



# **Whitchurch-on-Thames Conservation Area Appraisal**

## **CONSULTATION SUMMARY REPORT**

**A review of the feedback received on the Whitchurch-on-Thames  
Conservation Area consultation.**

**November 2025**

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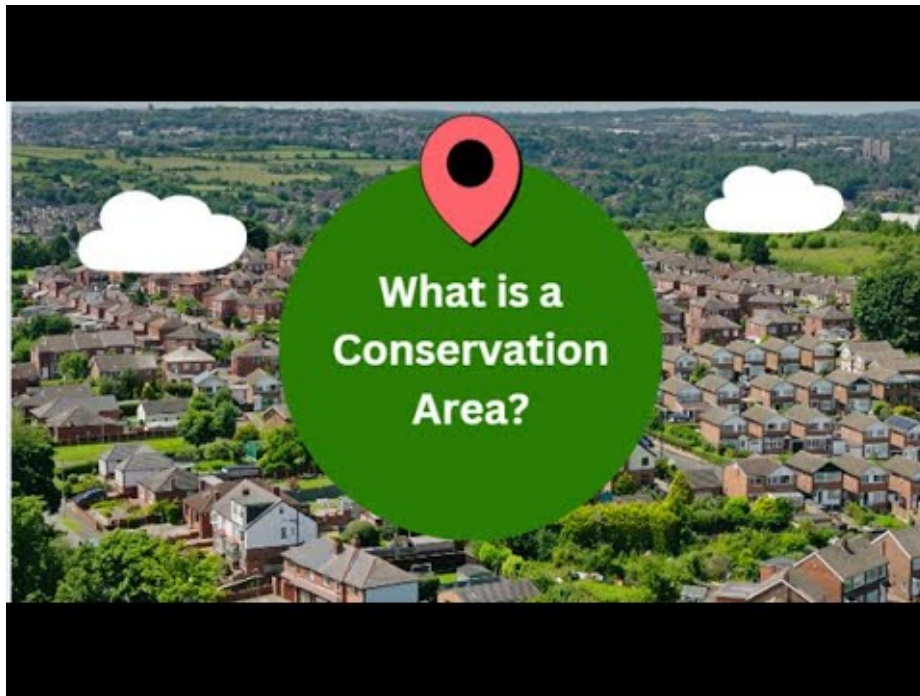
## Contents

SUMMARY .....	3
HOW WE WILL USE THE RESULTS .....	5
BACKGROUND TO THE ENGAGEMENT .....	6
ENGAGEMENT METHODOLOGY .....	7
QUANTITATIVE AND QUALITATIVE DATA.....	8
COMMENTS ON THE WHITCHURCH-ON-THAMES APPRAISAL DOCUMENT.....	10
SURVEY .....	27
SOCIAL MEDIA STATISTICS .....	34
APPENDIX A.....	35
Response ID: ANON-PNVT-5UN5-N.....	35
Response ID: ANON-PNVT-5UN5-N submitted the following to support their comments.....	35
Response ID: ANON-PNVT-5UNW-Q .....	38
FURTHER INFORMATION .....	40

**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 Whitchurch-on-Thames Conservation Area Appraisal document and several proposed changes to the boundary as follows:

- Addition of land on Hardwick Road to include a historic avenue of trees.
- Removal of the modern dwellings at Old Gardens.
- Corrections of the boundary to reflect property boundaries at Eastfield House, Pluto and Chiltern Edge.

In total, 19 responses were received during the public consultation period. This is made up of 17 responses via the online survey and 2 responses via email.

The majority of respondents (84 per cent) are individuals / members of the public and 10 per cent from a business / organisation.

Comments were generally positive about the content of the document. There were mixed comments received on the proposed boundary extension along Hardwick Road. Directly affected residents were concerned about the implications for their responsibility to maintain the trees and not keen to see the boundary extended.

However, residents of the wider village were keen to see the trees included in the designated area to ensure their ongoing protection.

Overall, it is considered there is good evidence of the historic contribution the trees make to the area. The addition of the trees to the boundary does not restrict the owners from doing necessary works, it just ensures that where works are needed these are agreed first and ensures suitable replacements for important trees can be secured if necessary.

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 Whitchurch-on-Thames Conservation Area Appraisal is currently undergoing review following the end of 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**

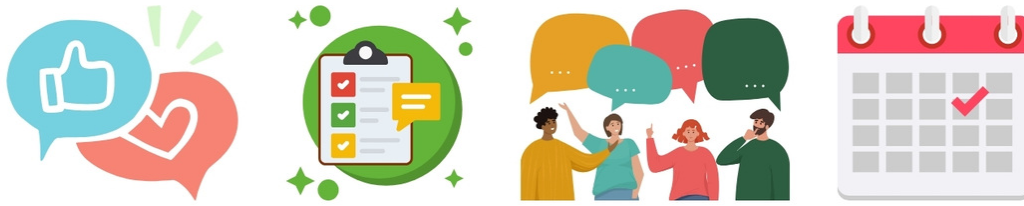
This document has been commissioned by Whitchurch-on-Thames Parish Council and authored by a third-party heritage consultant. The heritage team have reviewed draft versions of the document and advised on changes necessary to ensure the content is appropriate and compliant with current good practice for 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 Whitchurch-on-Thames 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 areas that are of sufficient interest and significance to be considered for inclusion within the designated boundary. The Heritage Team also reviewed the proposed areas for inclusion and agreed that these proposed revisions were suitable for public comment.

