

**PLAINVIEW**  
PLANNING



## **Planning, Design and Access Statement**

Change of use from Public House to Residential

Bishops End

Burdrop

Banbury

OX15 5RQ

14<sup>th</sup> March 2012

*Reference: 10025 AR/IWC/JN*

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## Appendices

Map of local public houses

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## 1. INTRODUCTION

- 1.1 This planning, design and access statement has been produced to support a planning application seeking the change of use of a vacant public house to C3 residential in the village of Burdrop, near Banbury, Oxfordshire.
- 1.2 This change of use will be justified against current local and national policies; as well as presenting other material considerations such as the relevance of policy, a strong housing need, the demand for a pub in this location, and effect on the immediate local environment.

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## 2. SITE CONTEXT

- 2.1 The application site is located within the small village of Burdrop, 11.5km east of Banbury, and accessed via the B4035. The villages of Burdrop and Sibford Gower have merged together over time, and are regarded as a single settlement (they share a Parish Council and have been combined for planning purposes to form a single Category A village). The larger settlement of Sibford Ferris is also very close by (350 metres / 5 minute walk south) and also forms part of this Category A village. Within a 15 minute walking distance there are two primary schools, and a secondary school with sixth form college.
- 2.2 Burdrop bus stop can be found 130 metres / 2 minute walk to the north and serves route 50A (Chipping Norton – Banbury – Shipston on Stour – Strafod upon Avon). This is a semi-regular service with buses approximately every 1-2 hours on weekdays and Saturdays.
- 2.3 Other facilities within the Sibford Gower/Sibford Ferris and Burdrop settlement include a popular local “gastropub” (see Figure 1), a local store and post office, doctors surgery, church and meeting rooms.

2.4 The property is located on a slope on the edge of the built up area of the settlement. Since the pub use has ceased, and marketing has been unsuccessful (evidenced in Section 6), there has been little money or incentive to maintain the premises. This has led to the building and surrounding grounds falling into a state of disrepair, exacerbated by flooding in 2009.

**Figure 1: The local public house**



Figure 2: Current view of the site



### 3. SITE SPECIFIC DESIGNATIONS

- 3.1 The application site is located within the Sibford Ferris, Sibford Gower and Burdrop Conservation Area (saved adopted Policies C23, C28, C38; Non Statutory Policies EN39 and EN40). Within the adopted proposals map it is also identified as being within an Area of High Landscape Value (saved adopted Policies C13, C28 and C39). Figure 3 shows an extract from the adopted proposals map. Within close proximity to the site are a number of Listed buildings, shown in Figure 4.

Figure 3: Adopted Proposals Map Extract



Figure 4: Listed Buildings



*Listed buildings in purple*

**SUMMARY**

The site is located within a Conservation Area, and an Area of High Landscape Value; as well as being adjacent to a number of listed buildings. The site is also very accessible, and within a 10 minute walk of various facilities.

## 4. PLANNING HISTORY

4.1 There are three previous planning applications showing for the property on the Cherwell Public Access System:

**(1) Certificate of Lawful Use Existing - Use as a single dwelling house**

- Ref. No: 12/00011/CLUE | Received: Thu 05 Jan 2012 | Status: Application Refused

**(2) Change of use from closed public house to dwelling**

- Ref. No: 09/01557/F | Received: Tue 03 Nov 2009 | Status: Application Withdrawn

**(3) Alterations and extension to barn to provide 4no. en-suite letting rooms.**

- Ref. No: 09/01275/F | Received: Wed 16 Sep 2009 | Status: Application Withdrawn

## 5. PROPOSAL, DESIGN AND ACCESS

5.1 The application seeks to change the use of the property from public house to C3 residential. Justification for the development against current policies will be covered in detail in Section 8 of this statement.

> *Use*

5.2 The C3 residential use is well established in the local area, and the public house can be proved to be unmarketable (Section 6). There is a saturation of public houses in the local area indicating a varied and accessible choice for existing residents (Appendix A); there will be no harm caused by its loss.





› *Amount, Layout and Scale*

- 5.3 An approved application will result in the creation of a large, spacious family dwelling in a sustainable location with plenty of amenity space and off road parking if required.
- 5.4 The development makes use of the existing building, so there will be no extra development externally. The building, and spaces around the building, are established and familiar, and will therefore not have any impact on special amenity, or the conservation area.

