

**From:** Will Whitelock <[Will.Whitelock@framptons-planning.com](mailto:Will.Whitelock@framptons-planning.com)>

**Sent:** Monday, August 21, 2023 3:05 PM

**To:** Chris Wentworth <[Chris.Wentworth@cherwell-dc.gov.uk](mailto:Chris.Wentworth@cherwell-dc.gov.uk)>

**Subject:** Land between Calthorpe Street and Marlborough Road, Banbury (LPA Ref. 23/01633/F)

**CAUTION:** This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Chris,

**Town and Country Planning Act 1990**

**Land between Calthorpe Street and Marlborough Road, Banbury (LPA Ref. 23/01633/F)**

I refer to the attached consultation response received from Historic England. In summary, the response states that the proposal will cause some harm (less than substantial in the language of the NPPF) to the significance of the Grade II\* Listed Calthorpe Manor through development in its setting and some harm to the Banbury Conservation Area through the introduction of large residential blocks that do not reflect the local character and distinctiveness. It will be for the Council to take account of this harm in determining the application in accordance with the NPPF, and with reference to the Local Plan policies.

A Heritage Statement was submitted with the application. Bidwells as specialist heritage advisors conclude:

*'At the level of "less than substantial harm", the impacts arising from the development of the site should be considered in the context of public benefits arising from the proposals, in accordance with Paragraph 202 of the NPPF. When considering the scheme as a whole, the careful consideration of the detailed design and materiality of the building and the enhanced landscaping around it results in the scheme having minor beneficial impact overall. Through the careful process of design, the proposals have paid special attention to the desirable objective of preserving or enhancing the character and appearance of the Conservation Area. Benefits discussed within this report relate to heritage benefits, additional public benefits are discussed within the accompanying Planning Statement.'*

In the Planning Statement we have listed the public benefits of the scheme as follows:

- The proposal would provide 230 additional homes to Banbury, including 69 affordable dwellings
- The redevelopment of this site would reduce the need for development on undeveloped greenfield sites. It would not lead to the loss of agricultural land or result in any encroachment into the countryside
- The effect of the proposal will create new vitality and viability for town centre uses with the provision of a significant residential presence. For those who live in town centres; cafes, public houses and urban spaces function as their amenity space
- Establish a high-quality urban realm that contributes positively to the townscape qualities and the special qualities of the Banbury Conservation Area
- The site lies in a highly sustainable town centre location in close proximity to a range of local services and facilities, in addition to a range of public transport services
- The scale of development is appropriate to Banbury and has been designed to respect the existing settlement and be fully integrated
- It would minimise the need to travel and promote the use of transport other than the private car

Can I please check that you have consulted Conservation Officers as the consultation response received on 03/07/2023 is misleading? We received Pre-application advice from Joyce Christie when designing the scheme, and therefore Joyce has prior knowledge of the proposals.

I welcome your thoughts on the planning balance and the public benefits that are to be weighed against harm to the significance of designated heritage assets (paragraph 202).

Kind regards

Will Whitelock  
BSc (Hons), MSc, MRTPI

**Associate Planner**



Oriel House  
42 North Bar  
Banbury  
Oxfordshire  
OX16 0TH

***Tel: 01295 672310 Fax: 01295 275606***

***Email: [will.whitelock@framptons-planning.com](mailto:will.whitelock@framptons-planning.com)***

This email and any attachments are strictly confidential and are for the addressee only. Any forwarding, printing or disclosing the information may form a breach of confidence. Please contact the sender immediately if you have received this email in error. Normal Privacy and Copyright laws apply. Frampton Town Planning Limited has endeavoured to keep this email virus free and accepts no responsibility for any virus attached thereafter.