These revisions included:

- Addition of land on Hardwick Road to include a historic avenue of trees.
- Removal of the modern dwellings at Old Gardens.
- Corrections of the boundary to reflect property boundaries at Eastfield House, Pluto and Chiltern Edge.



## ENGAGEMENT METHODOLOGY

How we undertook the consultation.

- The consultation ran from Wednesday 10 September until 11.59pm Wednesday 8 October 2025.
- 36 notifications were issued to residents of Whitchurch-on-Thames, key stakeholders and residents registered on the council's consultation database - filtered for consultees that live within Whitchurch-on-Thames and may have an interest in the consultation.
- An online survey was created to gather feedback on the Whitchurch-on-Thames 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 Whitchurch Village Hall. 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, 19 responses were received during the public consultation period. This is made up of 17 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:

84 per cent of respondents are individuals / members of the public and 10 per cent represent a business /organisation.

Option	Total	Percent
an individual / member of the public	16	84%
a business / organisation	2	10%
a district, county or town/parish councillor	0	0%
a town/parish council	0	0%
other (please specify below):	1	5%

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

- Manor Farm Driveway Management Ltd
- Historic England
- Natural England

### What is your connection to Whitchurch-on-Thames? Please tick all that apply.

Of the 89 per cent of respondents that answered this question, 74 per cent said they live in Whitchurch-on-Thames, 16 per cent regularly visit the area and another 16 per cent have an interest in the area.

Option	Total	Percent
I live here	14	74%
I work here	0	0%
I live outside Whitchurch-on-Thames	1	5%
I regularly visit Whitchurch-on-Thames	3	16%
I have an interest in the area	3	16%
Not Answered	2	10%

How did you hear about the review of the Whitchurch-on-Thames Conservation Area

## appraisal?

37 per cent of respondents heard about the consultation via word of mouth or another website (21 per cent).

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	1	5%
Email	1	5%
Letter	2	10%
District council website	1	5%
Another website	4	21%
Word of mouth	7	37%
Parish/Town council/meeting	2	10%
Other (please specify below)	2	10%
Not Answered	2	10%

## COMMENTS ON THE WHITCHURCH-ON-THAMES APPRAISAL DOCUMENT

89 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	<p>1. Please note that "derelict" Eastfield House has now been redeveloped and is now an attractive care home called Cedar Lodge.</p> <p>2. I support the proposed boundary changes.</p>	Noted,with thanks.	Reference to Eastfield House changes since first draft will be updated
2	References and pictures to Eastfield House need to be updated as it is no longer derelict.	Noted,with thanks.	Reference to Eastfield House changes since first draft will be updated
3	I approve of the proposed boundary revision. The trees along the Hardwick Road should have been protected many years ago. I however think that the trees in the children's playground in Manor Road deserve similar protection. I also think Coombe Park and its grounds should have been included. The demolition of Coombe Park is a travesty that should never have happened.	<p>Noted, with thanks.</p> <p>Older trees on Manor Road are possibly part of the former estate road and driveway that was part of the Coombe Park estate. However, the legibility of this former area and its influence on the development of this part of the village and conservation area are not considered to be significant enough to extend the conservation area here. Likewise, the full extension of the designated area to include Coombe Park would not add to our understanding of the heritage significance of the existing historic core of the village and the current designated conservation area.</p>	N/A
4	<p>We object to the proposed boundary change to include parts of the gardens in Hardwick Road in the conservation area. Apparently the purpose of this is to protect the row of beech trees. However there are more beech trees in Hardwick Road (to the east), so this seems illogical. It would make trimming or felling any of these trees, should they become dangerous, more costly and long-winded than at present and for no obvious benefit. [REDACTED] Incidentally, several years ago we were instructed to have our other tree felled due to disease. I foresee that in future selling our property would be more complicated and expensive, if this conservation change were to be impemented.</p> <p>I hope that SODC will reconsider this boundary</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of</p>	N/A

	<p>change to the conservation area. It is not obvious what the advantages would be, and it would cause unnecessary expense and difficulty for all the residents affected.</p>	<p>giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	
5	<p>I wish to express my strong objection to the proposed extension of the Conservation Area (CA) to include the tall beech trees on the south side of Hardwick Road.</p> <p>I struggle to see the rationale behind this proposal. These trees are mature and increasingly require maintenance—dead branches need to be removed, and some have already needed to be felled (at the councils insistence). There is no threat of development in this area, and existing planning rules already safeguard against that. The houses in the area are modern and of little architectural importance.</p> <p>Introducing the CA here would create unnecessary complications for residents, particularly when it comes to essential tree work or property sales. This affects all six houses along this stretch. It's worth noting that one of the largest beech trees in the small area north of Hardwick Road—also included in the proposed extension— needed removed several years ago.</p> <p>The decision to apply the CA to our properties feels arbitrary. The line of tall trees continues well beyond our homes to the east, and there's a similar row on the north side of Hardwick Road—yet none of those properties are being included.</p> <p>The process for tree maintenance under a CA is clearly burdensome and costly, and adding permit requirements or further bureaucracy would only increase the difficulty and expense</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not</p>	N/A