› *Appearance*

- 5.5 Currently, the application property is in a relatively poor state due to its vacancy. It is also situated on the corner in a prominent position at the entrance to the village. If something is not done to remedy the situation, its appearance can only get worse.
- 5.6 Maintenance and repair of the property will follow its planned domestication. This will improve the overall image of the village, contribute to the Conservation Area, and remove any adverse impact that is currently imposed on adjacent listed buildings.

› *Access*

- 5.7 The site context identifies a close proximity to a medium frequency bus route which connects the village to major conurbations such as Banbury, Shipston-on-Tour and Stratford-upon-Avon.
- 5.8 The roads through Burdrop, Sibford Ferris and Sibford Gower are all 30mph restricted speed limit, and separate roadside pavements connect each village together for a safe pedestrian environment. Being a rural location, there are also a plethora of public footpaths and bridleways crisscrossing the local landscape.
- 5.9 The property has an existing drive with garage, as well as access to the original pub car park.

## 6. THE LOSS OF THE PUB

### > *General market commentary*

- 6.1 .It is well known that pubs have been struggling, with many well documented closures. This is unfortunate, but inevitable given the macro and micro economic situation that many of these rural pubs face.
- 6.2 The subprime mortgage crisis led to a banking crisis, which in turn led to a sovereign debt crisis. The resultant global recession of late 2007 onwards and the austerity measures in place have significantly reduced consumer confidence, which has had a clear and demonstrable impact on licensed premises.
- 6.3 But even before the 2007 financial crisis pubs have been struggling.
- smoking ban changes, most notably the ban on smoking in indoor public premises;
  - aggressive discounting at supermarkets;
  - high profile publicity campaigns about the health implications of drinking, and fears over 'binge drinking';
  - continually rising duty and tax rates on alcoholic beverages.
- 6.4 With costs rising sharply and demand falling many pubs have been forced to close. The market in pub freeholds and leaseholds has been saturated for some time, with some of the largest pub owning companies within the UK mass selling their portfolios.
- 6.5 In April 2012 The Campaign For Real Ale (CAMRA) claimed that 12 pubs are closing across England, Scotland and Wales every week. It blames the rate of closures on the recession, the tax on beer being too high and supermarkets selling alcohol cheaply. This situation is unlikely to change in the short to medium term, with confidence in the global economy taking a

further hit with the recent Greek and French elections reminding everyone that the Eurozone crisis is far from over.

> *The Bishops Blaize*

6.6 The problem with the Bishops Blaize is clear – there are 20 pubs within a 13 minute drive time of the application site (see Appendix A), but with a total population of just 395 in the parish.

Sibford Gower CP (Parish) - Census 2001	Sibford Gower
People aged 16-24 (Persons, Count, Apr01)	27
People aged 25-44 (Persons, Count, Apr01)	120
People aged 45-64 (Persons, Count, Apr01)	155
People aged 65-74 (Persons, Count, Apr01)	44
People aged 75 and over (Persons, Count, Apr01)	49
	<b>395</b>

6.7 The Wykham Arms is also located within the parish of Sibford Gower and Burdrop. This pub is a successful gastro-pub, no doubt capitalising on the fact that it is the only pub in the village.

> *Marketing efforts*

6.8 Over the last five years various efforts have been made to market and sell the pub. Evidence of this is included in Appendix B. It includes:

- 28<sup>th</sup> March 2006 – Letter from Humberstones confirming asking price of £600,000.
- 17<sup>th</sup> July 2006 – Letter from Fleurets regarding offer. Marketing pub at £600,000.
- 16<sup>th</sup> March 2007 – Letter from Fleurets confirming 5 offers under the asking price.
- 14<sup>th</sup> April 2009 to 18<sup>th</sup> August 2009 – invoices from William Reed Business Media for advertising Bishop’s End pub in property section.
- 26<sup>th</sup> August 2010 – pub marketed as GA Select at £499,000.

