

Application number(s):	23/00977/OUT
Application site:	OS Parcel 9195 North Of Claydon Road Cropreddy
Proposal:	Outline Planning Application (except for access) for residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure

<input type="checkbox"/>	Listed Building	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input type="checkbox"/>	Grade II*	<input type="checkbox"/>	Grade II

Policies

Cherwell Local Plan 2011-2031 (2015)

- Policy ESD15** New development proposals should: Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated, furthermore development should respect the traditional pattern of the form, scale, and massing of buildings.

Cherwell Local Plan 1996 Saved Policies

- C18** Works to a listed building should preserve the building, its setting, and any features of special architectural or historic interest. Alterations or extensions to a listed building should be minor and sympathetic.
- C23** Presumption in favour of retaining positive features within a Conservation Area.
- C28** The layout, design and materials proposed within a new development should respect the existing local character. 'control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

NPPF – Chapter 16

- Paragraph 205.** When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- Paragraph 206.** Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and

II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

Paragraph 207. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
a) the nature of the heritage asset prevents all reasonable uses of the site; and
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Other Relevant Policies and guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16. In considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72. With respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Significance (50 words)

The site is located in the countryside adjacent to Cropredy village and the Oxford canal. The Cropredy conservation area boundary runs adjacent to the site to the south and the Oxford canal conservation area also runs adjacent to the east.

The significance of the site is therefore the contribution it makes to the conservation areas and their setting.

Appraisal (250 words)

Although the site is outside of either of the conservation areas, development here has potential to affect the character of the conservation areas as it will result in development within their setting. However the proposed layout is considered to mitigate the potential impact by ensuring the treatment of the boundaries takes the conservation areas into account.

To the south the Cropredy conservation area consists of residential properties. The proposed layout for the new development shows a footpath and planting which forms a kind of green corridor through to the oxford canal. This will ensure a soft boundary between the conservation area and the built form of the development.

To the East where the site abuts the canal conservation area open space is proposed. This will provide a more open and rural boundary to the conservation area and retain views through to St Marys the Virgin Church. It is therefore considered that the character here will be maintained.

It is recognised that this application is an outline application with access only, therefore the plans are largely indicative, and more details will follow with regards to design, layout and materials. The treatment of the open space, car parking and boundary treatments etc need to be carefully designed to retain openness and ensure minimal impact on the heritage assets through development within their setting. This along with the design of the proposed buildings and the materials used will be key to the appropriateness of the proposals.

Overall the proposal is not considered to result in harm to the significance of the conservation areas as a result of development within their setting.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

Potential public benefit of the provision of housing. It is for the planning officer to consider the public benefit.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

As the application is Outline with access only there are no suggested conditions at this stage

Conservation Officer: Emma Harrison

Date: 27/02/2024

