

30 October 2023

Our Ref: edp3253/L/CJo/Est/EDa

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Dear Sir or Madam

Development Proposals at Land East of Warwick Road, Banbury (Planning Application ref. 23/00853/OUT)

We are writing on behalf of Vistry Homes and in relation to a planning application for residential development on Land East of Warwick Road, Banbury (Planning Application ref. 23/00853/OUT), which was submitted to Cherwell District Council (CDC) 24 March 2023.

The purpose of this letter is to inform you on the proposals, provide you with the available information and seek your official advice regarding the potential non-physical effects upon the significance of Grade I listed Church of St Peter (NHLE ref. 1216364) and Grade II* listed Hanwell Castle (NHLE ref. 1287674). We note that you were not consulted by CDC during the determination of the planning application.

We have included a package with all the relevant documents and information available for your reference.

The site is located on the eastern side of Warwick Road, c.2.6km to the north-west of Banbury town centre and is centred on Ordnance Survey National Grid Reference: 443320, 243112. It comprises two agricultural fields under arable, measuring 12.6 hectares (ha) in area, and its boundaries are defined by existing hedgerows. To the north and east of the site is further agricultural land. To the south is a thick tree belt with a recent residential development beyond and to the west is Warwick Road, with further agricultural land beyond.

The proposed development consists of an outline application for up to 170 residential homes (use Class C3), new play facilities, public open space, landscaping and access (see Masterplan). All matters reserved except for access.



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As set out on the Illustrative Masterplan enclosed, it is proposed the development will consist of residential dwellings with areas of green space and associated infrastructure. The maximum height of buildings onsite will be up to 2.5 storeys for the proposed dwellings at a net density of approximately 32 dwellings per hectare. The residential development will be limited to the site's western field, which will include a comprehensive and dense tree and hedgerow belt to screen and buffer the developed area from beyond the site boundaries. The eastern field parcel will be used for a wildlife area and attenuation pond (SuDS), and will contain no built form. Public open space will include a Natural Play Space in the eastern field parcel, an 'Informal Kick-About Space' in the western parcel and Mown Grass Trails linking the two parcels to Gullicote Lane. A Neighbourhood Green will be located in the south of the western parcel, adjacent to the retained and integrated Public Right of Way (PRoW) footpath to Drayton (Banbury).

EDP's assessment of the proposals, which is set out in detail in the Archaeology and Heritage Assessment (edp3253_r010, **Annex EDP 2**) that informed the planning application, identified a low level of less than substantial harm to the Hanwell Conservation Area.

In respect of the Grade I listed Church of St Peter and Grade II* listed Hanwell Castle, which form an historic group on the southern edge of Hanwell, the assessment established that in each case, the significance of the listed buildings would not be adversely affected by the proposed development; i.e. there would be no harm to the listed buildings arising through any change to their settings:

- The Grade I listed Church of St Peter (NHLE ref. 1216364) is located c.320m to the north-east of the site. The assessment established that the site does not readily form part of the surroundings in which the Church is experienced; While there are outwards views from the churchyard in the direction of the site, intervening tree cover and hedgerows, as well as intervening topography, effectively screens the site and would similarly screen visibility of the development proposals. The PRoW within the site do not afford any experience of the Church when approaching Hanwell from the south and the experience of the Church from the site is limited to a glimpsed view of the tower through vegetation from the very north-east tip of the site. There are no historical associations of significance between the site and the Church; the site's western field parcel, where the built form of the proposals would be located, forms part of the parish of Drayton to the west. It is concluded that the implementation of the proposals would not result in any change to any element of the setting of the Church that contributes to either its significance, or the appreciation of its significance; and
- The Grade II* listed Hanwell Castle (NHLE ref. 1287674) is located c.380m to the north-east of the site, within a low valley directly east of the Church. The listed building is enclosed by its walled grounds and extensive landscaped gardens that rise to the south, such that the Castle does not have an obvious presence in the landscape south of Hanwell. The assessment established that the site does not form part of the surroundings in which the Castle is experienced and there is no experience of the Castle from or in combination with the site. There are no apparent historical associations of significance between the site and the Castle; historic mapping accompanying the assessment illustrates how the site is located out with the extents of the Castle's historical wider parkland, which now forms farmland north-east of the site. It is concluded that development

proposals would not result in any appreciable change to the experience of the Castle, nor change any element of the setting of the Castle that contributes to either its significance, or the appreciation of its significance.

We would also draw your attention to the representations of a local objector group (KHVRAG 2023, **Annex EDP 1**), who commissioned an independent heritage assessment (TDR Heritage) of the development proposals, which similarly concluded less than substantial harm to Hanwell Conservation Area and did not identify any potential harm to the listed Church or Castle.

To aid your understanding of the site and the surrounding landscape, we have included a copy of the Landscape Visual Impact Assessment (**Annex EDP 3**), undertaken by EDP and submitted with the Application, for reference.

I trust that the foregoing provides all the information you require at this stage to provide your view on these proposals in the context of the identified highly graded heritage assets.

In the meantime, please do not hesitate to contact me should you have any comments or queries.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Claudia Jorge'.

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Enclosures/Attachments:

Folder 1

Annex EDP 1 – Objection Report by Keep Hanwell Village Rural Action Group (KHVRAG)
Annex EDP 2 – Archaeology and Heritage Assessment (edp3253_r010)
Annex EDP 3 – LVIA (edp3253_r007)

Folder 2

Masterplan
Assemblage of site walkover photographs
Photoviewpoints