**18/00904/F - Amendment**

**Setting of Listed Building and the Conservation Area**

**Application Site**

Glebe Farm, Boddington Road, Claydon, Banbury, OX17 1TD

**Understanding the heritage assets affected**

The application site is an area of agricultural land to the north of the Oxford Canal. The Oxford Canal is a canal conservation area that covers the length of the canal within the county of Oxfordshire. The site does not lie within the conservation area but is within the setting of the conservation area at this location. There are approximately nine Listed Building within the wider area; these are further along the canal to the south, the closest at Top Lock and within the village of Claydon.

**Significance**

The significance of the site lies in the association between this area of currently agricultural land and the canal conservation area.

**Proposals**

Formation of inland waterways marina with ancillary facilities building, car parking, access and associated landscaping including the construction of a new lake.

**Appraisal of issues**

The amended plans seek to reduce the number of berths accommodated by the marina and include alterations to the proposed landscaping and layout of the development. The size of the associated facilities building has also been reduced.

As per the previous heritage comments it is considered that the Listed Buildings that are located within the canal conservation area and the village of Claydon are at such a distance from the proposed development site that the development will not affect their setting and therefore will not harm their significance.

The reduction in the overall size of the development and the changes to the associated building and hard standing for car parking and service roads is welcomed and this is considered to reduce the harm to the canal conservation area as a result of the impact on its character. However, the proposed marina will still cover a substantial area of land which currently forms an agricultural landscape providing a rural setting for the conservation area. This rural setting is highlighted as enhancing the conservation area in the Oxford Canal Conservation Area Appraisal. Overall the cumulative impact of the buildings, hardstanding and marina itself will be an intrusion into the landscape and the character of this section of the oxford canal will be notably altered.

The new pedestrian bridge over the canal and the entrance to the marina will also significantly alter the experience of the canal at this location; however it is possible that the impact of this could be mitigated with an appropriate design and suitable treatment of the area.

**Level of harm**

The development is still considered to result in less than substantial harm to the significance of the conservation area; however the amended proposals have resulted in a reduction in this harm. The harm identified should be weighed against the public benefits in line with paragraph 196 of the NPPF.

**Recommendation**

There remains a heritage objection to the proposals to develop a marina.

**Officer / Date**

Emma Harrison 27/03/2019