



Join the Conversation

Watlington Conservation Area Appraisal

CONSULTATION SUMMARY REPORT

A review of the feedback received on the Watlington Conservation Area consultation.

November 2025



If you require this report in an alternative format (for example large print, Braille, audio, Easy Read and alternative languages) please email jointheconversation@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

What is a Conservation Area? Click on the video below to find out more.



The council carried out a review of the Watlington Conservation Area Appraisal document and several proposed changes to the boundary as follows:

- Addition of open space on Britwell Road
- Addition of 21 and 23 Britwell Road.

In total, 16 responses were received during the public consultation period. This is made up of 14 responses via the online survey and 2 responses via email. 62 per cent of respondents were individuals / members of the public.

Overall, there was good support for the draft appraisal document. Comments were generally positive about the content of the document with some typos highlighted. There is only a small boundary review proposed, and those residents directly impacted by the proposed extension responded by questioning the level of justification.

Detailed comments on how the Heritage 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 Watlington Conservation Area Appraisal is currently undergoing review following the end of the public consultation. Once a final draft is produced using the consultation feedback, it will be presented to the council's Cabinet 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 website](#).

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 Boundary Revisions

This document has been commissioned by Watlington Parish Council and authored by a third-party heritage consultant. 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 Watlington 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 identified some small areas that are of sufficient interest and significance to be considered for inclusion within the designated boundary. The Conservation Team also reviewed the proposed areas for inclusion and agreed that these proposed revisions were suitable for public comment.

These revisions included:

Addition of a strip of land historically associated with the early enclosure of the land within the settlement that connects Britwell Road to the land beyond The Goggs.

It also proposed the addition of 21 and 23 Britwell Road which front this strip of land and frame the edge of the historic settlement.



ENGAGEMENT METHODOLOGY

How we conducted the consultation:

- The consultation ran from Wednesday 10 September until 11.59pm Wednesday 8 October 2025.
- 89 notifications were issued to residents of Watlington, key stakeholders and residents registered on the council's consultation database - filtered for consultees that live within Watlington and may have an interest in the consultation.
- An online survey was created to gather feedback on the Watlington Conservation Area Appraisal document and the proposed changes to the conservation area boundary. The survey asked respondents to express their views in a free text comment box provided. 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 Benson Library. Posters were also put on display around the village to help promote the consultation.
- A link to the online survey was made available on the council's webpages.

Reporting methodology

In total, 16 responses were received during the public consultation period. This is made up of 14 responses via the online survey and 2 responses via email.

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 data received to the consultation is provided below.

Are you responding as:

62 per cent of respondents are individuals / members of the public, followed by 12 per cent that represent a business/organisation.

Option	Total	Percent
an individual / member of the public	10	62%
a business / organisation	2	12%
a district, county or town/parish councillor	0	0%
a town/parish council	1	6%
other (please specify below):	3	19%

Other (please specify below)

- [REDACTED]

What is the name of the business, organisation, council or other you are representing:

- Watlington resident
- Watlington Parish Council
- self
- Watlington neighbourhood Plan Advisory Board
- Historic England
- Natural England

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

81 per cent of respondents live in Watlington, whilst 6 per cent work here and another 6 per cent have an interest in the area.

Option	Total	Percent
I live here	13	81%
I work here	1	6%
I live outside Watlington	0	0%
I regularly visit Watlington	0	0%
I have an interest in the area	1	6%
Not Answered	2	12%

How did you hear about the review of the Watlington Conservation Area appraisal?

Of the 87 per cent of respondents that answered this question, 62 per cent heard about the consultation via email.

Option	Total	Percent
District council social media accounts (e.g. Facebook and Instagram)	0	0%
Other social media accounts	0	0%
Poster	0	0%
Newsletter	0	0%
Email	10	62%
Letter	1	6%
District council website	1	6%
Another website	0	0%
Word of mouth	1	6%
Parish/Town council/meeting	1	6%
Other (please specify below)	0	0%
Not Answered	2	12%

COMMENTS ON THE WATLINGTON APPRAISAL DOCUMENT

75 per cent of respondents provided qualitative feedback on this question, which is provided below alongside an officer response.