- September 2010 – reduced in price to £450k. Three offers received ranging from £190,000 to £330,000

6.9 It is clear that the applicants have made serious endeavours to sell the pub over the last five years, but to no avail. They have employed top agencies to assist them, including:

- Humberstones - a nationwide agency established in 1937 – they specialise in sales of licensed premises;
- Fleurets are one of the major national pub agencies, and currently have 533 pubs for sale on their books;
- William Reed Business Media is the publisher of the The Publican's Morning Advertiser, first published in 1794;
- GA Select, a branch of Graham Allman Associates Ltd whose Managing Director Graham Allman is a Fellow of the British Institute of Innkeeping (F.B.I.I.) and has a career within the licensed trade spanning back to 1966 having worked for Major Breweries such as BASS PLC & WHITBREAD along with several major players within the world of Licensed Trade Agencies.

6.10 Whilst offers have been made over the course of the 5 years, none have met the then asking price. It is clear that offers were received in 2007 in excess of 2010 value of the pub, but at the time of the offers they were below the asking price of £600,000 that had been set by both Fleurets and Humberstones. In early 2007 it was not unreasonable to be bullish about the price, but come the summer of 2007 the sub-prime mortgage crisis started gaining momentum leading to the ongoing global financial crisis.

6.11 The pub was subsequently marketed at £150,000 less than the 2006 valuation but to no avail.

6.12 We consider that it is clear that the pub is not viable, and has been marketed for an appropriate length of time. This is supported by a statement from GA Select contained in Appendix B.

## 7. HOUSING NEED

- 7.1 Housing need is a strong and clear material consideration when assessing any planning application that will provide additional housing.
- 7.2 The National Planning Policy Framework (NPPF) states that; *“Planning permission should be granted where relevant policies are out of date, for example where a local authority cannot demonstrate an up-to-date five-year supply of deliverable housing sites”*. It also outlines elsewhere that supply should include an additional allowance of 20 per cent to ensure choice and competition in the market for land.
- 7.3 The latest figures on Cherwell’s rolling five-year land supply is contained within the Annual Monitoring Report (AMR). The document details that the District as a whole can only account for **2.9 years** of deliverable housing land supply. The situation worsens when considering the sub-region (Banbury and North Cherwell) which can only provide **1.7 years** of housing land supply; with a shortfall to provide land for 5,137 new dwellings (2012 – 2017).
- 7.4 Part of the blame rests with the economic downturn in 2007/2008 which led to the delay in the delivery of major sites; prior to this, a five year supply was seen as obtainable. The reduced interest from housing developers results in a larger requirement for the Council to rely on smaller windfall sites to meet targets, which this application represents.
- 7.5 The AMR quite correctly recognises and declares a “significant shortfall” in deliverable housing sites. The document also confirms the NPPF *20 per cent* requirements. As for the next steps, the AMR directly quotes the now superseded PPS3, paragraphs 71 and 69;

**PPS3, para 71:**

*“Where Local Planning Authorities cannot demonstrate an up-to-date five year supply of deliverable sites, for example, where Local Development Documents have not been reviewed to take into account policies in this PPS or there is less than five years supply of deliverable sites, they should consider favourably planning applications for housing, having regard to the policies in this PPS including the considerations in paragraph 69.”*

PPS3, para 69:

"In general, in deciding planning applications, Local Planning Authorities should have regard to:-

**1) *Achieving high quality housing***

- The development will be contained within a spacious, existing and established building in the village which has large amounts of amenity space and commands high quality views over the prevailing countryside. It also benefits from its proximity to locally listed buildings.

**2) *Ensuring developments achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people***

- There is clearly a dire housing need in the district and the sub region as recognised by the Council. The development represents a new family dwelling.

**3) *The suitability of a site for housing, including its environmental sustainability***

- The site would constitute previously developed brownfield land, and will reside in an existing and established building. Allowing a residential use will tidy a rather dilapidated site up, improving the appearance of the area; especially considering the conservation area designation and close proximity to locally listed buildings. Bus stops are located 130 metres to the north, and the Category 1 villages of Sibford Gower and Sibford Ferris are in within a 10 minute walk.

**4) *Using land effectively and efficiently".***

- The re-use of previously developed land is one of the most efficient uses of land. The pressing need for new housing proves this will also be an effective use.

- 7.6 Of the four points raised in paragraph 69 of PPS3, the application clearly meets all of them. In line with the evidence presented and the requirements of national policy, we believe the housing need argument is a strong material consideration.

