

Application number(s):	21/04289/OUT
Application site:	OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of Camp Road Heyford Park
Proposal:	Outline planning application for the erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from Access

<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 199.** 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 200.** 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 201. 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 202. 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 203. 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 land is immediately adjacent to the RAF Upper Heyford Conservation Area on its northern boundary. RAF Upper Heyford is a cold war landscape with a range of designated and non-designated heritage assets including a conservation area, scheduled monuments (one of which is identified as being of international significance), listed buildings and non-designated buildings of national and local significance. Therefore the significance of the site is primarily the contribution it makes to the setting of the conservation area and its multiple heritage assets.

Appraisal (250 words)

Although the site lies outside of the RAF Upper Heyford Conservation Area because of its close proximity there is a relationship between the conservation area and the site, therefore any development here will change the setting of the conservation area in this location. Particularly development to the northern part of the site. Furthermore these areas of building at the north

and northeast parts of the site will come quite close to the hardened aircraft shelters, these are identified as undesignated heritage assets.

Although specific views are not identified, the development will affect views into the eastern part of the conservation area and the new houses will be visible from within the conservation area. It is considered inevitable that generic housing here will result in some harm to the conservation area as a result of development within its setting.

It is accepted that this application is an outline application with access only to be considered and therefore elements of the proposal such as layout and detailed designed will be considered at a later stage. However as advised at the pre application stage the emphasis should be on finding a form of development that compliments the airfield. It is also considered that moving the built form away from the conservation area boundary would reduce the harm of the proposal. Design and materials will also be key to an acceptable development.

It is inevitable that development of this site will result in some harm to the heritage assets as a result of changes to their setting, however it is considered that with the right layout and design this harm could be notably reduced.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

Where there is less than substantial harm, the public benefit should be weighed against that harm.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

No suggested conditions at this stage

Conservation Officer: Emma Harrison

Date: 12/08/2022