	Comments received	Conservation team response	Action
1	The introduction reads as if Watlington is at ca. 235 m whilst it is at more like 100 m. of altitude. The hill at Christmas common rises to ca. 242 m. From OS Explorer map 171	Noted. The sentence is unclear and will be amended to reflect that the town sits below the escarpment with measurements removed to avoid confusion.	Amend sentence.
2	Supportive of the extension of the conservation area	Noted with thanks.	N/A
3	I welcome the expansion of the conservation area and the clarification of the areas of important open spaces	Noted with thanks.	N/A
4	Build the relief road and stop all these delays. Watlington has property development approved all around with a large increase in people and vehicles. The relief road must be completed.	Noted although the relief road is not a conservation area specific project and this appraisal cannot have any impact on its delivery.	N/A

5	<p>We object to numbers 21 and 23 Britwell Road being included in the conservation area. The map should be redrawn to exclude the properties. We have been aware for some years that the open space on Britwell Rd would be included but the first knowledge of the inclusion of Nos 21 and 23 was when we received the consultation document. Nobody has ever consulted us on this despite telling us on a number of occasions that the open space was to be included. [REDACTED] makes no mention of their inclusion, or any justification, in her report, but does for the open space next door. [REDACTED]</p>	<p>Noted. On reviewing the justification for the inclusion of the two dwellings, the Heritage Team consider that insufficient specific heritage interest has been evidenced for the inclusion of Nos.21 and 23 Britwell Road. It is proposed to exclude these from the boundary extension. Additionally, the document incorrectly states that the green space should be added to protect from development. That is not the purpose of conservation area designation. But the area is considered to represent the historic green edge to the earlier settlement and remains legible as such, worthy of addition to the designated area.</p>	<p>Revise boundary and note changes in Section 9</p>
6	<p>I am happy with the proposed extension to the boundary behind the houses in the Goggs.</p>	<p>Noted with thanks</p>	<p>N/A</p>
7	<p>I have not objection to the extension of the Conservation Area boundary</p>	<p>Noted with thanks</p>	<p>N/A</p>
8	<p>I object to nr 21 being included in the conservation area and [REDACTED].</p>	<p>Noted. As per advice above, Nos.21 and 23 will no longer be included in a proposed boundary extension.</p>	
9	<p>[REDACTED]. I support it very strongly including the proposed boundary change. Watlington needs an up to date Appraisal, especially in the current planning context.</p>	<p>Noted with thanks</p>	<p>N/A</p>
10	<p>Admin note: this response was received via email.</p> <p>As the Government's adviser on the historic environment, we have reviewed this consultation in the context of the National Planning Policy Framework 2024 (NPPF) and its core principle that heritage assets be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.</p> <p>The designation and management of conservation</p>	<p>Noted with thanks. Continuity across all four documents will be checked again to ensure links work and a consistent approach to references to the council or councils will be taken. Whilst we are grateful for the advice regarding stronger links to the adjacent National</p>	<p>Check links and consistent approach when referring to councils.</p>

<p>areas is a matter for local determination. However, we are pleased to offer advice in support of local heritage protection and hope the following observations will help ensure that the proposed CAAs are effective in supporting the council deliver its statutory duties.</p> <p>Historic England warmly welcomes the production of these four CAAs and associated management plans. This response should be read alongside our published Advice Note on Conservation Area Appraisal, Designation and Management, available for download here: https://historicengland.org.uk/images-books/publications/conservation-areaappraisal-designation-management-advice-note-1/.</p> <p>Historic England advice – general comments</p> <p>Dealing with a few general points that apply to these four CAAs:</p> <ul style="list-style-type: none"> • The weblinks in the introduction (section 1.0) appear only to work for the Whitchurch CAA. • We welcome the summary of special interest near the start of each CAA as a way for users to quickly understand why the conservation area is special, and the subsequent detailed articulation of the area's historic development and character. • While we've tried to avoid comparing the CAAs with each other and needlessly querying where they diverge in approach, in the respective Management Plans we wonder if there's an opportunity to consider them in the round and perhaps take a more consistent approach towards some of the recommendations. We note the Goring CAA refers to commitments to be made by "the relevant Council". Preston Crowmarsh and Whitchurch CAAs refer to commitments by "the Council". The Watlington CAA does not refer explicitly to Council commitments. <p>Watlington</p> <p>We suggest reviewing Section 2.0 and consider slightly expanding its scope.</p> <p>Currently the main heading is "Location", followed immediately by a subheading "Overview". Without wishing to add content for the sake of it, one area that could be considered is the addition of more information on landscape character, connecting with the adjacent Chilterns National Landscape.</p> <p>Section 7 on Spatial Analysis would also benefit from further reflection, with a view either to fleshing out the text or integrating key points elsewhere in the document. When summarising setting and views</p>	<p>Landscape, it is not considered that without this information the document falls short in its use in defining the significance of the designated conservation area or as a tool to secure better development proposals within it. As such, additional information on the Chilterns NL will not be added.</p>	
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	<p>(currently in section 7.2) we suggest adding explicit reference to the Chilterns National Landscape. Note Natural England's National Character Area profiles as a useful resource: https://nationalcharacterareas.co.uk/chilterns/.</p> <p>Final remarks</p> <p>As mentioned, we warmly welcome the production of a new CAA and management plan for these four conservation areas. Clearly, a lot of work has gone into their production. In our comments, we suggest a small number of minor refinements, linked in particular with landscape character and the appraisals' management plan recommendations, which we hope will be useful.</p>		
11	<p>Admin note: this email was received via email.</p> <p>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 has no comments to make on the Review of the Watlington Conservation Area.</p> <p>The lack of comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment. Other bodies and individuals may wish to make comments that might help the Local Planning Authority (LPA) to fully take account of any environmental risks and opportunities relating to this document.</p> <p>If you disagree with our assessment of this proposal as low risk, or should the proposal be amended in a way which significantly affects its impact on the natural environment, then in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, please consult Natural England again.</p>	Noted with thanks	N/A