## 8. PLANNING POLICY CONTEXT

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. We present the case that this planning application meets and goes beyond the requirements of national and local planning policy

### > *National Planning Policy*

- 8.2 The National Planning Policy Framework (NPPF) has now been adopted.
- 8.3 Central to the document is an emphasis on approving developments which are seen to be sustainable, and that the presumption in favour of sustainable development should be seen as a “golden thread running through both plan making and decision taking”. Sustainable development is defined as development which considers economic, social and environmental impacts.
- 8.4 The NPPF outlines that the key housing objective is to significantly increase the delivery of new homes, but that these should be consistent with the land use principles and other policies of the NPPF. In terms of development in a rural setting the NPPF states that;
- Planning policies and decisions should make effective use of land in rural areas
  - Housing in rural areas should not be located in places distant from local services.
  - Housing development in rural areas should reflect local requirements

8.5 The application proposal results in a sustainable scheme on previously developed land, and meets an identified local housing need. The site context in Section 2 shows that considering the village is small, there is excellent access to local facilities given the close proximity of Sibford Gower and Sibford Ferris.

> *Local Planning Policy*

8.6 The NPPF states that LPAs should grant permission where a plan is absent, silent, intermediate or where relevant policies are out of date. The Cherwell District Council statutory Local Plan was adopted in 1996, and is therefore considered out of date and carrying diminishing weight in line with the NPPF principle. A “non-statutory” Local Plan (2011) has been produced, but not formally adopted or examined at public enquiry. Nevertheless, the non-statutory plan is considered a material consideration by the LPA, and will be analysed alongside the adopted plan for completeness in this statement.

8.7 The principle policies for new housing are covered in Policies H1a of the Non Statutory Plan, and H12 of the adopted Local Plan, extracts shown in Figure 3. Both these policies refer onwards to other policies which define the “Category” of the village. Burdrop is considered a Category 3 village (lowest ability to accommodate new development), however, Sibford Ferris and Sibford Gower are considered Category 1 villages in the adopted plan (Policy H13), and confusingly, Category 2 in the Non Statutory Plan (Policy H16). Category 1 settlements are so classified because their physical characteristics and the range of services within them enable them to accommodate some limited extra housing growth.

8.8 We believe Burdrop’s intrinsic link and extremely close proximity to both these Category 1 villages is a strong material consideration.



Figure 5: Principle Housing Policies

**LOCATION OF NEW HOUSING**

**H1a PROPOSALS FOR NEW HOUSING DEVELOPMENT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:**

- (i) THE AVAILABILITY OF PREVIOUSLY-DEVELOPED SITES AND EMPTY OR UNDER-USED BUILDINGS AND THEIR SUITABILITY FOR HOUSING USE;
- (ii) THE LOCATION AND ACCESSIBILITY OF THE PROPOSAL TO JOBS, SHOPS AND SERVICES BY MODES OTHER THAN THE CAR, AND THE POTENTIAL FOR IMPROVING SUCH ACCESSIBILITY;
- (iii) THE CAPACITY OF EXISTING AND POTENTIAL INFRASTRUCTURE, INCLUDING PUBLIC TRANSPORT, WATER AND SEWERAGE, OTHER UTILITIES AND SOCIAL FACILITIES (SUCH AS SCHOOLS AND HEALTHCARE FACILITIES) TO ABSORB FURTHER DEVELOPMENT AND THE COST OF ADDING FURTHER INFRASTRUCTURE;
- (iv) THE ABILITY TO BUILD COMMUNITIES TO SUPPORT NEW PHYSICAL AND SOCIAL INFRASTRUCTURE AND TO PROVIDE SUFFICIENT DEMAND TO SUSTAIN APPROPRIATE LOCAL SERVICES AND FACILITIES;
- (v) THE PHYSICAL AND ENVIRONMENTAL CONSTRAINTS ON DEVELOPMENT OF LAND, INCLUDING, FOR EXAMPLE, THE LEVEL OF CONTAMINATION, STABILITY AND FLOOD RISK, TAKING INTO ACCOUNT THAT SUCH RISK MAY INCREASE AS A RESULT OF CLIMATE CHANGE; AND

**IN THE CASE OF PROPOSALS IN CATEGORY 1 AND 2 VILLAGES (SEE POLICY H15 AND H16)**

- (vi) WHETHER IT WOULD MEET AN IDENTIFIED LOCAL HOUSING NEED

H12 NEW HOUSING IN THE RURAL AREAS OF THE DISTRICT WILL BE PERMITTED WITHIN EXISTING SETTLEMENTS IN ACCORDANCE WITH POLICIES H13, H14 AND H15. SCHEMES WHICH MEET A SPECIFIC AND IDENTIFIED LOCAL HOUSING NEED WILL BE PERMITTED IN ACCORDANCE WITH POLICIES H5 AND H6.