	<p>for little or no gain.</p> <p>Plus there are numerous telephone and broad band cables which run to the houses through the trees which now require regular attention.</p> <p>I urge you to reconsider this proposal and remove [REDACTED] properties from the planned CA extension.</p>	<p>significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	
6	<p>I strongly object to SODC's proposal to extend the CA to include the tall beech trees on the south side of Hardwick Road. I don't understand why it is needed. The trees are now old and will need more and more lopping of dead branches and eventual felling. There is no possibility of building anything in the area. The existing planning regulations would deal with that anyway.</p> <p>My concern is that the proposal introduces unnecessary complications and delay for anyone needing to remove dead branches, or remove a tree, and a complication when any of the houses are for sale. This applies to all the six houses in the line. Incidentally, one of the biggest beech trees included in the proposed CA extension, in the small area north of Hardwick Road, is no longer there as it was removed a few years ago.</p> <p>This unwanted imposition of the CA on the six properties seems totally arbitrary, as the line of tall trees, mainly beeches, continues for a long way to the east. And there is a similar line along the north side of Hardwick Road. None of those properties is having the CA imposed on them.</p> <p>The lengthy procedure involved for tree work is evident from the TPO flowchart provided by SODC.</p> <p>The [REDACTED]. Currently we need to remove two high-up dead branches. It is an expensive job, and we don't want to have to pay extra for permission, or to get involved in a lengthy bureaucratic process, each time this happens.</p> <p>I have tried hard to think of what risks this CA extension might usefully protect the local environment from, but it is difficult to find any.</p> <p>Please re-consider this CA extension and I hope you will delete it from your proposed CA changes.</p> <p>[REDACTED]</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	N/A
7	<p>I think is an excellent piece of work and sadly necessary to protect buildings in the CA.</p>	<p>Noted with thanks</p>	N/A

	All the proposals have been well thought out and are appropriate.		
8	I support the boundary extension which will in particular protect the trees along the Hardwick Road which are historically important. They are also an important wildlife habitat which is of ever increasing importance.	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	N/A
9	I support the extension of the conservation area to preserve the living natural environment. The conservation area is host to numerous species. Not to extend the area would result in habitat loss and environmental degradation which is a big price to pay for the selfish interests of a small minority of residents along Hardwick Road. The beech trees are an integral feature of that Road. It is therefore, counterproductive for residents to object to the trees being protected.	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged</p>	N/A

		<p>that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	
10	<p>Extending the conservation area to Hardwick Road will preserve the integrity of the area, protect the flora and fauna which is integral to preserve Hardwick Road for future generations. The Beech trees along the road are what gives that area its character. They should be preserved for future generations to enjoy. Those who don't want the conservation area extended are doing it for selfish reasons because they want the trees cut down.</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it</p>	N/A

		is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.	
11	<p>I like going to listen to the owls along the Hardwick Road. I was very upset last year when I saw a healthy beech tree being cut down. There are lots of owls that live in these trees so I think it is very important that they are protected and that new beech trees are planted. It is lovely to walk along and listen to them hooting. I am only young but I think it is important that there will still be trees growing providing homes for wildlife for years to come.</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	N/A
12	<p>Submission: Protection of Trees along Hardwick Road</p> <p>Whitchurch-on-Thames Conservation Area Appraisal – Consultation Draft</p> <p>Summary request Please: Confirm the proposed boundary extension along Hardwick Road specifically to include the mature tree line; Recognise these trees as a defining element of the conservation area's special interest and</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion</p>	N/A

<p>setting; and Embed proactive protections (Tree Preservation Orders, BS 5837—compliant root protection, wildlife-sensitive lighting and timing of works) to safeguard this established owl habitat.</p> <p>Why these trees matter Heritage and setting The mature trees along Hardwick Road form the verdant, rural gateway on the eastern approach to the village. They frame important views, mark historic boundaries, and contribute directly to the character and legibility of the settlement. Loss or incremental thinning would erode the approach sequence and dilute the area’s special interest.</p> <p>Biodiversity (owls and associated species) The tree belt supports owls (e.g., tawny, barn, little owls) that rely on mature trees for cavities, roosting and hunting perches. Continuous canopy and dark corridors are essential for foraging and movement; piecemeal removals or excessive lighting would fragment habitat. Retaining high-value existing habitat is the most effective way to meet biodiversity and net-gain objectives while avoiding costly compensatory measures.</p> <p>Climate resilience and wider public benefits The trees deliver shade and cooling, rainfall interception and infiltration, air-quality benefits, and acoustic screening along a narrow rural lane. These services cannot be replicated quickly through replacement planting; the existing mature structure is irreplaceable in the short to medium term.</p> <p>Practical measures to include in the Management Plan Targeted Tree Preservation Orders (TPOs): Proactively assess and, where justified, designate key specimens and groups—prioritising cavity-bearing and veteran trees used by owls.</p> <p>BS 5837:2012 compliance for any nearby works: Require tree surveys, constraints plans and Root Protection Areas for all development, crossovers, utilities and boundary changes. Avoid hard surfacing within RPAs; use permeable, no-dig systems where access is essential. Wildlife-sensitive lighting: Keep Hardwick Road as a dark corridor. Use full cut-off fittings, low illuminance, warm spectra, curfews and zoned darkness. Timing of works: Schedule any tree works</p>	<p>mark an important boundary and entrance to the village from the east. Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	
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	<p>outside the bird-nesting season unless an ecologist confirms no active nests. Where owls are present, avoid disturbance entirely during the breeding period.</p> <p>Biodiversity Net Gain and replacement principles: If removal is unavoidable for safety, require like-for-better replanting (minimum 3:1) with locally appropriate species, prioritising on-site continuity of canopy and hedgerow connections.</p> <p>Addressing foreseeable pressures without losing trees  Highway visibility and safety: Prefer selective crown-lifting and targeted pruning by a qualified arborist rather than removal, to maintain canopy continuity and character.  Incremental driveway and service incursions: Resist new or widened crossovers that breach RPAs; where essential, adopt no-dig construction and root-friendly detailing to prevent long-term decline.  Cumulative loss: Treat applications affecting this tree belt as potentially cumulative. A single removal can set precedent and unravel the integrity of the approach over time.</p> <p>Suggested wording for the final Appraisal/Management Plan</p> <p>“The mature trees along Hardwick Road, which relate to historic boundaries and define the village’s eastern approach, make a principal contribution to the conservation area’s character, setting and biodiversity. The Council will seek their long-term retention and appropriate arboricultural management, including the use of Tree Preservation Orders where justified, BS 5837–compliant root protection for all nearby works, wildlife-sensitive lighting, and timing of any works to avoid disturbance to nesting birds (including owls).”</p> <p>Conclusion  Formally including and protecting the Hardwick Road tree line will conserve a defining gateway, safeguard a proven owl habitat, and secure multiple climate and amenity benefits for residents and visitors. I strongly support the boundary extension and ask that the Management Plan adopt the measures above to ensure the trees’ long-term survival.</p>		
13	<p>We would like to object to the proposal in section 7.0 concerning boundary changes along Hardwick Road. "The historic avenue of trees" mentioned on page 40 is a section of a continuous line of beech trees that stretches along all the properties of Hardwick Road until the fields at the eastern end. Why then have</p>	<p>Trees - these trees form part of the legible avenue of trees along this part of Hardwick Road that once formed the historic field boundary below the escarpment. The</p>	N/A