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 information is confidential and will only be used to help us monitor participation rates among all groups in our community.

What is your sex?

50 per cent of those that answered this question are female and 25 per cent are male.

Option	Total	Percent
Female	8	50%
Male	4	25%
Prefer not to say	2	12%
Not Answered	2	12%

Is the gender you identify with the same as your sex registered at birth?

75 per cent of respondents that answered this question said their gender is the same as the sex registered at birth.

Option	Total	Percent
Yes	12	75%
Prefer not to say	2	12%
No (please specify below)	0	0%
Not Answered	2	12%

How old are you?

31 per cent of respondents that answered this question are aged 75+, followed by 65- to 74-year-olds (19 per cent).

Option	Total	Percent
Under 16	0	0%
16-24	0	0%
25-34	0	0%
35-44	0	0%
45-54	0	0%
55-64	2	12%
65-74	3	19%
75+	5	31%
Prefer not to say	3	19%
Not Answered	3	19%

What is your ethnic group?

81 per cent of respondents answered this question. 69 per cent of which are from a White ethnic group.

Option	Total	Percent
White - English, Welsh, Scottish, Northern Irish, British	11	69%
White - Irish	0	0%
White - Gypsy or Irish Traveller	0	0%
White - Roma	0	0%
Any other White background (you can specify below)	0	0%

Asian or Asian British - Indian	0	0%
Asian or Asian British - Pakistani	0	0%
Asian or Asian British - Bangladeshi	0	0%
Asian or Asian British - Chinese	0	0%
Any other Asian background (you can specify below)	0	0%
Black, Black British- Caribbean	0	0%
Black, Black British- African background	0	0%
Any other Black, Black British, Caribbean or African background (you can specify below)	0	0%
Mixed or Multiple Ethnic Groups - White and Black Caribbean	0	0%
Mixed or Multiple Ethnic Groups - White and Black African	0	0%
Mixed or Multiple Ethnic Groups - White and Asian	0	0%
Any other Mixed or Multiple background (you can specify below)	0	0%
Any other ethnic Group - Arab	0	0%
Any other ethnic Group (you can specify below)	0	0%
Prefer not to say	2	12%
Not Answered	3	19%

Do you have any physical or mental health conditions or illness lasting or expecting to last 12 months or more?

Of the respondents that answered this question (87 per cent), 62 per cent do not have a physical or mental health conditions or illness lasting or expecting to last 12 months or more, whilst one respondent (6 per cent) said they do.

Option	Total	Percent
Yes	1	6%
No	10	62%
Prefer not to say	3	19%
Not Answered	2	12%

Do any of your conditions or illnesses reduce your ability to carry out day-to-day activities?

One respondent (6 per cent) answered this question and has a physical or mental health condition or illness, and it reduces their ability to carry out day-to-day activities by a little.

Option	Total	Percent
Yes, a lot	0	0%
Yes, a little	1	6%
Not at all	0	0%
Not Answered	15	94%

SURVEY

A copy of the online survey is provided below.

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

What is a Conservation Area? Click on the video below to find out more.



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

The document details a number of proposed changes to the Watlington Conservation Area boundary as follows:

- Addition of open space on Britwell Road
- Addition of 21 and 23 Britwell Road.

