

Rachel Tibbetts

From: Clare Whitehead
Sent: 16 March 2020 12:08
To: DC Support
Subject: FW: Land to the east of M40 and south of A4095, Chesterton, Bicester - 19/02550/F

Conservation officer comments below pls register as received 11/03

Kind regards,

Clare Whitehead MRTPI
Principal Planning Officer

Direct Dial: 01295 221650
clare.whitehead@cherwell-dc.gov.uk

Please note my working days are Monday, Tuesday and Wednesday

From: Jennifer Ballinger <Jennifer.Ballinger@Cherwell-DC.gov.uk>
Sent: 11 March 2020 13:50
To: Clare Whitehead <Clare.Whitehead@Cherwell-DC.gov.uk>
Subject: Land to the east of M40 and south of A4095, Chesterton, Bicester - 19/02550/F

Dear Clare

Thank you for consulting the Conservation and Design Team on the above application.

The proposed development is located a short distance from Chesterton Conservation Area. It is not immediately adjacent, but is off-set from the area. The Northern Character Area is subject to the greatest impact and is identified as lying within ZTV visual barriers established within the Environmental Statement. Therefore it is likely that the setting of the conservation area will be compromised to a degree. The NPPF states 'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.' The proposed development is not considered to enhance or better reveal the setting of the Chesterton Conservation Area.

The Chesterton Conservation Area Appraisal also identifies that the Northern Character Area 'suffers from the high levels of traffic, which uses the A4095, a popular short cut'. The proposed development is likely to have a significant impact on traffic through and around the settlement which will negatively impact on the character and appearance of this rural setting.

The development is also located immediately adjacent to Bignell Park house and its associated parkland. This has not been formally designated as a non-designated heritage asset as it has not been assessed as part of any programme, but would be considered to be a non-designated heritage asset and consideration should be given to the impact of its setting.

The NPPF states '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'

Regards

Jenny Ballinger
Senior Conservation Officer
Planning Policy, Conservation and Design

Cherwell District Council

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