



Historic England

SOUTH EAST OFFICE

Ms Caroline Ford
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 01483 252000

Our ref: P00736050

5 January 2018

Dear Ms Ford

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE ADJOINING AND
NORTH OF BERRY HILL ROAD ADDERBURY
Application No. 17/02394/OUT**

Thank you for your letter of 6 December 2017 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

The application proposes in outline form for up to 60 dwellings on land north of Berry Hill Road. The outline layout suggests that dwellings would be located in the southern half of the application site with green space for play and recreation in the northern half. Additional landscaping is also proposed and an indicative estate layout is suggested.

The proposals raise concern owing to the obscuring of views of St Mary's church spire. St Mary's church, within East Adderbury, is clearly observed from Berry Hill Road and would be seen even more clearly within the application site. As an historical waymarker, the visibility of the church spire is an important part of the significance of the church as an historic landscape feature, reflecting the social importance of religion in the middle ages and the way that communities used Churches to mark their presence in the landscape. Development along Berry Hill Road would inevitably obscure these views; causing a degree of harm to the significance of this grade I listed building

The site is not allocated for housing (or any other development purpose) in the saved retained policies of the Adopted Cherwell Local Plan 1996 but the Adopted Cherwell Local Plan 2011-2031 Part 1 identifies Adderbury as a 'Category A' village where minor development will be considered, subject to criteria being met. Policies Village 1



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk





SOUTH EAST OFFICE

and 2 set out that 750 houses will be required across 24 villages (including Adderbury), in addition to windfall sites. However, policy Village 2 also sets out criteria that should be met when considering the acceptability of any scheme including whether significance adverse impact on heritage could be avoided. In addition to this, in the emerging Part 2 of the new Local Plan the draft Housing and Economic Land Availability Assessment (August 2017) Appendix 4 sets out that the application site is not suitable for development, one reason being the impact on the setting of the church.

The National Planning Policy Framework also requires, at paragraph 132, that any harm must have clear and convincing justification whilst paragraph 134 requires this harm to be weighed against the public benefits of the application. This proposal puts forward a site for housing which would cause harm to a Grade I listed building and the historical landscape character of the area. It is our view that, whilst new housing including affordable housing are proposed, the obscuring of views across to St Mary's and harm to the historic landscape character are not justified.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 134 and 134 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess, section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

Rachel Fletcher

Assistant Inspector of Historic Buildings and Areas

E-mail: Rachel.Fletcher@HistoricEngland.org.uk



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk





Historic England

SOUTH EAST OFFICE



EASTGATE COURT 195-205 HIGH STREET GUILDFORD SURREY GU1 3EH

Telephone 01483 252020
HistoricEngland.org.uk



Historic England is subject to the Freedom of Information Act, 2000 (FOIA) and Environmental Information Regulations 2004 (EIR). All information held by the organisation will be accessible in response to an information request, unless one of the exemptions in the FOIA or EIR applies.