

**The Pheasant Pluckers Inn, Burdrop**  
**21/00477/F**

### **Understanding the heritage assets**

The proposed development lies within Sib Valley Character Area of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area.

### **Significance**

The significance of the area is the open space between the settlements.

### **Proposals**

Erection of an agricultural barn store.

### **Appraisal of issues**

#### **Need to look at appeal statement for Hill House Barn**

The proposal is for a large, modern barn in land to the rear of Burdrop, in between Burdrop and Sibford Ferris settlements.

The Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal identifies the Sib Valley as a particular character area between the settlements and there are a number of statements identifying the significance of the area.

‘The valley remains undeveloped, a rural scene little affected by modern agricultural practice, with only the Wheathill Farm barns and the service supply poles and lines being reminders of current technologies. The lack of development in the valley emphasises the separateness of the three settlements’

‘The valley is an integral part of the conservation areas and is included within the boundary as it has a significance in its own right and not just as a setting for the settlements.’

‘At present, the three settlements of Sibford Ferris, Burdrop and Sibford Gower appear distinct, although the infill housing along the ridge between Burdrop and Sibford Gower has begun to blur this distinction. The openness of the valley has not as yet been compromised and in the interest of maintaining the character and appearance of the valley, housing infill and ‘settlement boundary creep’ should be resisted. This factor was, indeed, picked up in the conversion of the barn at Hill House, where the picturesque dilapidation of the barn was identified as a quality that contributed to the inherent visual aesthetic of the Sib valley’

The proposed development is in a particularly sensitive location within the Sib Valley and is on partly raised ground. There has been some recent landscaping work and trees and a hedge on the boundary of the site have been removed, making the site more visible within the conservation area. No justification has been provided for the precise siting of the barn.

It is considered that the proposed location, scale and design of the building would cause harm to the character and appearance of the conservation area. The historic, vernacular barn on the opposite side of the valley in Sibford Ferris was considered to make a significant contribution to the area and this proposed building would undermine the setting of this building.

**Level of harm**

Less than substantial, but significant.

**Recommendation**

Objection

Jenny Ballinger, 09/04/2021