	<p>the trees of six properties been selected for special treatment ? This seems a very arbitrary inclusion, done for indiscernible reasons.</p> <p>We do not support this change to form part of the new conservation area. It would make our job as custodians of the tree on our property more onerous.</p>	<p>particularly verdant nature of Hardwick Road is important to the character and appearance of the conservation area and the trees proposed for inclusion mark an important boundary and entrance to the village from the east.</p> <p>Whilst it is acknowledged that an additional step of giving notice for works to the trees within the boundary results from their inclusion in the designated area, they are considered to be an important contributor to the area's special interest that warrants protection. Designation does not prevent works from taking place to the trees, but it ensures that changes are well managed and where necessary re-planting is agreed. The full details of how to notify the council of works when needed can be found on our website and it is considered that this is not significantly onerous on the owners of the trees to not include them in the designated area given the contribution the trees make.</p>	
14	<p><b>Comments on Whitchurch-on-Thames conservation area appraisal document</b></p> <p>Thank you for the invitation to comment on the captioned document. I write this letter as the director of Manor Farm Driveway Management Ltd, a company that owns a small parcel of land in Whitchurch-on-Thames that is on the outskirts of the designated conservation area, and I also live in the village.</p> <p>The land that we own is a small parcel with a block of four garages (separately owned) on it that is accessed from Manor Road. The land is used exclusively for parking. Its location is shown in Figure 1 and Figure 2 below</p> <p><a href="#">Please see appendix A: ANON-PNVT-5UN5-N</a></p> <p>Figure 1: Location using map of appraisal document (our land is highlighted in yellow, with a yellow arrow pointing towards it)</p> <p>Figure 2: Close-up map of the area (outlined in red)</p>	<p>Whilst the garages themselves do not have specific historic or architectural interest, the land relates to the former structures at the lower lodge entrance along Manor Road and in particular the trees within the verge remain as an important connection to the lane to Coombe Park. The conservation area designation is not a barrier to the ongoing use of the garages or future use as these structures do not appear to benefit from any permitted development rights anyway. As such, the CA designation does not increase restrictions. It is noted that the comments suggest excluding just the garages but leaving the verges in . It is far better to</p>	N/A

