

Application number(s):	23/00173/OUT
Application site:	Land South Of Green Lane Chesterton
Proposal:	Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green/blue and hard infrastructure, with vehicular and pedestrian/cycle accesses, and all associated works (all matters reserved except for means of access)

<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 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 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 checked="" 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 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.
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<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: <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 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 site is located in the countryside adjacent to Chesterton village. The core of the village is a conservation area and a small part of the boundary of the site abuts the conservation area to the east. There is modern development between the majority of the site and the conservation area. The Grade II Listed Building Chesterton Lodge (now Bruern Abbey School) and its grounds also join the site to the east. Chesterton lodge is a country house dating to 1890, constructed of coursed dressed limestone and has an elaborate intact interior. The balustrade to the forecourt to the west is included in the listing.

The significance of the site lies in the contribution it makes to the setting of the conservation area and the Grade II Listed Building. The significance of Chesterton lodge (Bruern Abbey School) is in its character as a Victorian country house but notably in its intact interiors. The significance of the conservation areas is its character at the centre of the village.

Appraisal (250 words)

Although the site lies outside of the conservation area the relationship between the site and the conservation area including Chesterton Lodge (Bruern Abbey School) is taken into account when assessing the potential impact on these heritage assets. It is important to note that the modern development that exists along Green Lane means that there is separation between the majority of the development site and the conservation area. Furthermore the approach to the conservation area along Green Lane is not synonymous with the approach to the village. The village is approached through a rural landscape whereas because it is to the eastern side of the village the conservation area is approached through more modern development along Green Lane. Therefore the direct setting and approach to the conservation area from this direction is not considered to be harmfully altered by proposed development on this site.

With regards to the potential impact to the Listed building this needs to be assessed with regards to the building's significance and any harm to that significance. A notable part of what is special about the Chesterton Lodge (Bruern Abbey School) is its character as a Victorian country house and its intact interiors. Surrounding this Victorian country house is open countryside predominantly to the south and east. Because of the location of the proposed development to the west this arc of open countryside to the south and east will be maintained. Again because of the distances from the built development and the indication on the proposed plan for playing fields and more open recreational land to the east of the site the impact on Chesterton Lodge (Bruern Abbey School) is considered to be reduced. This approach to the layout of the development will replicate the existing character of the sports pitches and ensure a greener and more open buffer surrounding the conservation area and Chesterton Lodge (Bruern Abbey School).

It is recognised that this application is an outline application for means of access only and therefore the plans are indicative and more detailed plans would follow at a further stage were permission to be granted. Therefore the treatment of the playing fields and public space, particularly any hardstanding for car parking etc and boundary treatments need to be carefully designed to retain openness and ensure minimal impact on the heritage assets through development within their setting.

It is acknowledged that the proposed development would result in notable changes to the landscape, and this may be harmful in landscape and settlement character terms, but this does not necessarily equate to harm to significance of the heritage assets through development within their setting. Whilst travelling around the village there is not felt to be a strong connection or relationship between the development site and the conservation area or Listed Buildings, therefore the proposals are not considered to reduce the ability to appreciate what is special about the heritage assets. In particular the development of Vespasian Way, the surrounding roads and the sports ground are considered to have altered the setting of Chesterton Lodge (Bruern Abbey School) and to some extent the conservation area and this was not considered harmful to the heritage assets.

In heritage terms the proposal in its outline form and from the indicative plans is not considered to result in unacceptable harm to the heritage assets. However the open space indicated should be maintained in any further applications that come forward.

Overall the proposal is not considered to result in harm to the significance of the heritage assets through development within their setting.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

It is for the planning officer to weigh the public benefits.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

As the application is Outline with access only there are no suggested conditions at this stage

Conservation Officer: Emma Harrison

Date: 26/06/2023