More details on these proposed changes can be found in Section 9 of the appraisal document.

We are inviting your comments on the proposed changes during a four-week consultation period which runs from **Wednesday 10 September until 11.59pm on Wednesday 8 October 2025**.

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.

Your personal data

If you are responding as an individual/member of the public, we ask what your connection is with Watlington. Any personal information you provide to the councils within your comments that could identify you will not be published in the summary report.

If you are responding in your capacity as a business, organisation, council or other we ask you to provide its name - the summary report may include this information. Further information on data protection is available in our privacy statement.

The consultation includes equality questions at the end. All questions are optional and will not be linked to your survey answers. All information is confidential and will only be used to help us monitor participation rates among all groups in our community.

If you have any questions on the draft appraisal, survey or require it in an alternative format (for example large print, Braille, audio, Easy Read and alternative languages) please contact our Conservation team at conservationconsults@southandvale.gov.uk or call 01235 422422.

About you

1. Are you responding as: *

- ☐ an individual / member of the public
- ☐ a business / organisation
- ☐ a district, county or town/parish councilor
- ☐ a town/parish council
- ☐ Other (please specify below):

2. What is the name of the business, organisation, council or other you are representing:

3. What is your connection to Watlington: Please tick all that apply.

- ☐ I live here
- ☐ I work here
- ☐ I live outside Watlington
- ☐ I regularly visit Watlington
- ☐ I have an interest in the area

4. How did you hear about the review of the Watlington Conservation Area appraisal?

- ☐ District council social media accounts (e.g. Facebook and Instagram)
- ☐ Other social media accounts
- ☐ Poster
- ☐ Newsletter
- ☐ Email
- ☐ Letter
- ☐ District council website
- ☐ Another website
- ☐ Word of mouth
- ☐ Parish/Town council/meeting
- ☐ Other (please specify below)

Watlington Conservation Area Appraisal

Please provide your comments on the appraisal document below.
You can view the Watlington Appraisal document below.

If you are particularly concerned with the proposed boundary revision, you can find more detail on this in section 9 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.

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 information is confidential and will only be used to help us monitor participation rates among all groups in our community.

6. What is your sex?

- ☐ Female
- ☐ Male
- ☐ Prefer not to say

7. Is the gender you identify with the same as your sex registered at birth?

- ☐ Yes
- ☐ Prefer not to say
- ☐ No (please specify):

8. How old are you?

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

9. What is your ethnic group?

- ☐ Prefer not to say

White

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

Asian or Asian British

- ☐ Indian
- ☐ Pakistani
- ☐ Bangladeshi

- ☐ Chinese
- ☐ Any other Asian background

Black, Black British, Caribbean or African

- ☐ Caribbean
- ☐ African
- ☐ Any other Black, Black British, Caribbean or African background

Mixed or Multiple Ethnic Groups

- ☐ White and Black Caribbean
- ☐ White and Black African
- ☐ White and Asian
- ☐ Any other mixed or multiple background

Other Ethnic Group

- ☐ Arab
- ☐ Other (please specify):

10. Do you have any physical or mental health conditions or illness lasting or expecting to last 12 months or more?

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

11. Do any of your conditions or illnesses reduce your ability to carry out day to day activities?

- ☐ Yes, a lot
- ☐ Yes, a little
- ☐ Not at all

COMMUNICATION

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



South Oxfordshire
District Council



Vale of White Horse
District Council



Join the Conversation



Review of the Watlington Conservation Area

Dear << Test First Name >>

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

What is a Conservation Area?

Click on the video below to find out more.



Why are we reviewing the Conservation Area?

Local authorities have a duty to designate Conservation Areas and from time to time to review the boundaries and to consult the public on this new document before it is adopted. The Watlington Conservation Area has not been reviewed since designation

in 1978 and no appraisal document has been produced. As such a review of Watlington Conservation Area has been instigated.

How to comment

We are inviting your comments on the Watlington Conservation Area Appraisal document during a four-week consultation period which runs from **Wednesday 10 September until 11.59pm on Wednesday 8 October 2025**.

Click here to take part in the consultation!