<p>Please see appendix A: ANON-PNVT-5UN5-N</p> <p>This parcel of land is unremarkable and contains only a block of garages from the late 1960s, as can be seen in current photos (Figure 3 and Figure 4).</p> <p>Figures 3 and 4: Current photos of the site</p> <p>Please see appendix A: ANON-PNVT-5UN5-N</p> <p>I am of the opinion that this parcel of land should not be included in the conservation area for the same reasons that you have opted to exclude Old Gardens from the conservation area. In Table 1 below, I have compared the reasons you have given for excluding Old Gardens with the corresponding feature of our Manor Road parking site.</p> <p>Please see appendix A: ANON-PNVT-5UN5-N</p> <p>Table 1: Comparison of Old Gardens and Manor Road parking site</p> <p>Please see appendix A: ANON-PNVT-5UN5-N</p> <p>Concluding remarks It is hard to see why this plot of land was included in the conservation area in the first place. It is currently unremarkable, has always been unremarkable, and is peripheral to any point of real interest in the village. The conservation area appraisal document does not mention this parcel of land.</p> <p>Removing this parcel of land from the conservation area would not have any negative effects – the Manor Road verges, owned by the Parish Council, could still be included in the conservation area; indeed, doing so would correspond to the extension of the conservation area on Hardwick Road to include a tree-lined road but not the adjoining buildings (as detailed on page 34 of the appraisal document). With Old Gardens removed from the conservation area, this would be the only plot of land in the village accessible from Manor Road that formed part of the conservation area. Given how utterly unremarkable this plot of land currently is, as well as its lack of historical interest, and its location being even more peripheral than Old Gardens, the inclusion of this plot into the conservation area is not possible to justify. I would strongly urge you to exclude this parcel of land from the conservation area, in order not to dilute the importance of that valuable designation. Yours sincerely, Martin Bengtzen Director of Manor Farm Driveway Management Ltd</p>	<p>create a simple conservation area boundary than to have pockets of non-designated area and as the trees and existing boundary do this neatly, it is considered that preserving the integrity of the boundary here will ensure there is no ambiguity about the trees that are already in the designated area.</p>	
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15	<p><b>Your appraisal document for the Whitchurch-on-Thames conservation area</b></p> <p>Thank you for the invitation to comment on the conservation area appraisal document. [REDACTED]</p> <p>Picture 1: The Old Barn Cottages from the High Street</p> <p><a href="#">Please see appendix A: ANON-PNVT-5UNW-Q</a></p> <p>The appraisal document mentions the Old Barn Cottages in two places: on page 20, you note that there once was a barn on this site that is shown in a painting in a museum, and on page 32 you note that the Old Barn Cottages “have suffered from poor-quality box dormer extensions”. I would add to these observations the following:</p> <p>a) the barn in the painting was demolished more than 60 years ago, so surely this is not on its own a reason to include this plot of land in the conservation area;</p> <p>b) that barn was replaced in the late 1960s with the current terrace of four houses of poor build quality, unremarkable appearance, and features not otherwise considered typical of Oxfordshire or of prominent buildings in the conservation area, such as the hanging wall tiles –further reasons not to include this building into the conservation area;</p> <p>c) the appraisal document notes on page 35 that “there are few buildings within the designated area that do not contribute positively towards its special character and appearance” but it is beyond doubt that the Old Barn Cottages is one of those uninteresting buildings, calling their inclusion in the conservation area into question;</p> <p>d) there is a lot of variation between the four houses in the terrace in terms of the types of extensions to the buildings (as noted with disapproval in the appraisal document on page 32), and recently completed projects and granted planning applications serve only to increase that variation, rendering these houses of even less historic interest (if this is possible) as a collection of four terraced 1960s houses without any overall guiding design framework; and</p> <p>e) with the Old Barn Cottages set in far from the High Street, they could easily be excluded from the conservation area while still allowing the driveway from which they are accessible</p>	<p>It is known that the existing cottages which form Old Barn Cottages are not the original barn that was historically on this location. They are, however, on the site of the former barn which preserves the set back from both the road and Manor House referencing the historic layout of this part of the conservation area. It is not considered that there is particular need to removed the dwellings at this time. Whilst not of the same historic character as some buildings in the conservation area, they form a termination to the historic driveway to Manor House and help understand the development pattern in this area - particularly in relation to the difference between the Manor House site and the village approach to Coombe Park. It is not considered harmful to the character of the area to retain the buildings in the conservation area as they are currently and as such no Actions required.</p>	N/A
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	<p>from the High Street (shared with the Manor House) to be included in that area. Please see the red line inserted in Picture 2 below for where the new boundary could be placed to ensure that the High Street access for the Manor House is included in the conservation area, but the characterless Old Barn Cottages are not.</p> <p>Picture 2: The Old Barn Cottages from the High Street with illustrative red line for where the conservation area boundary would be more suitable placed to still include the entrance to the Manor House</p> <p><a href="#">Please see appendix A: ANON-PNVT-5UNW-Q</a></p> <p>In conclusion, I would like you to reconsider the inclusion of this unremarkable terrace of houses into the conservation area, since its inclusion is neither necessary nor contributes positively to the conservation area. If the full terrace of four cannot be excluded from the conservation area, at least [REDACTED] 1 Old Barn Cottages could be excluded, since it is not visible from the High Street and is set entirely behind the Manor House (as can be seen from Picture 2).</p> <p>As noted by the absence of positive mention in the appraisal document, the inclusion of the Old Barn Cottages into the conservation area serves no useful purpose.</p> <p>Please contact me if you would like further information.</p> <p>[REDACTED]</p>		
16	<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 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</p>	Noted with thanks	<p>Consistency of reference to councils, checking links and references to National Landscapes to be done across the appraisals. Update relevant date in the local list guide Consider including references to chilterns guides</p>

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/>.

Historic England advice – general comments

Dealing with a few general points that apply to these four CAAs:

- 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.

Whitchurch-on-Thames

We suggest referring to the Chilterns as a National Landscape in section 2.3 and adding a similar reference in section 5.4 (when referring to the Chilterns Area of Outstanding Natural Beauty). Note Natural England’s National Character Area profiles as a useful resource: <https://nationalcharacterareas.co.uk/chilterns/>.

On page 38, refence is made to Historic England’s Advice Note on Local Heritage Listing. Note that a more recent edition of the Advice Note was published in 2021.

Final remarks

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

	<p>minor refinements, linked in particular with landscape character and the appraisals' management plan recommendations, which we hope will be useful.</p>		
17	<p>Admin note: this response 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 Whitchurch on Thames 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

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?

89 per cent of respondents answered this question. 37 per cent are female and the same amount are male (37 per cent).

Option	Total	Percent
Female	7	37%
Male	7	37%
Prefer not to say	3	16%
Not Answered	2	10%

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

84 per cent of respondents answered this question. 63 per cent said their gender is the same as the sex registered at birth.

