

<b>Application number(s):</b>	21/04275/OUT
<b>Application site:</b>	Part Parcel of land 8149- adj Lords Lane and SE of Hawkwell Farm, Lords Lane, Bicester
<b>Proposal:</b>	OUTLINE - with all matters reserved except for Access - Mixed Use Development of up to 3,100 dwellings (including extra care); residential and care accommodation(C2); mixed use local centre (comprising commercial, business and service uses, residential uses, C2 uses, local community uses (F2(a) and F2(b)), hot food takeaways, public house, wine bar); employment area (B2, B8, E(g)); learning and non-residential institutions (Class F1) including primary school (plus land to allow extension of existing Gagle Brook primary school); green Infrastructure including formal (including playing fields) and informal open space, allotments, landscape, biodiversity and amenity space; burial ground; play space (including Neaps/Leaps/MUGA); changing facilities; ground mounted photovoltaic arrays; sustainable drainage systems; movement network comprising new highway, cycle and pedestrian routes and access from highway network; car parking; infrastructure (including utilities); engineering works (including ground modelling); demolition

<input type="checkbox"/>	Listed Building	<input type="checkbox"/>	Conservation Area	<input checked="" type="checkbox"/>	Setting of a Listed Building
<input checked="" 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"/>	<b>Policy ESD15</b> 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 type="checkbox"/>	<b>C18</b> 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.
<input type="checkbox"/>	<b>C23</b> Presumption in favour of retaining positive features within a Conservation Area.
<input checked="" type="checkbox"/>	<b>C28</b> 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.

#### **NPPF – Chapter 16**

<input checked="" type="checkbox"/>	<b>Paragraph 199.</b> 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
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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.

**Paragraph 200.** 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:

- 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 II\* registered parks and gardens, and World Heritage Sites, should be wholly Exceptional.

**Paragraph 201.** 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 202.** 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 203.** 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)

**The area that has significance is the northern boundary which forms the wider setting of Bucknell which has an archaeological area of high potential surrounding it and an ancient site Manor House a Grade II listed building, two Grade II listed outbuilding and Church of St. Peter a Grade I listed building and a section of existing moat to the east of the Manor House.**

**Appraisal (250 words)**

The proposals further south of the proposal site nearer to Bicester will have no impact on the wider setting of Bucknell and the designated heritage assets.

However, the photovoltaic panels and the housing in the north section appear to have a designated land use, on the submitted plans, for green infrastructure between the field to the south of the designated heritage assets and the area for solar panels also has a section between the boundary facing towards Lower Farm, Bainton Road, Bucknell.

The land gently falls away from the pond near to Lower Farm, Bucknell towards the brook which forms a small valley.

The wider setting to Bucknell village and the designated heritage assets found there in is one of hundreds of years of rural countryside with farming practices changing the appearance only in the size of fields and moving into more arable instead a mixture of pasture and arable. The setting is of great importance and the areas marked on the map as green infrastructure must be retained as screening and should be planted to increase the natural screening. There will be no screening the new development from the top if the tower when looking to the south, but the nearest buildings and the solar panels can be screened by a suitable mix of large broad-leafed native trees within woodland.

The concern is that this has not been clearly set out in the submitted plans and only the access is fixed within the application.

It is recognised that it might be difficult to put to paper an exact layout for the houses and house types but the buffer green infrastructure areas particularly to the north around Bucknell should be clearly laid out in the application otherwise it is not possible to predict the impact on the designated and non-designated heritage assets within the village of Bucknell. It would be appropriate to seek additional information where the which shows a high quality native woodland as a buffer zone between the village of Bucknell and the new development to protect the setting of the designated heritage assets found there in.

**Level of harm**

<input type="checkbox"/> No Harm	<input checked="" type="checkbox"/> Less than Substantial Harm	<input type="checkbox"/> Substantial Harm
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**Public Benefit (NPPG)**

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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**Comments**

The area has been allocated in the Local Plan for a mix development which this parcel of land forms a part of.

However, it is necessary to mitigate the less than substantial harm to the designated heritage assets found close to the north of the site in Bucknell.

The need for a quality and reasonable large green buffer which would include a selection of large native broadleaf trees. This should be secured at this stage due to impact of the potential for the development to damage the wider setting of three Grade II and a Grade I listed buildings.

**Recommendation**

No objections

Objections

Engage in preapp

**Suggested Conditions**

**Conservation Officer:** Rosie Burton

**Date:** 25/07/2022