



Historic England

SOUTH EAST OFFICE

Ms Caroline Ford
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 01483 252000

Our ref: P00736050

13 March 2018

Dear Ms Ford

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE ADJOINING AND
NORTH OF BERRY HILL ROAD ADDERBURY
Application No. 17/02394/OUT**

Thank you for your letter of 2 March 2018 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

As set out in our original comments, we consider that views of St Mary's church from surrounding public vantage points, including roads and footpaths, are an important part of the significance of the church. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.

Further information has been submitted in support of the application, including a heritage statement and amended indicative layouts.

The amended indicative layout acknowledges and establishes the importance of views of the church from Berry Hill Road, which is welcomed and we also acknowledge that allowing public access to proposed green space in the north of the site would enable new, clear views of the church, which would allow for a better appreciation of this building within the landscape. However, the additional information and amended layout do not fully address our concerns regarding this application. The amended masterplan suggests 2 channelled views of the church from the access points to the proposed estate (one vehicular and one pedestrian) but the separation gap between dwellings



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk





SOUTH EAST OFFICE

appears too close to ensure that these views are clear. Furthermore, the views are over landscaped areas or front gardens, which would potentially be planted with trees or filled with paraphernalia, and provides little certainty of views being maintained over the long term. Therefore, we recommend that in order to minimise the harm to the significance of the church the layout of the scheme needs to be further amended to provide clear, sufficiently broad and permanent views from Berry Hill Road towards St Mary's.

Any harm to a listed building must have clear and convincing justification as set out at paragraph 132 of the National Planning Policy Framework and paragraph 134 requires this harm to be weighed against the public benefits of the application. With further refinements needed to the layout of the scheme we remain of the opinion that the harm to St Mary's church and the historic landscape is not justified because this outline scheme does not provide definitive information on the key matter of building layout and landscaping. This may be a matter that the Council is content can be handled through reserved matters.

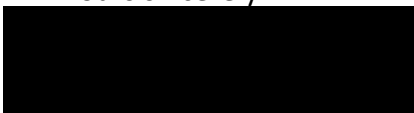
Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 132 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



Rachel Fletcher

Assistant Inspector of Historic Buildings and Areas





Historic England

SOUTH EAST OFFICE

E-mail: Rachel.Fletcher@HistoricEngland.org.uk



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.