Option	Total	Percent
Yes	12	63%
Prefer not to say	4	21%
No (please specify below)	0	0%
Not Answered	3	16%

### How old are you?

89 per cent answered this question. Most respondents are over 75+ (26 per cent), followed by 55 to 64 year olds (21 per cent).

Option	Total	Percent
Under 16	1	5%
16-24	0	0%
25-34	0	0%
35-44	1	5%
45-54	1	5%
55-64	4	21%
65-74	1	5%
75+	5	26%
Prefer not to say	4	21%
Not Answered	2	10%

## What is your ethnic group?

84 per cent of respondents answered this question, 63 per cent of which are from a White ethnic group.

Option	Total	Percent
White - English, Welsh, Scottish, Northern Irish, British	12	63%
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	4	21%
Not Answered	3	16%

## 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 (79 per cent), 37 per cent do not have a physical or mental health condition or illness lasting or expecting to last 12 months or more.

Option	Total	Percent
Yes	3	16%
No	7	37%
Prefer not to say	5	26%
Not Answered	4	21%

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

Of the 16 per cent of respondents that have physical or mental health conditions or illnesses, 5 per cent said their illness reduces their ability to carry out day-to-day activities by a lot (5 per cent) and by a little (5 per cent), although 5 per cent said they're not impacted at all.

<b>Option</b>	<b>Total</b>	<b>Percent</b>
Yes, a lot	1	5%
Yes, a little	1	5%
Not at all	1	5%
Not Answered	16	84%

## SURVEY

A copy of the online survey is provided below.

We are carrying out a review of the conservation area in Whitchurch-on-Thames.

**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 Whitchurch-on-Thames Conservation Area Appraisal document.

The document details a number of proposed changes to the Whitchurch-on-Thames 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 Whitchurch-on-Thames. 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](mailto:conservationconsults@southandvale.gov.uk) or call 01235 422422.

## A bit 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):

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

### 3. What is your connection to Whitchurch-on-Thames: Please tick all that apply.

- I live here
- I work here
- I live outside Whitchurch-on-Thames
- I regularly visit Whitchurch-on-Thames
- I have an interest in the area

### 4. How did you hear about the review of the Whitchurch-on-Thames 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)

## Whitchurch-on-Thames Conservation Area Appraisal

Please provide your comments on the appraisal document below.  
You can view the Whitchurch-on-Thames 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.

Uploading...

### 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 Whitchurch on Thames 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 Whitchurch-on-Thames 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 Whitchurch-on-Thames Conservation Area has not been reviewed since designation in 1978 and no appraisal document has been produced. As such a review of Whitchurch-on-Thames Conservation Area has been instigated.

## How to comment

We are inviting your comments on the Whitchurch-on-Thames 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



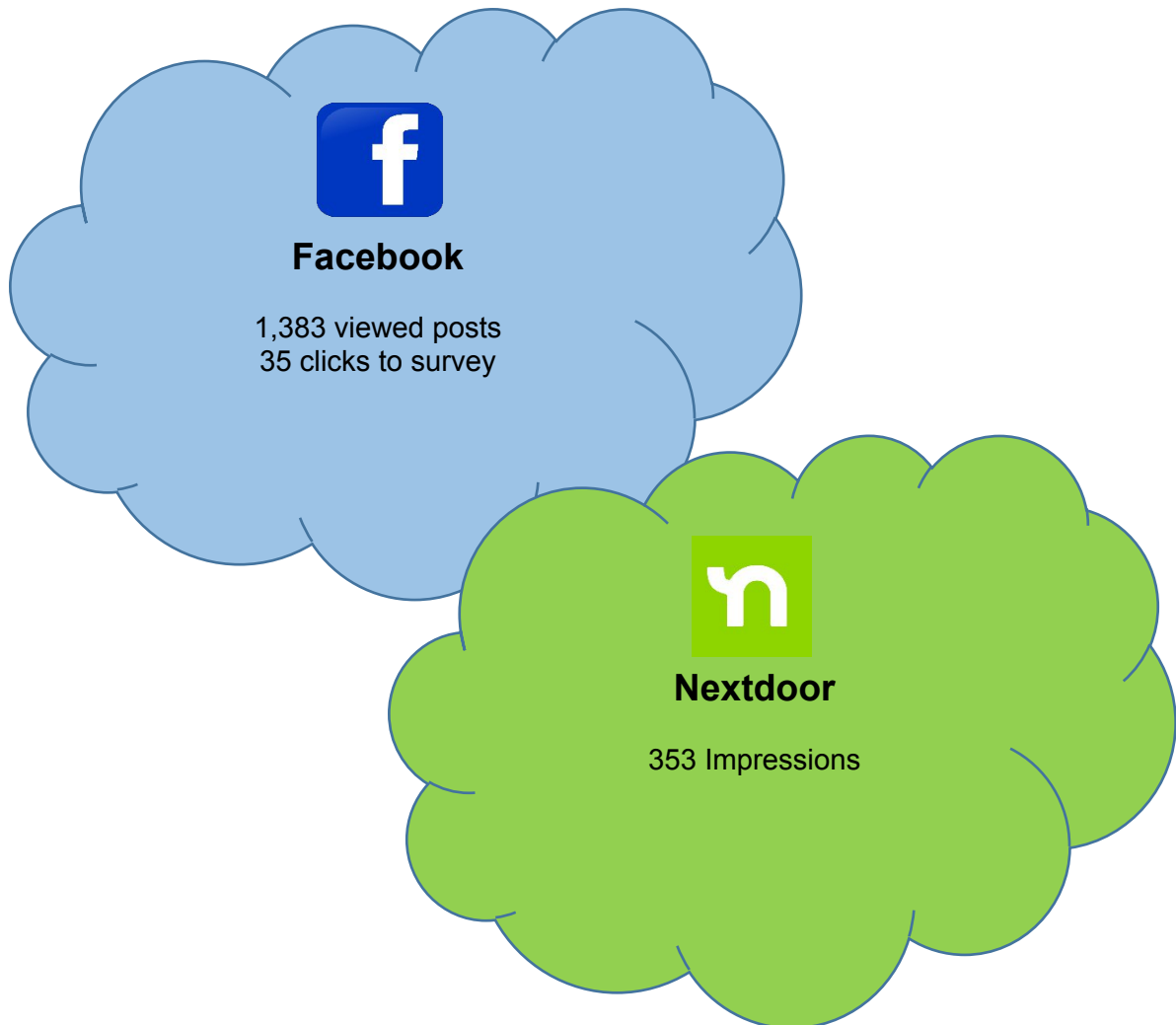
If you are unable to complete the Conservation Area consultation online, have any queries about the survey or require it in an alternative format (for example: large print, Braille, audio, Easy Read or alternative languages) please email [conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk)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



