

# Cabinet Report



Listening Learning Leading

Report of Head of Planning

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To: Cabinet

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## Adoption of Pyrton Conservation Area Appraisal and Boundary Review

### Recommendations

- (a) To designate the Pyrton Conservation Area boundary as shown in Appendix 1 to this report.
- (b) To adopt the Pyrton Conservation Area Appraisal, as amended following public consultation, as part of the Development Plan evidence base and as a material planning consideration.
- (c) To delegate authority to the Head of Planning in consultation with the Cabinet member for planning to make minor changes, typographical corrections or non-material amendments to the Pyrton Conservation Area Appraisal and associated documents prior to formal publication and to undertake the necessary statutory actions to implement agreed recommendations.

### Purpose of Report

1. The purpose of this report is to provide a summary of the representations received during the public consultation on the Pyrton Conservation Area Appraisal and Boundary Review and to detail what changes have been made to the document and boundary as a result in order to seek formal adoption of the appraisal and designate the revised boundary.

### Corporate Objectives

2. The Conservation Area Appraisal accords with 2016-2020 corporate objective; Housing and Infrastructure by seeking high quality, sympathetic design.

## Background

### **Purpose of the Conservation Area Appraisal and Boundary Review:**

3. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. This Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of these areas and they form part of the Local Authority Development Plan evidence base.
4. Under Section 71 of the above act, we have exercised our duty to formulate and produce proposals for the preservation and enhancement of the conservation area. This appraisal for Pyrton forms part of our rolling programme of providing conservation area appraisals for all the South Oxfordshire designated conservation areas.
5. The appraisal document forms part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement. The document provides a summary of the history of Pyrton's development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and a map showing various details of spatial analysis.
6. This document was commissioned and produced by Pyrton Parish Council following on from work undertaken as part of their Neighbourhood Plan. The conservation and design team have assisted the Parish by reviewing draft versions of the document and advising on changes necessary to ensure the content is appropriate and compliant with current good practice for the production of appraisal and management plans as well as being consistent with the council's in-house documents and style guides.

### **Summary of consultation responses received**

7. A period of public consultation on the draft document and proposed revised boundary ran from 11 July to 22 August 2018. During which the Conservation Officer attended an evening meeting at the Village Hall organised by the parish council, met with residents at the council offices whose properties were proposed to be included within the conservation area and with representatives of Watlington Parish Council and Neighbourhood Plan group, also at the council offices.
8. During the consultation period 12 responses were received.
9. The comments received were generally positive that an appraisal and boundary review had taken place and the content of the document was well received. Where detailed responses were received, these were by email or letter rather than via the online survey.
10. Detailed comments received were almost exclusively related to the proposed boundary alterations and identified view points on the spatial analysis map (Figure 21 within the draft appraisal document).

11. A summary of the comments received can be found in the Consultation Statement attached to this report (Appendix 3).

12. To summarise, the following specific points were raised:

- That the inclusion of the parkland associated with Pyrton Manor was a logical alteration to the boundary;
- That the land proposed for inclusion within the designated boundary to the south-east of the village is not of sufficient historic or architectural interest to warrant inclusion within the designated area (labelled Area A on map at Appendix 2);
- That the recently granted planning permission for two new dwellings on this area means that the character will change and reduce the contribution it makes to the 'unchanging tranquillity' that was identified in the document;
- That there is no new evidence to suggest that Old Vicarage Cottage has become of sufficient architectural or historic interest to include within the designated boundary and its inclusion is therefore not justified;
- The wall along the village lane proposed to be included within the boundary provides some contribution to the street scene but this is not more than a limited contribution;
- There is no apparent methodology for identification of significant views;
- That the significant view identified on Pyrton Lane which lies outside of the designated conservation area and looks away from it does not contribute to the special interest of the conservation area, to how the conservation area is experienced nor does it contribute to how the character and appearance of the conservation area is appreciated;

13. A number of comments were also received that specifically raised concerns that the boundary revisions were proposed only to restrict or prevent future or further development and not because areas warranted inclusion on the grounds of architectural or historic interest.

### **Summary of the Conservation and Design Team's response to representations received.**

14. The Conservation and Design Team read and amended the draft appraisal document prior to issuing it for public consultation and were satisfied that there was reasonable evidence of sufficient historic associative interest of areas currently outside the designated boundary to present an extension for public consultation. New areas would not be included solely to prevent development as this is not the function of conservation areas and their designation does not preclude development.

15. It is considered that reasonable evidence has been provided within consultee responses that the significance of the land on the south east side of the village (Area A in Appendix 2) is not of such high historic or architectural interest to warrant inclusion within the designated area.