8.9 Policy H1a is more prescriptive than H12 identifying a set of 6 criteria for new housing development to be judged against. The development fulfils each of these criteria as follows;

- i. The development takes place on previously developed land in an under-used building which is suitable for housing;
- ii. Burdrop is very accessible for a village of its size with access to major facilities owing to its close proximity to Sibford Ferris and Sibford Gower;
- iii. The pub use could arguably have caused a greater strain on public infrastructure. A C3 use results in a less intensive use of the site especially in terms of car trips, public transport, utilities, and health implications. There is also a saturation of pubs in the local area (Appendix A);
- iv. See point iii above;

- v. There are no physical or environmental constraints. The C3 use will result in a domesticated and well maintained site, compared to the current vacant pub use;
- vi. A severe housing need has been identified in Section 7.

8.10 Category 3 villages are covered by Policies H17 of the Non Statutory Plan and H15 of the adopted plan. The relevant part allows the conversion of non residential buildings subject to rural conversion policies of which the Non Statutory Plan Policy H22 provides the most detail.

**Figure 6: Non Statutory Plan Policy H22**

**CONVERSION OF RURAL BUILDINGS**

**H22 THE CONVERSION OF A RURAL BUILDING TO A DWELLING WILL BE PERMITTED PROVIDED THAT:**

- (i) THE RE-USE OF THE BUILDING FOR EMPLOYMENT PURPOSES WOULD BE CONTRARY TO THE PROVISIONS OF POLICY EMP 6; OR**
- (ii) THE APPLICANT HAS MADE EVERY REASONABLE ATTEMPT TO SECURE SUITABLE EMPLOYMENT RE-USE; OR**
- (iii) RESIDENTIAL CONVERSION IS A SUBORDINATE PART OF A SCHEME FOR EMPLOYMENT RE-USE IN CASES WHERE THE SUBJECT BUILDING IS PART OF A GROUP OF BUILDINGS SUITABLE FOR EMPLOYMENT RE-USE UNDER POLICY EMP 6; AND**
- (iv) THE BUILDING'S FORM, BULK AND GENERAL DESIGN IS IN KEEPING WITH ITS SURROUNDINGS;**
- (v) THE BUILDING IS OF PERMANENT AND SUBSTANTIAL CONSTRUCTION;**
- (vi) IN THE CASE OF A BUILDING BEYOND THE BUILT-UP LIMITS OF A VILLAGE, CONVERSION CAN BE ACHIEVED WITHOUT MAJOR REBUILDING OR MAJOR EXTENSION AND WITHOUT INAPPROPRIATE ALTERATION TO ITS FORM AND CHARACTER;**
- (vii) THE PROPOSAL WOULD NOT HARM THE SPECIAL CHARACTER AND INTEREST OF A BUILDING OF ARCHITECTURAL OR HISTORIC INTEREST OR ITS SETTING;**
- (viii) THE PROPOSAL WOULD NOT CAUSE SIGNIFICANT HARM TO THE CHARACTER OF THE COUNTRYSIDE OR THE IMMEDIATE SETTING OF THE BUILDING**
- (ix) (DELETED IN THE REVISED DEPOSIT DRAFT PLAN)**

- 8.11 Most of the criteria listed in the policy has been discussed and justified elsewhere in this statement, and our position is clear especially in terms of the attempts to re-market the pub, and the saturation of local pubs in the area; as well as the sustainable use of effective land and the general improvement it will make to the appearance of the area.
- 8.12 The protection of existing employment sites and services are covered by EMP5 of the Non Statutory Plan and S29 of the adopted plan.