## APPENDIX A

Response ID: ANON-PNVT-5UN5-N

Response ID: ANON-PNVT-5UN5-N submitted the following to support their comments.

8 October 2025

### Comments on Whitchurch-on-Thames conservation area appraisal document

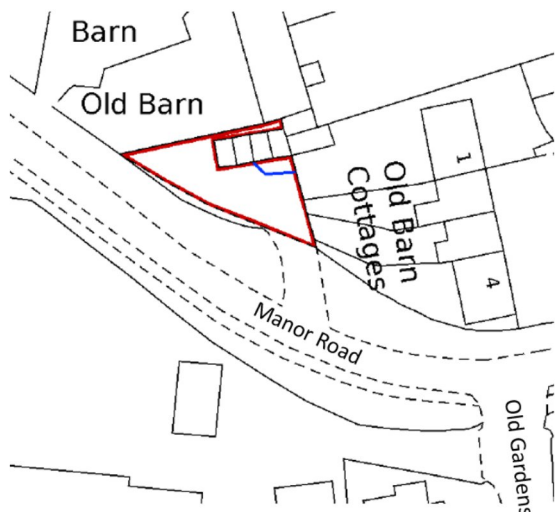
Thank you for the invitation to comment on the captioned document. I write this letter as the director of Manor Farm Driveway Management Ltd, a company that owns a small parcel of land in Whitchurch-on-Thames that is on the outskirts of the designated conservation area, and I also live in the village.

The land that we own is a small parcel with a block of four garages (separately owned) on it that is accessed from Manor Road. The land is used exclusively for parking. Its location is shown in [Figure 1](#) and [Figure 2](#) below

Figure 1: Location using map of appraisal document (our land is highlighted in yellow, with a yellow arrow pointing towards it)

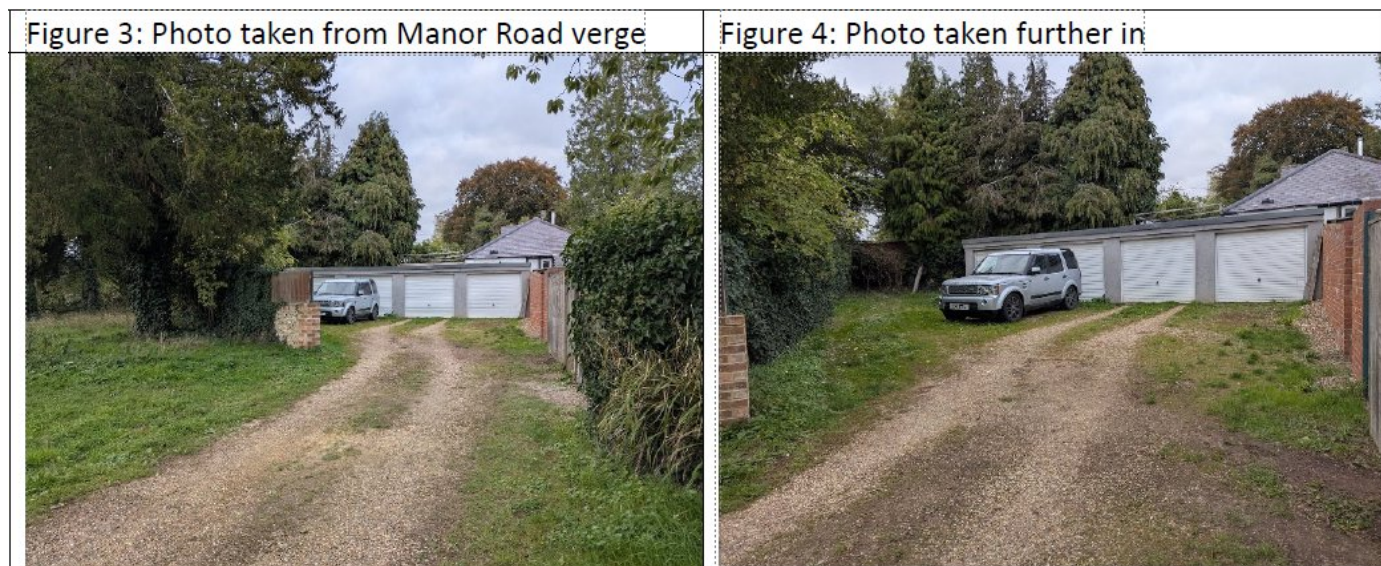


Figure 2: Close-up map of the area (outlined in red)



This parcel of land is unremarkable and contains only a block of garages from the late 1960s, as can be seen in current photos (Figure 3 and Figure 4).