16. There is extant permission for two new residential dwellings on the area of land proposed for inclusion that sits on the north east side of the lane into the village. Given the evidence provided in consultee responses that this area has limited associative value to the development of Pyrton village conservation area as a whole, it is considered that the area makes a stronger contribution as part of the area's setting. The setting of the conservation area was a material consideration in the assessment of the recent planning application demonstrating it does not need to be within the boundary to contribute to significance. As such, this area is no longer proposed for inclusion within the designated area.
17. The existing brick and flint boundary wall that historically defined the land associated with the Vicarage and which forms the enclosing boundary to the land surrounding Old Vicarage Cottage is considered to make a positive contribution to the character of the area and forms a significant boundary characteristic of local vernacular and the settlement. As such, it is proposed to draw the designated boundary along the wall so that the wall falls within the designated area but the land to its east does not.
18. Views and vistas within the conservation area have been described within the document and identified on the spatial analysis map shown at Figure 21 within the draft document.
19. One view in particular sits outside the designated conservation area boundary and looks away from it. Whilst the countryside and glimpsed views towards the Chilterns contribute to the rural setting of the conservation area, this specific view does not better reveal the historic or architectural interest of the designated area and is not indicative of any intentional design of the development of the village as a whole. This view is no longer proposed to be shown within the document<sup>1</sup>.
20. In response to the representations received during the public consultation, the following specific alterations have been made:
  - The proposed boundary has been reduced to exclude the land associated with the Vicarage and Old Vicarage Cottage;
  - The view point shown to the south of the conservation area has been removed from the map and the text amended accordingly to retain references to the landscape setting of the village but no specific reference to that view.
21. The proposed revisions to the existing boundary are as follows:
  - the rationalisation of the boundary where it crosses through Lothlorien on the west side of the main road through the village;

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<sup>1</sup> It should be noted that a longer view from Pyrton Manor in this location is considered to be an important designed view specifically related to the listed building rather than the conservation area and is therefore not shown on the spatial analysis map.

- the inclusion of the domestic parkland to Pyrton Manor up to its southern boundary with Pyrton Lane;
- the inclusion of Gatehouse Cottage, the Gate House and associated land alongside Pyrton Lane and the brick and flint boundary wall which lines the north-east side of the road running through Pyrton at the southern approach to the village.

22. These areas are considered to meet the criteria as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' as per the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed boundary seeking designation is shown at Appendix 1 of this report.

## Options

23. In respect of the proposal to extend the conservation area boundary and adopt the conservation area appraisal the options for Cabinet are;
- a) to find that the proposed extended area identified in the appraisal *is* of special architectural or historic interest the character or appearance of which it *is* desirable to preserve or enhance, then the Council should designate the whole area as a conservation area
  - b) to find that the proposed extended area identified in the appraisal *is not* of special architectural or historic interest the character or appearance of which it is *not* desirable to preserve or enhance, then the Council should not designate the proposed extension as a conservation area
  - c) To find that there is an area of special architectural or historic interest the character or appearance of which is desirable to preserve or enhance, but that the boundary should be different to that proposed and having identified and justified the difference, then to designate that area as a conservation area.
24. Based upon officers' assessment of the area as presented in the conservation area appraisal and the responses received during public consultation, it is recommended that the proposed extension to the boundary is adopted and the whole area is designated Pyrton Conservation Area, together with adopting the accompanying Appraisal, which is in line with Option (a).

## Financial Implications

25. The process of designating a conservation area entails a small cost to advertise the designation of a new boundary, to meet the statutory notification requirements, as described in the legal implications section below.
26. Dwellings within the proposed extension once designated would be required to apply for planning permission for certain works no longer benefitting from permitted development rights. There will be some increased work to the council arising from the processing of those applications but some of the cost of processing these applications would be recovered from the planning fee. Additionally, there may be a small increase in overall workload for the service that might not be recovered because some cases

will be more complex than average. However, having regard to the very low number of additional properties that the extension would cover, this impact is likely to be very modest relative to annual workloads.

27. The modest costs associated with the above points will be met from existing budgets.

## **Legal Implications**

28. The Appraisal meets the Council's obligations required by the Planning (Listed Building and Conservation Areas) Act 1990. Under Sections 69 and 71 of the Act, the Council should review conservation area boundaries from time-to-time and formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas. This appraisal for Pyrton forms part of the evidence base for the Local Plan, for Pyrton Neighbourhood Plan and contributes to the Council's rolling programme of assessment and review of all its designated conservation areas.

