

Application number(s):	22/01715/OUT
Application site:	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal:	Erection of up to 500 dwellings with associated access, open space and infrastructure

Listed Building Conservation Area Setting of a Listed Building

Grade I Grade II* Grade II

Policies

Cherwell Local Plan 2011-2031 (2015)

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

Cherwell Local Plan 1996 Saved Policies

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.

C23 Presumption in favour of retaining positive features within a Conservation Area.

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

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.

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)

There are a number of designated heritage assets within and in close proximity to the site. These lie within Cherwell or West Oxfordshire District and they include:

- the scheduled monument of Blenheim Villa which lies within Cherwell District
- Blenheim Park World Heritage site / Registered Parkland (within West Oxfordshire District)
- Woodstock Conservation Area (within West Oxfordshire District).

There are also non-designated heritage assets in close proximity to the site

- The Ridgeway (boundary between Cherwell and West Oxfordshire)
- Pest House (West Oxfordshire)

The significance of the site is largely the contribution it makes to the heritage assets as part of their setting.

Appraisal (250 words)

The following comments are focused on the heritage assets that are within or directly adjacent to Cherwell District area. As Blenheim Palace World Heritage Site and Woodstock Conservation Area are within West Oxfordshire Council area it is expected that West Oxfordshire will comment in detail with regards to these.

Blenheim Villa is within the Cherwell District Council area and is the remains of a Roman Villa that is a Scheduled Monument. Due to the Scheduled monument status it is for Historic England to comment on this aspect. But it is acknowledged that open space is proposed surrounding the Scheduled Monument location.

The ancient routeway of the 'Ridgeway' appears to survive through the site. This is identified on the Historic Environment Record as 'Witney Branch Ridgeway' and is identified as early medieval to medieval in date. The routeway is aligned along the boundary between Cherwell and West Oxfordshire administrations and runs alongside the Scheduled Monument. The environmental statement indicates that the route of the ridgeway is to be retained through the site and the illustrative masterplan appears to confirm this, however it is highlighted that as this is an outline application the final layout and landscape treatment could change. It is considered to be important that this ancient routeway is preserved and opportunities to better reveal it are welcomed.

The small building to the west of the site is identified as the 'Pest House' and is considered to be a Local heritage asset. It is accepted that this building is outside of the development site but the impact of the development on its setting still needs to be considered. The land use parameter plan submitted shows an area of open space between this building and the built development and therefore if implemented it is considered that this should provide a landscape buffer and therefore mitigate this impact.

As the application is an outline application it is recognised that the layout, scale, and design of the proposed buildings has not been finalised. These aspects will be key to ensuring that no harm to the designated and non-designated heritage assets results. In their current form the indicative plans are considered not to be harmful to the ancient routeway and 'pest House' building however comments on the impact on the scheduled Monument are deferred to Historic England.

Level of harm

No Harm to CDC heritage assets Less than Substantial Harm Substantial Harm

Public Benefit (NPPG)

Yes No

Comments

Recommendation

No objections Objections Engage in preapp

Suggested Conditions

Conservation Officer: Emma Harrison

Date: 12/10/2022