Figures 3 and 4: Current photos of the site



I am of the opinion that this parcel of land should not be included in the conservation area for the same reasons that you have opted to exclude Old Gardens from the conservation area. In Table 1 below, I have compared the reasons you have given for excluding Old Gardens with the corresponding feature of our Manor Road parking site.

Table 1: Comparison of Old Gardens and Manor Road parking site

Feature of Old Gardens mentioned in the appraisal document (pages 32 and 40)	Corresponding feature of the Manor Road parking site
“Small 1970s and later development”	Small late 1960s block of garages on a plot of land used for parking
“Pleasant modern cul de sac”	Amenity land used for parking containing a modern block of garages
“Not of special architectural or historical interest”	Also not of special architectural or historical interest
“Peripheral location”	Also a peripheral location (indeed, it is actually <i>more</i> peripheral than Old Gardens)
“no longer considered to meet the criteria for inclusion as an ‘area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.”	It is hard to see why this parking site would ever have been considered to meet any of these criteria

Concluding remarks It is hard to see why this plot of land was included in the conservation area in the first place. It is currently unremarkable, has always been unremarkable, and is peripheral to any point of real interest in the village. The conservation area appraisal document does not mention this parcel of land.

Removing this parcel of land from the conservation area would not have any negative effects – the Manor Road verges, owned by the Parish Council, could still be included in the conservation area; indeed, doing so would correspond to the extension of the conservation area on Hardwick Road to include a tree-lined road but not the adjoining buildings (as detailed on page 34 of the appraisal document). With Old Gardens removed from the conservation area, this would be the only plot of land in the village accessible from Manor Road that formed part of the conservation area. Given how utterly unremarkable this plot of land currently is, as well as its lack of historical interest, and its location being even more peripheral than Old Gardens, the inclusion of this plot into the conservation area is not possible to justify. I would strongly urge you to exclude this parcel of land from the conservation area, in order not to dilute the importance of that valuable designation. Yours sincerely, Martin Bengtzen Director of Manor Farm Driveway Management Ltd

## Response ID: ANON-PNVT-5UNW-Q

Response ID: ANON-PNVT-5UNW-Q submitted the following to support their comments.

[REDACTED]

### Your appraisal document for the Whitchurch-on-Thames conservation area

Thank you for the invitation to comment on the conservation area appraisal document. [REDACTED].

Picture 1: The Old Barn Cottages from the High Street



The appraisal document mentions the Old Barn Cottages in two places: on page 20, you note that there once was a barn on this site that is shown in a painting in a museum, and on page 32 you note that the Old Barn Cottages “have suffered from poor-quality box dormer extensions”. I would add to these observations the following:

- a) the barn in the painting was demolished more than 60 years ago, so surely this is not on its own a reason to include this plot of land in the conservation area;
- b) that barn was replaced in the late 1960s with the current terrace of four houses of poor build quality, unremarkable appearance, and features not otherwise considered typical of Oxfordshire or of prominent buildings in the conservation area, such as the hanging wall tiles –further reasons not to include this building into the conservation area;
- c) the appraisal document notes on page 35 that “there are few buildings within the designated area that do not contribute positively towards its special character and appearance” but it is beyond doubt that the Old Barn Cottages is one of those uninteresting buildings, calling their inclusion in the conservation area into question;
- d) there is a lot of variation between the four houses in the terrace in terms of the types of extensions to the buildings (as noted with disapproval in the appraisal document on page 32), and recently completed projects and granted planning applications serve only to increase that variation, rendering these houses of even less historic interest (if this is possible) as a collection of four terraced 1960s houses without any

overall guiding design framework; and

e) with the Old Barn Cottages set in far from the High Street, they could easily be excluded from the conservation area while still allowing the driveway from which they are accessible from the High Street (shared with the Manor House) to be included in that area. Please see the red line inserted in Picture 2 below for where the new boundary could be placed to ensure that the High Street access for the Manor House is included in the conservation area, but the characterless Old Barn Cottages are not.

Picture 2: The Old Barn Cottages from the High Street with illustrative red line for where the conservation area boundary would be more suitable placed to still include the entrance to the Manor House



In conclusion, I would like you to reconsider the inclusion of this unremarkable terrace of houses into the conservation area, since its inclusion is neither necessary nor contributes positively to the conservation area. If the full terrace of four cannot be excluded from the conservation area, at least [REDACTED] 1 Old Barn Cottages could be excluded, since it is not visible from the High Street and is set entirely behind the Manor House (as can be seen from Picture 2).

As noted by the absence of positive mention in the appraisal document, the inclusion of the Old Barn Cottages into the conservation area serves no useful purpose.

Please contact me if you would like further information.

[REDACTED]

## **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](mailto:jointheconversation@southandvale.gov.uk)

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

### **Conservation Area Team**

South Oxfordshire and Vale of White Horse District Councils

01235 422 600

[conservationconsults@southandvale.gov.uk](mailto:conservationconsults@southandvale.gov.uk)

**END.**