29. The principal legal effect of the designation of an area as a conservation area is control over demolition of buildings (including structures classed as buildings in planning legislation) and control over works to trees. In determining applications, the council also has a duty under the Planning Acts to have regard to the desirability of preserving or enhancing the character or appearance of the area and there are less generous permitted development rights, under the Town and Country Planning (General Permitted Development) Order 2015.

30. The Act requires that the designation of a new conservation area or variation to it be advertised in the London Gazette, a local newspaper and registered as a local land charge. The Secretary of State (DDCMS) and Historic England will also be notified.

## **Risks**

31. No strategic or operational risks associated with the matters covered in this report have been identified.

## **Conclusion**

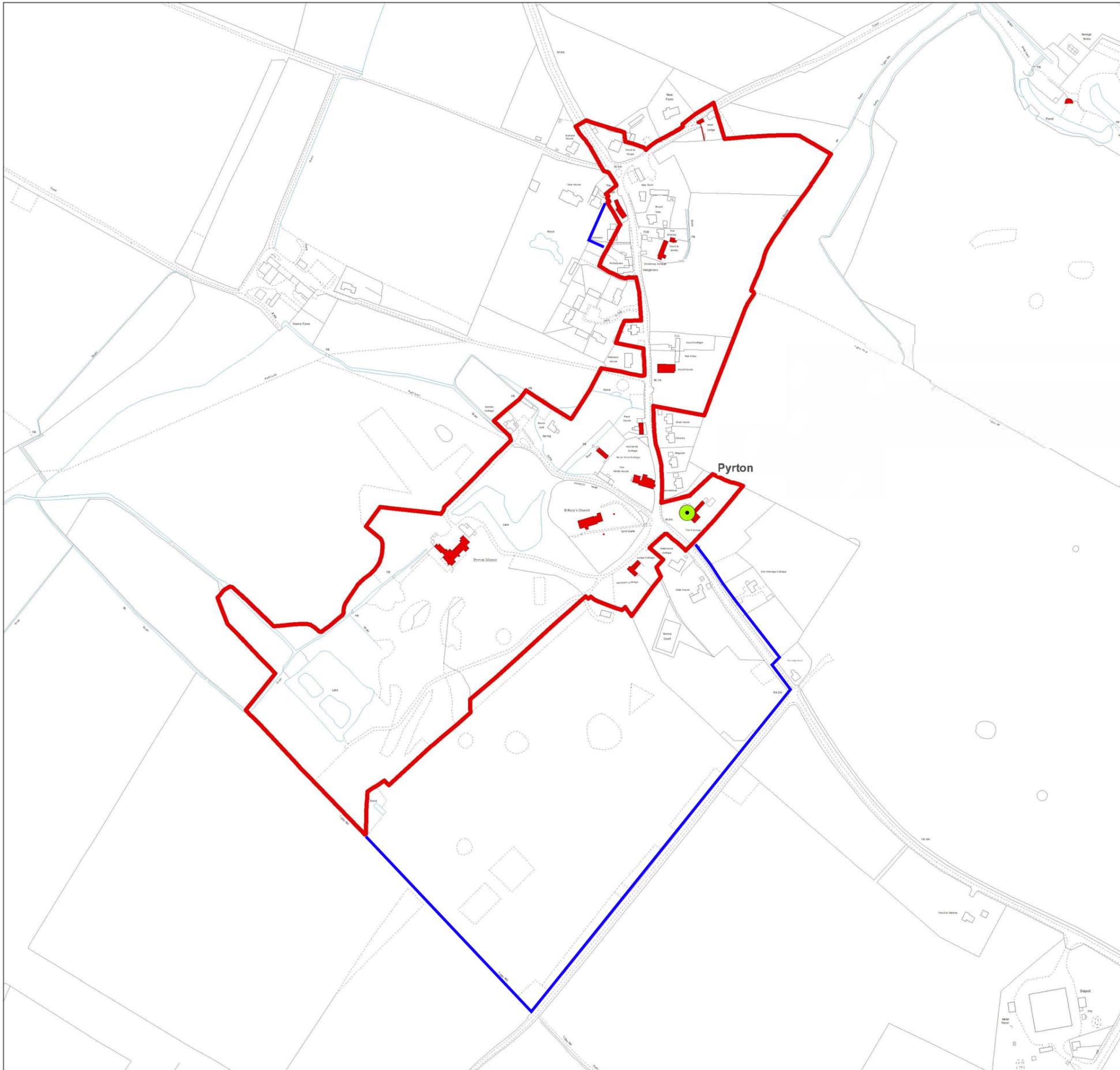
32. Having regard to the evidence collected and presented in the Pyrton Conservation Area Appraisal, and to the responses received during consultation, it is recommended that the appraisal is adopted for development management purposes. It is also recommended that the designated boundary of Pyrton Conservation Area be amended as proposed.

