

Application number(s):	21/01630/OUT
Application site:	Land at North West Bicester, Home Farm, Lower Farm and SGR2 Caversfield
Proposal:	Outline planning application for residential development (within Use Class C3), open space provision, access, drainage and all associated works and operations including but not limited to demolition, earthworks, and engineering operations, with the details of appearance, landscaping, layout and scale reserved for later determination

<input type="checkbox"/>	Listed Building	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input type="checkbox"/>	Grade II*	<input checked="" type="checkbox"/>	Grade II

Policies

Cherwell Local Plan 2011-2031 (2015)

<input checked="" type="checkbox"/>	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
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Cherwell Local Plan 1996 Saved Policies

<input checked="" type="checkbox"/>	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.
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<input type="checkbox"/>	C23 Presumption in favour of retaining positive features within a Conservation Area.
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<input type="checkbox"/>	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.
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NPPF – Chapter 16

<input checked="" type="checkbox"/>	Paragraph 193. 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.
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<input type="checkbox"/>	Paragraph 194. 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: <ul style="list-style-type: none"> a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and
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II* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

Paragraph 195. 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 196. 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 197. 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)

There are two heritage assets which lie within close proximity to the proposed development, which will impact on their setting.

Home Farmhouse is a grade II listed building and the site forms part of the original agricultural landholding associated with the farmhouse.

St Laurence's Church is an isolated rural church and a grade II* listed building. The church is separated from the site by the main road (B4100).

Appraisal (250 words)

Additional information submitted 24th November 2021.

There are concerns with the form and location of the proposed pelican crossing immediately adjacent to St Lawrence's Church. This was addressed in an earlier application (18/00484/OUT)

'The proposal for a signalised pedestrian crossing will have a direct, negative impact on the rural setting of the church immediately adjacent to the existing church gate. This will clearly negate the positive aspects of the development including the proposal to have a specific vista within the housing development towards St Laurence Church.

A signalised pedestrian crossing immediately opposite the church is not considered to provide sufficient mitigation for the level of harm caused. If a signalised pedestrian crossing is the only option available it will be necessary to review the proposed location of the crossing away from its current position in close proximity to the gated access to the church'.

It is appreciated that there is a public benefit to provide access to the existing church building, which should lead to greater use of the building, but there is harm to the visual amenity and setting of the building.

Consideration should be given to an alternative location for the crossing or if this is not possible a less visually intrusive form of crossing – making use of differing road / pavement textures and surfaces.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

There is a high level of harm to the setting of listed building of St Lawrence's Church (it is considered to be significant, but less than substantial).

It is acknowledged that there is a public benefit to St Lawrence's Church (as it will be made more accessible for people living in the development).

Recommendation

No objections

Objections / concerns

Engage in preapp

Suggested Conditions

Conservation Officer: Jenny Ballinger

Date: 1st December 2021