

20/02446/F

Setting of Listed Buildings and the Conservation Area

Application Site

Glebe Farm, Boddington Road, Claydon, Banbury, OX17 1TD

Understanding the heritage assets affected

The application site is an area of agricultural land to the north of the Oxford Canal. The Oxford Canal is a canal conservation area that covers the length of the canal within the county of Oxfordshire. The site does not lie within the conservation area but is within the setting of the conservation area at this location. There are approximately nine Listed Buildings within the wider area; these are along the canal to the south, the closest at Top Lock and within the village of Claydon.

Significance

The significance of the site lies in the association between this area of currently agricultural land and the canal conservation area.

Proposals

Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake - re-submission of 18/00904/F.

Appraisal of issues

The proposed plans are not changed in terms of heritage impact from the previous proposals submitted in 2018. Therefore the comments and observations are not notably different from the previous consultation response provided.

As before it is considered that the Listed Buildings that are located within the canal conservation area and the village of Claydon are at such a distance from the proposed development site that the proposal will not affect their setting and therefore will not harm their significance.

The main consideration is the impact developing a marina in this location will have on the character of the area and as a consequence the canal conservation area in this location. The proposed marina will cover a substantial area of land which is currently a predominantly agricultural landscape, providing a rural setting for the conservation area. This rural setting is highlighted as enhancing the conservation area in the Oxford Canal Conservation Area Appraisal. Overall the cumulative impact of the buildings, hardstanding and marina itself will result in an intrusion into the landscape and the character of this section of the Oxford Canal will be notably altered.

The new pedestrian bridge over the canal and the entrance to the marina will also significantly alter the experience of the canal at this location; however it is possible that the impact of this could be mitigated with an appropriate design and suitable treatment of the area.

Level of harm

The development is considered to result in less than substantial harm to the significance of the conservation area; however this harm should be weighed against the public benefits in line with paragraph 196 of the NPPF.

Policies

The relevant local and national policies are as follows:

Cherwell District Council Local Plan Policy ESD15

This policy states that 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. The development is not considered to conserve or enhance the Conservation area and therefore does not comply with policy ESD15.

NPPF – Chapter 16

Paragraph 193 requires that 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.

Paragraph 194 outlines that 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.

The development to create a marina is considered to result in less than substantial harm to the significance of the Oxford Canal conservation area and therefore is contrary to paragraphs 193 and 194 of the NPPF.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 72 of the Act requires that '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'.

Recommendation

As a result of the changes to the conservation area in this location there are objections to the proposals to develop a marina.

Officer / Date

Emma Harrison

23/12/2020