Figure 7: Employment and village services policy

**Protection of Existing Employment Sites**

**EMPS THE CHANGE OF USE OR REDEVELOPMENT OF AN EXISTING EMPLOYMENT SITE WITHIN OR ADJOINING A VILLAGE TO A NON-EMPLOYMENT USE WILL NOT BE PERMITTED UNLESS:**

**(i) THERE WOULD BE SUBSTANTIAL AND DEMONSTRABLE PLANNING BENEFIT; OR**

**(ii) THE APPLICANT DEMONSTRATES THAT EVERY REASONABLE ATTEMPT HAS BEEN MADE TO SECURE SUITABLE EMPLOYMENT RE-USE.**

S29 PROPOSALS THAT WILL INVOLVE THE LOSS OF EXISTING VILLAGE SERVICES WHICH SERVE THE BASIC NEEDS OF THE LOCAL COMMUNITY WILL NOT NORMALLY BE PERMITTED.

8.13 Paragraph 4.81 of the Non Statutory plan recognises that employment uses are not always successful or become redundant. It states;

*“Clause (i) of the policy recognises that on occasions there may be planning benefit in allowing the redevelopment of an employment site for a non-employment use...In some instances employment use may not be considered compatible with adjacent residential use, and redevelopment to residential may be considered more appropriate in order to protect residential amenity. However, where this is not the case, the Council will expect a planning application to be accompanied by evidence to demonstrate that every reasonable attempt has been made to secure suitable re-use for employment purposes. This should normally include evidence from the applicant that the property or business has been advertised for sale or for rent for **not less than 12 months.**”*

8.14 As outlined in Section 6 of this statement, evidence has been provided showing that the pub has been marketed for five years, and therefore complies with the requirement of this policy. Furthermore, the vacant building has been having a detrimental effect on local residential amenity.

8.15 In terms of Policy S29, the site context identifies another public house in close proximity to the site in Sibford Gower, as well as Appendix A identifying a saturation of pubs in the local area.

8.16 As evidenced in national policy, the support for the protection of the historical environment and landscape value is also translated into a plethora of local policies. Paragraph 4.71 of the Non Statutory Plan recognises that;

*“It will need to be ensured that proposals will not have an adverse impact on the character of the village or be detrimental to the wider landscape. The protection of buildings or features of designated importance including buildings of architectural or historic importance, Scheduled Ancient Monuments and SSSIs will also need to be assured.”*

- 8.17 The site is within a Conservation Area, an Area of High Landscape Value, and is within close proximity to a number of listed buildings. The relevant policies are H21, C13, C22, C23 and ENV2 of the adopted Local Plan.

**Figure 8: Conservation and Landscape Policies**

H21 WITHIN SETTLEMENTS THE CONVERSION OF SUITABLE BUILDINGS TO DWELLINGS WILL BE FAVOURABLY CONSIDERED UNLESS CONVERSION TO A RESIDENTIAL USE WOULD BE DETRIMENTAL TO THE SPECIAL CHARACTER AND INTEREST OF A BUILDING OF ARCHITECTURAL AND HISTORIC SIGNIFICANCE. IN ALL INSTANCES PROPOSALS WILL BE SUBJECT TO THE OTHER POLICIES IN THIS PLAN.

C13 THE IRONSTONE DOWNS, THE CHERWELL VALLEY, THE THAMES VALLEY, NORTH PLOUGHLEY, MUSWELL HILL AND OTMOOR ARE DESIGNATED AREAS OF HIGH LANDSCAPE VALUE WITHIN WHICH THE COUNCIL WILL SEEK TO CONSERVE AND ENHANCE THE ENVIRONMENT.

C22 IN A CONSERVATION AREA PLANNING CONTROL WILL BE EXERCISED, TO ENSURE INTER ALIA, THAT THE CHARACTER OR APPEARANCE OF THE AREA SO DESIGNATED IS PRESERVED OR ENHANCED.

C23 THERE WILL BE A PRESUMPTION IN FAVOUR OF RETAINING BUILDINGS, WALLS, TREES OR OTHER FEATURES WHICH MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF A CONSERVATION AREA.

ENV2 WITHIN SETTLEMENTS FAVOURABLE CONSIDERATION WILL NORMALLY BE GIVEN TO THE SMALL-SCALE REDEVELOPMENT OF SITES WHOSE EXISTING USE CAUSES SERIOUS DETRIMENT TO LOCAL AMENITIES.

- 8.18 The council have a statutory obligation to protect nationally valued areas and buildings. The vacancy of the building has lead to the dilapidation of its structure and the land surrounding it due to a lack of monetary income and incentive. The building is also in a prominent position at