## **Appendices**

- Appendix 1: Pyrton Conservation Area Proposed Boundary Map
- Appendix 2: Consultation Boundary showing area no longer proposed for inclusion
- Appendix 3: Consultation Statement

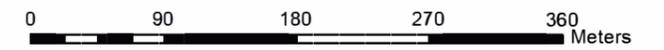
**Appendix 1**

**Pyrton Conservation Area Proposed Boundary Map**



## Pyrton

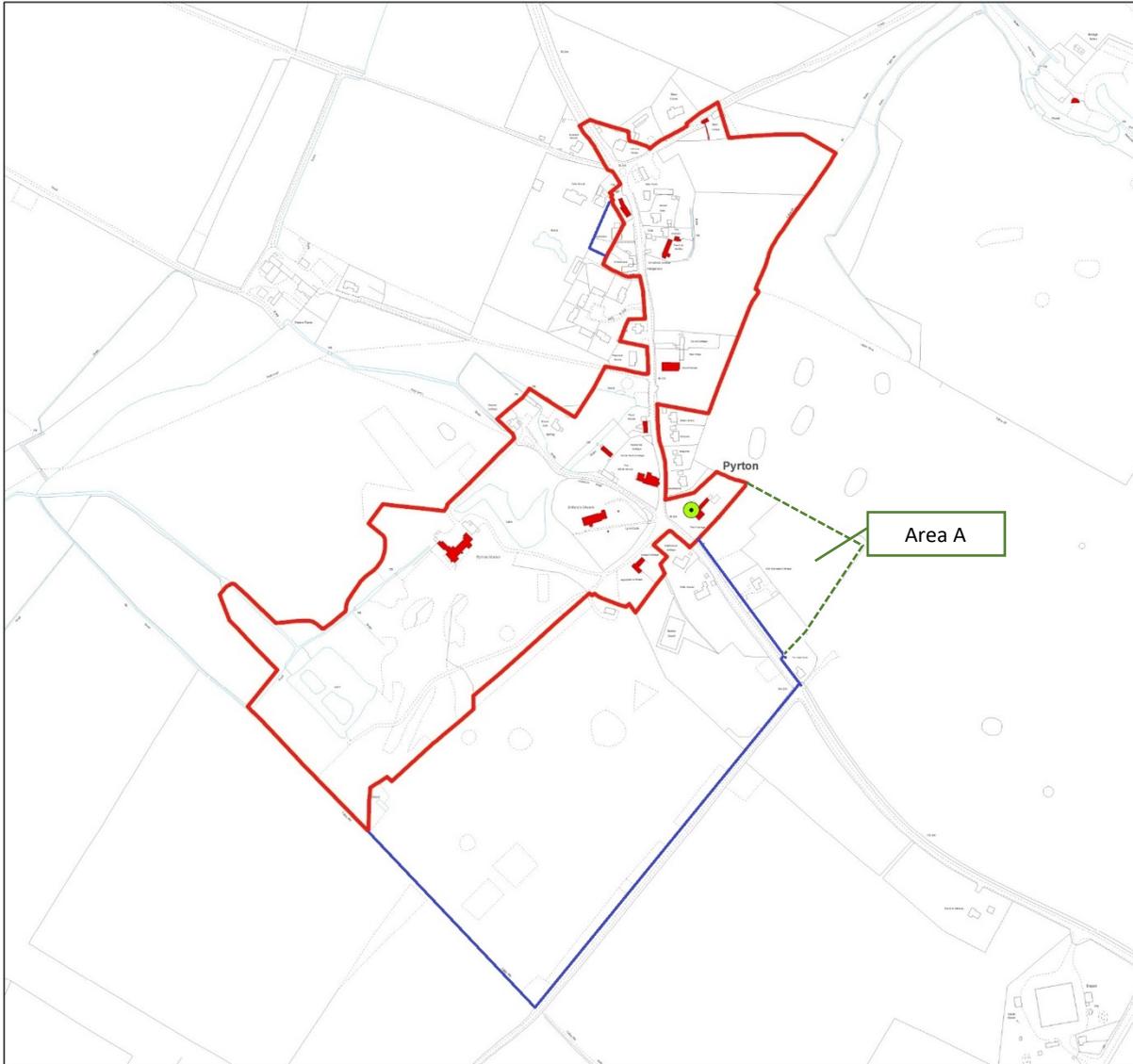
-  Designated Conservation Area
-  Proposed Extension to Conservation Area
-  Tree Preservation Orders
-  Listed Building Structures