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



Listening Learning Leading



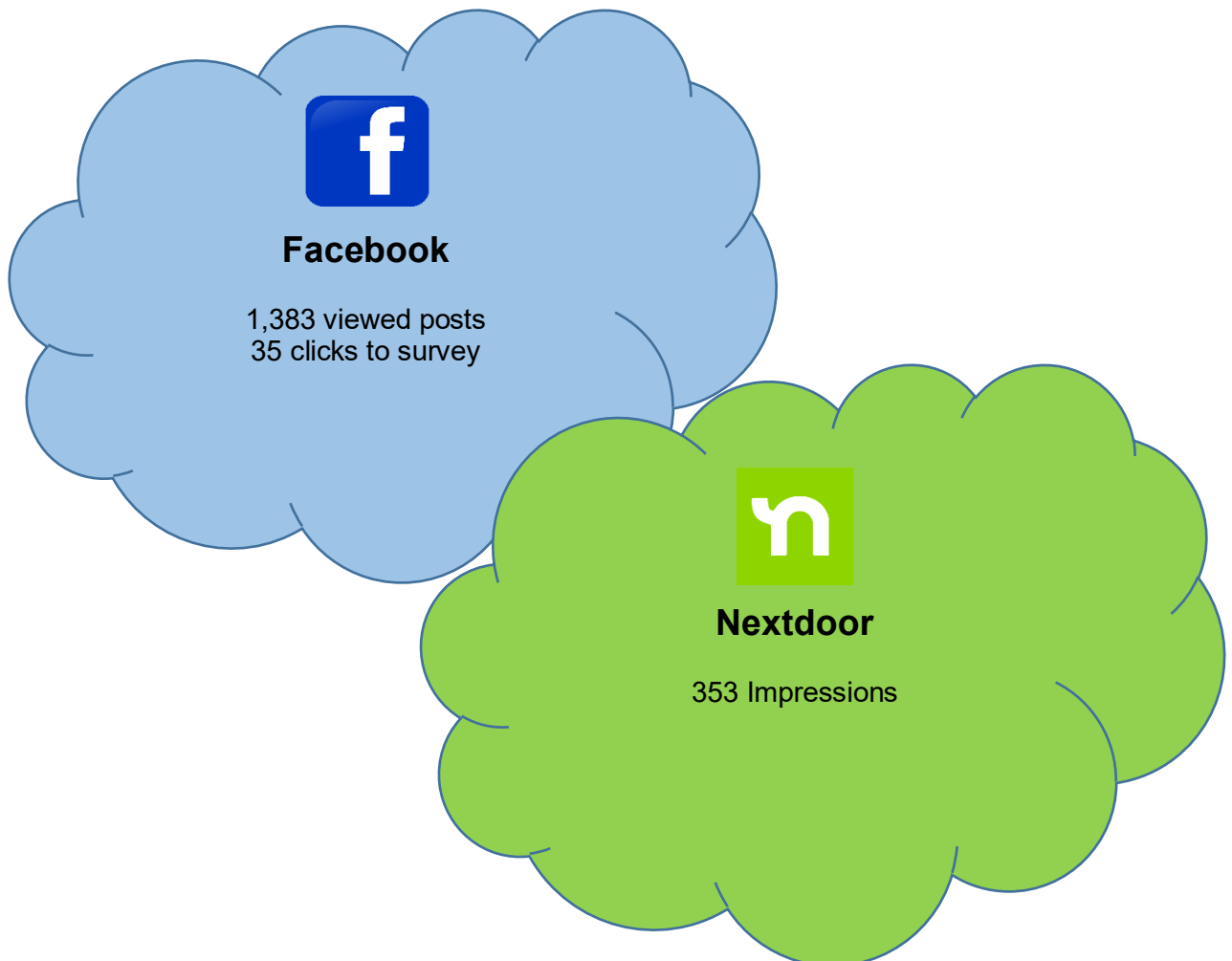
If you are unable to complete the Conservation Area consultation online, have any queries about the survey or require it in an alternative format (for example: large print, Braille, audio, Easy Read or alternative languages) please email conservationconsults@southandvale.gov.uk or call 01235 422422.

Data protection: Please refer to our privacy policy regarding how your personal data is used for this consultation, available on our websites: [South Oxfordshire](#) and [Vale of White Horse](#). If you would like to know more about the council's data protection registration or to find out about your personal data, please visit: [Vale of White Horse data protection webpage](#) or [South Oxfordshire data protection webpage](#).

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe](#)

SOCIAL MEDIA STATISTICS

The following information provides insight into the online social media engagement, which includes the number of times residents clicked through to view and/or take part in the Watlington consultation.



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

jointheconversation@southandvale.gov.uk

To enquire about the council's work on the Watlington 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.