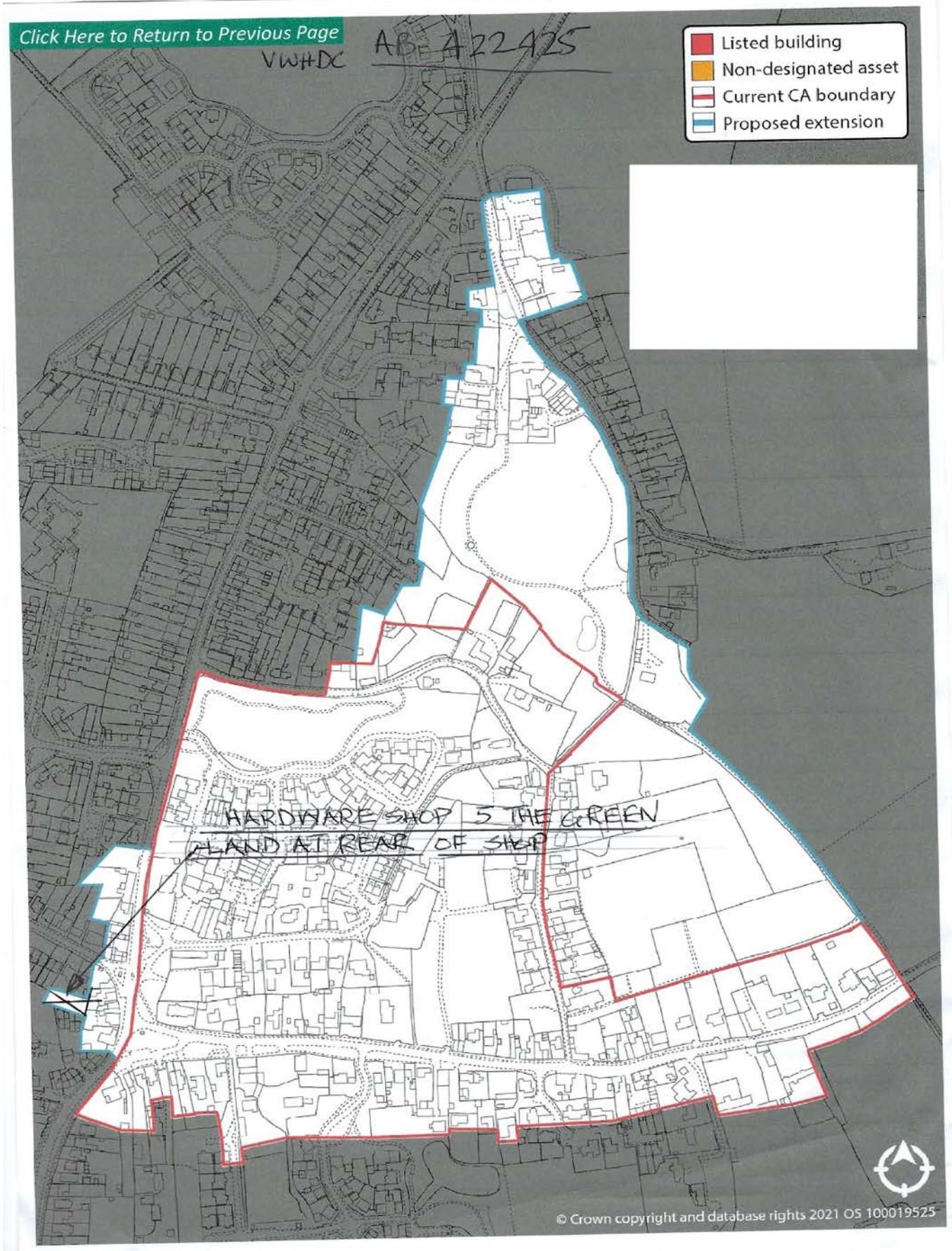
If you need support to access the consultation materials, have any queries about the survey form or require it in an alternative format (for example: large print, Braille, audio, email, Easy Read or alternative languages) please email conservationconsults@southandvale.gov.uk or call 01235 422600.

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](#).

APPENDIX – SUPPORTING MAP

The map below was submitted to support response ID: 21138712.



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 Drayton 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.