

Application number(s):	22/01340/OUT
Application site:	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal:	Application for outline planning permission (all matters reserved except means of access (not internal roads) from b4100) for the erection of buildings comprising logistics (use class b8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, hgv parking, construction of new site access from the b4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.

<input type="checkbox"/>	Listed Building	<input checked="" type="checkbox"/>	Setting of Conservation Area	<input checked="" type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input checked="" 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.
<input type="checkbox"/>	C23 Presumption in favour of retaining positive features within a Conservation Area.
<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.

NPPF – Chapter 16

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

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Planning (Listed Buildings and Conservation Areas) Act 1990

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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.

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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 application site is an area of land to the east of the A43 dual carriageway. To the west is Baynards Green Farm which includes a Grade II Listed barn and to the south is Cherwell Valley services. The village conservation areas of Ardley and Fewcott, and Fritwell lie further to the west beyond the M40 motorway. To the East the village of Stoke Lyne has a grade II* Listed Church and to the north east the village of Hardwick also has Grade II and II* Listed Buildings. Also to the north is the Tusmore medieval settlement Scheduled Monument. In heritage terms the significance of the site is its overall contribution to the setting of listed buildings, conservation areas and scheduled monument.

Appraisal (250 words)

The Listed barn at Baynards Farm to the east is part of a farm complex that has now been converted to business use. These buildings are located adjacent to the A43 (which runs between them and the site) and

behind a modern petrol station and fast-food outlet. It is therefore considered that the setting of the Listed barn is somewhat compromised by the existing buildings and the large road network in its immediate surroundings. Because of this and the fact that the A43 runs between the site and Baynards Green Farm it is considered that the proposed development of this site is unlikely to further harm the significance of the Listed Building through development within its setting.

The two village conservation areas closest to the site are Ardley and Fewcott, and Fritwell. From within these conservation areas the development site is not considered to be visible and Fritwell conservation area in particular is surrounded by more modern development on the east side that is not part of the conservation area. In both cases once you are outside of the village on the footpaths the logistic sheds may be visible in the wider landscape. However the views and countryside setting are interrupted by the existing road infrastructure (The M40 and A43) and in the case of Ardley and Fewcott the Cherwell Valley services. Because of this and the distances involved the proposals are not considered to be harmful to the significance of the conservation areas.

To the east of the site the Grade II* Church at Stoke Lyne and its setting needs to be considered. The church and the churchyard are enclosed by mature landscaping and trees, therefore there is not considered to be a notable visual relationship between the church and its immediate surroundings and the site. As a result the development is not considered to result in unacceptable harm to the significance of this heritage asset through development within its setting.

To the north east is the village of Hardwick which contains three Listed Buildings. There appears to be no interrelationship between these Listed Buildings and the application site and the existing landscape features provide screening. However it should be acknowledged that the proposed logistics buildings will dominate as you travel the road from Hardwick to join the B4100. It is suggested that this is identified as a landscape consideration.

It is accepted that large developments of this kind will have a visual impact on the landscape. This proposal will have wider landscape implications in views close to the site and from the wider countryside. Landscape mitigation should consider the setting of conservation areas and Listed Buildings. It should also be noted that as this application is an outline application the indicative details may change. If the building heights were to increase, then there is potential for greater impact. The final design, colour and type of materials used in the buildings will also be key to mitigating the impact of the development.

Tusmore Medieval Settlement to the north is a Scheduled Monument due to this designation it is for Historic England to comment on this aspect.

Overall in terms of Heritage Assets the development is considered to have limited direct impacts and therefore we defer to the landscape team and where appropriate OCC Archaeology for comment.

Level of harm

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No Harm to heritage assets

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Less than Substantial Harm

☐

Substantial Harm

Heritage Benefit (NPPG)

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Yes

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No

Comments

There appears to be no heritage benefit however it is for the Planning Officer to weigh the public benefits of the proposals.

Recommendation

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No objections

☐

Objections

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Engage in preapp

Suggested Conditions

No suggested conditions at this stage

Conservation Officer: Emma Harrison

Date: 13/10/2022