



Ms Linda Griffiths
Cherwell District Council - Planning
Bodicote House
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Banbury
Oxfordshire
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Direct Dial: 0207 973 3644

Our ref: P01516196

26 January 2023

Dear Ms Griffiths,

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND SOUTH OF PERDISWELL FARM , SHIPTON ROAD , SHIPTON ON
CHERWELL
Application No. 22/01715/OUT**

Thank you for your letter of 10 January 2023 regarding further information on the above application for planning permission. On the basis of this information, we offer the following advice to assist your authority in determining the application.

Historic England Advice

Historic England does not object to this planning application.

In our advice previous advice letter dated 2nd August 2022 we recommended further views be provided by the applicant showing how the new development would appear from the scheduled monument Blenheim Roman Villa (HA.1021367). The letter from the Applicant's consultants to Historic England dated 6th January 2023 (copied to yourselves) includes two new views looking north and south-west from the villa.

I advise that these views support the conclusions within the Environmental Statement that the proposed development would result in the setting undergoing a small change, with a moderate adverse effect on the significance of the scheduled monument, due to the *"presence of the new built form, its siting, scale, the likely increase in noise, introduction and proximity of light spill, and the general suburbanisation"* (para. 5.138).

In the terms of the National Planning Policy Framework (NPPF) 2021, this would be less than substantial harm which your authority is required to balance against public benefit when determining the application (para 202). There is no formal scale for less than substantial harm - in this case I advise it is at the lower end of the spectrum.

The applicant has also offered heritage benefits as part of the scheme which are:

Keeping the eastern / south eastern aspect of the villa open and changing it from an



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agricultural field to green public open space with a few trees;

Securing the future of the villa as a green public area with an appropriate conservation management plan;

Measures for interpretation of the villa for the public, and a programme of public engagement to foster understanding, a sense of 'ownership' of the monument, and making a contribution to the sense of place.

I advise that the balance of harm here is outweighed by the heritage benefits. The heritage benefits should be secured through the imposition of appropriately worded planning conditions.

On a minor point, I note the proposed presence of cycle and footpaths in the area of the scheduled monument. Should this application progress I would welcome discussions about how best to lay out those elements to reflect the historic alignment of the villa and aid interpretation and understanding of the scheduled monument.

I support and endorse the further advice provided by the Oxfordshire County Council Archaeology Team, with reference to undesignated archaeological remains.

For all other matters please refer to our letter dated 2/8/22.

Recommendation

Historic England has no objection to the application on heritage grounds.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely,

David Wilkinson

David Wilkinson

Inspector of Ancient Monuments

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cc: Victoria Green, Planning Archaeologist, Oxfordshire County Council

