



Historic England

Ms Caroline Ford  
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Planning, Housing & Economy  
Bodicote House, Bodicote  
Banbury  
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Direct Dial: 0207 973 3700

Our ref: P01080315

6 November 2019

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. 19/00963/OUT**

Thank you for your letter of 11 June 2019 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**

As set out in our original comments, we consider that views of St Mary's church from surrounding public vantage points, including roads and footpaths, are an important part of the significance of the church. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.

This proposal reduces the number of dwellings that outline permission is being sought for to 40.

As with earlier versions of this scheme, indicative layout and supporting information acknowledges and establishes the importance of views of the church from Berry Hill Road, which is welcomed and we also acknowledge that allowing public access to proposed green space in the north of the site would enable new, clear views of the church, which would allow for a better appreciation of this building within the landscape. However, the reduction in dwelling numbers and amended layout do not fully address our concerns regarding this application. The amended masterplan



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suggests 1 channelled view of the church from the access point to the western end of the proposed estate (pedestrian) and along the estate road but the separation gap between dwellings appears too close to ensure that these views are clear. Furthermore, the views are over landscaped areas or front gardens, which would potentially be planted with trees or filled with paraphernalia, and provides little certainty of views being maintained over the long term. Along the eastern side of the development, however, the indicative plan shows fewer houses and greater scope for maintained views towards St Mary's church, which is welcomed.

This proposal's indicative layout show adjustments which could result in improved views of the church from Berry Hill Road and that views from within the site could be enhanced through increased public accessibility. However, we recommend that in order to minimise the harm to the significance of the church the layout of the scheme could be further improved, to provide a sufficiently broad and permanent view from Berry Hill Road towards St Mary's at the western end of the development.

Any harm to a listed building must have clear and convincing justification as set out at paragraph 194 of the National Planning Policy Framework and paragraph 196 requires this harm to be weighed against the public benefits of the application. With further refinements needed to the layout of the scheme we remain of the opinion that the harm to St Mary's church and the historic landscape is not justified because this outline scheme does not provide definitive information on the key matter of building layout and landscaping. This may be a matter that the Council is content can be handled through reserved matters.

### **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 194 and 196 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.

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



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Historic England



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