

From: Jennifer Ballinger

Sent: 09 January 2018 17:07

To: Caroline Ford

Subject: 17/02394/OUT - OS parcel 911 adjoining and east of Last House, Berry Hill road, Adderbury

Dear Caroline

Thank you for consulting the Design and Conservation Team on the above application.

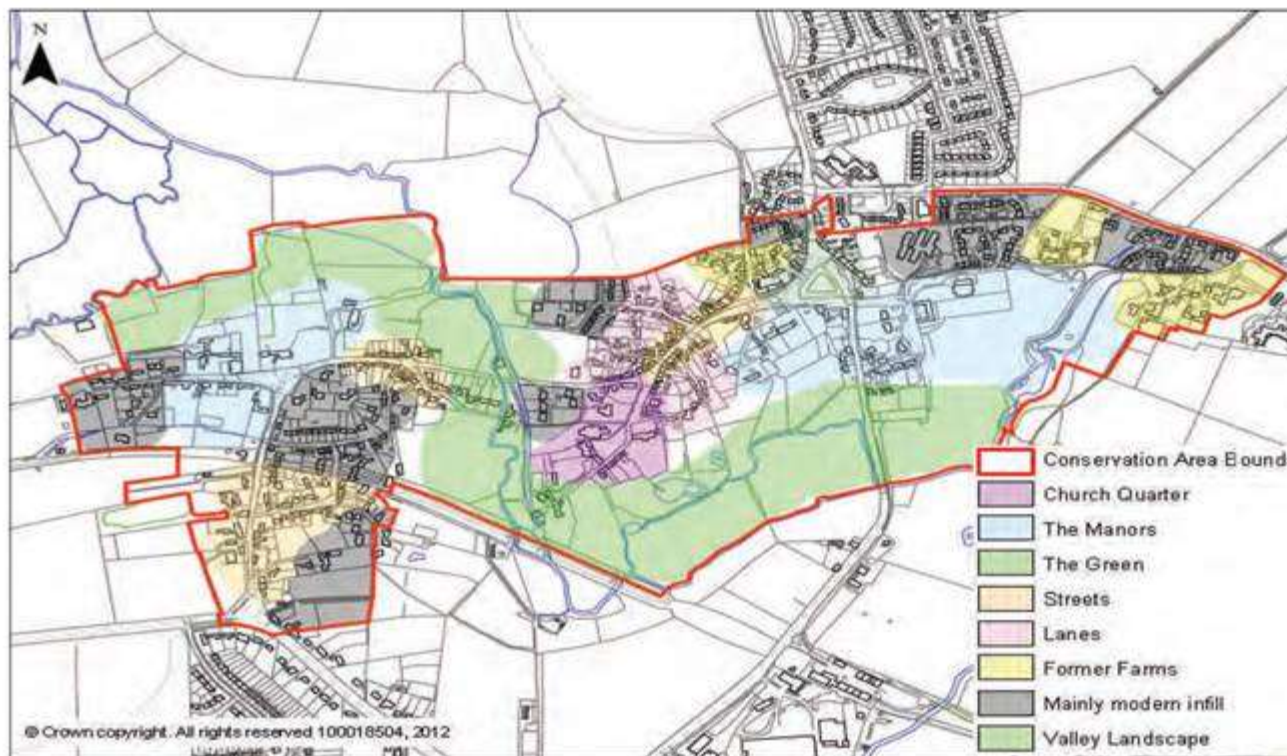
The proposed development lies at some distance to the south of the historic settlement of Adderbury. The area along Berry Hill Road was only developed in the late 20th century (first shown on historic OS map of 1974).

Impact on settlement pattern of Adderbury

The proposed site lies outside the Adderbury Conservation Area, but the appraisal is still of relevance in understanding the development of the settlement. The appraisal states *'Historic maps of the village show the development of the historic core running along the east-west axis. The development pattern has a strong linear structure, defined by strong building lines, particularly between the High Street and Cross Hill Road'* and *'The pattern of development is regular and tightly knit to the eastern and central areas of the conservation area; the western side has a more irregular and dispersed development pattern'*.

The character areas map below shows the layout of the settlement. It is clear from an analysis of this where areas of modern development have disrupted the defined historic settlement pattern and this proposed development would exacerbate this trend. It would not be seen as positive for the development to replicate earlier patterns of modern development.

There are concerns with the principle of development on this land as it forms a non-traditional extension to the settlement pattern. In addition there are concerns with the proposed layout which shows suburban layout with non-linear streets.



Impact on setting of listed building

In addition to the impact on the general settlement pattern of Adderbury the proposed development will also block views of the grade I listed building of St Mary's church from across open countryside. The impact would be significant from Berry Hill Road, but also compromise the setting of both the church and village from the public footpaths surrounding the site.

Adderbury Conservation Area Appraisal describes the significance of the church *'The Medieval Church of England parish church of Saint Mary the Virgin is in East Adderbury. St. Mary's is one of the largest parish churches in Oxfordshire and architecturally one of the most important'*. The church is a prominent feature within the settlement and is visible from a number of locations.

A previous appeal (APP/C3105/A/06/2032232) on adjacent land was dismissed partially due to the impact on 'an attractive view of the village church'.

The proposed development would cause harm to the setting of the grade I listed building and compromise the visual relationship between the church, village and surrounding countryside. There is not considered to be sufficient public benefit to outweigh this harm.

Regards

Jenny Ballinger