

Application number(s):	23/00376/F
Application site:	Land Adjoining And West Of Stonecroft House Clifton Road Deddington
Proposal:	Erection of 5 single storey age restricted dwellings for older people (60 years) with access, landscaping, and associated infrastructure

<input type="checkbox"/>	Listed Building	<input checked="" type="checkbox"/>	Conservation Area	<input type="checkbox"/>	Setting of a Listed Building
<input type="checkbox"/>	Grade I	<input type="checkbox"/>	Grade II*	<input type="checkbox"/>	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:
- grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - 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 site is on the edge of the village of Deddington, within the conservation area. Adjacent to the site is the scheduled monument of Deddington Castle. The village of Deddington was laid out to the west of the castle in the 12th century and was a market town that benefitted from passing trade on the Oxford to Banbury Road. The location of the castle was probably dictated by the presence of water and was on a defensible site with wide ranging views across the open landscape. The site is therefore also within the setting of the scheduled monument. The significance of the site is its position and its contribution to the setting of the scheduled monument and to the character of the conservation area in this location.

Appraisal (250 words)

A similar development was previously approved on this site and therefore this proposal is considered to have largely the same impacts on heritage. The reduction in the number of units from 7 to 5 will however reduce the impact and therefore help to further mitigate any harm. As previously stated, the key issues in terms of heritage for any development along Clifton Road is the impact on the Scheduled Monument through development within its setting which could in turn result in changes to the character of this part of the conservation area.

In terms of the Scheduled Monument itself this is a matter for Historic England. But the Scheduled Monument lies within the Deddington conservation area and more specifically the 'Setting' character area. The comments contained in the correspondence from Historic England dated 3rd April 2023 are agreed with. The development site is thought to be one of the 'rough grassland areas' highlighted in the conservation area appraisal and this field in particular is the last field before entering the village. This rural approach is considered to contribute to the significance of the conservation area as it provides some separation between the built form of the village and the Scheduled Monument (Deddington Castle). Consequently the views both into and out of the scheduled monument site and the conservation area are considered important. As with any development in this location there are concerns regarding the disruption of the important views. The reduction in the number of units, the retention of the previously approved layout, the height and the design of the proposed dwellings all contribute to the notable reduction of the impacts and better maintenance of the openness of the approach to the conservation area. It is therefore further agreed that the less than substantial harm suggested would be minor.

In addition the materials used in the development will also be key to reducing impact and ensuring a complementary development. As with previous approvals the recommendation for a mix of brick and stone is maintained. However it is accepted that red brick is used widely in the immediate area and therefore could work in this development.

Although there are concerns regarding the development within the setting of the scheduled monument and the potential harm to the character of this part of the Deddington conservation area. It is accepted that development here has already been considered acceptable and any resulting harm is considered to be minor.

Level of harm

No Harm

Less than Substantial Harm

Substantial Harm

Public Benefit (NPPG)

Yes

No

Comments

Overall it was previously considered that the proposals would result in less than substantial harm to the conservation area, but the benefits may be considered to outweigh this harm. This has not changed as a result of the revised proposals.

Recommendation

No objections

Objections

Engage in preapp

Suggested Conditions

Materials
Joinery details

Conservation Officer: Emma Harrison

Date: 27/04/2023