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**Appendix 2**

**Consultation Boundary showing area no longer proposed for inclusion**



**Pyrton Conservation Area**

-  Existing Boundary
-  Proposed extension to boundary for Adoption
-  Area included at public consultation stage: no longer proposed for inclusion

**Appendix 3**

**Consultation Statement**

# **Pyrton Conservation Area Appraisal and Boundary Extension**

## **Consultation Statement**

## **Introduction**

1. The purpose of this statement is to provide a summary of the representations received during the public consultation on the Pyrton Conservation Area Appraisal and Boundary Review held between Wednesday 11 July and Wednesday 22 August 2018.

## **Background**

### **Purpose of the Conservation Area Appraisal and Boundary Review**

2. Under Sections 69 & 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. The Conservation Area Appraisal Document is the mechanism by which the local authority defines the special interest of these areas and they form part of the Local Authority Development Plan evidence base.
3. Under Section 71 of the above act, the Local Planning Authority has a duty to formulate and produce proposals for the preservation and enhancement of the conservation area. In this instance, this has been done in conjunction with the Parish Council who commissioned the first draft of this appraisal.
4. The appraisal document forms part of the evidence base for the Development Plan. It should be used in the development management process to manage positive change within the designated conservation area or its setting to minimise harm and encourage preservation or enhancement.

### **Summary of the Appraisal Document and alterations to the Proposed Boundary**

5. The document provides a summary of the history of Pyrton, its development, an assessment of its historic and architectural interest by character area, a gazetteer of local interest buildings (non-listed structures) and an illustrative map showing various details of spatial analysis.
6. The Conservation and Design Team proposed revisions to the existing boundary. These include rationalisation of the boundary where it crosses through buildings or plots and an extension to include a wider area of the historic parkland to Pyrton Manor that is worthy of designation.

### **Summary of consultation responses received**

7. In total, 12 responses were received during the public consultation period. 1 response was via the online web survey, 2 responses were paper copies and 9 responses were received via email.

8. Overall, the responses received were generally supportive of the overall content of the document. Nearly all respondents commented specifically on the proposed boundary revisions.
9. There was support for the proposed inclusion of the wider part of Pyrton Manor parkland towards Pyrton Lane.
10. There were a number of responses received that specifically requested that the area to the north-east of the road into the village not be included within the designated boundary. Following consideration of the arguments presented and consideration of the contribution that the area makes as part of the setting of Pyrton, the proposed boundary has been reduced in this area.
11. Detailed responses to these comments can be seen in the table below.

	Name	Individual/Organisation	Comment Summary	Conservation and Design Team Response
1	P. Boone	Individual	The Conservation area provides a "green buffer" between Pyrton and future expansion of Watlington, which is vital to maintain the character and appeal of the area. The descriptions within the document accurately reflect this and the character of the village and the area, and highlight the qualities of the wider area and landscape value.	No specific comments
2	P. Ducat-Hamersley	Individual	I fully support the extension of the conservation area boundary to protect Pyrton's heritage which is so greatly valued amongst residents. This is clearly a well researched document. My family on both sides have lived in the village for many generations and my mother formerly of the Gate House was totally supportive of the extension to the conservation area boundary to include her property and field.	No specific comments
3	G. Brittain	Individual	Agreed with the appraisal, boundary revision and management recommendations. Otherwise, no specific comments.	No specific comments
4	JPPC	Organisation on behalf of Mud Hut Management Ltd.	<p>Objection to the proposed boundary extension specifically the land south-east of the existing conservation area.</p> <p>On the face of it, the land is no more than open land, adjacent to parkland associated with Shirburn Castle. The Vicarage, its associated buildings and it's agricultural paddock are enclosed behind the wall and have a reduced historical significance.</p> <p>It is acknowledged that the land is enclosed with its roadside edge defined by an attractive brick and flint wall and that the land nearest The</p>	The land the subject of these comments is considered to make a positive contribution to the rural character of Pyrton and does form a distinct separation from the parkland landscape of the adjoining Shirburn Castle land. It is acknowledged that planning permission has been granted for development on this land, the nature of which was specifically amended to preserve the character of Pyrton village and ribbon development along this road. The evidence provided in this consultation response identifies that the land has changed with regard to its associated owners and use

			<p>Vicarage is well maintained with recent attractive planting. However, the same cannot be said for the remaining roadside frontage land. This piece of land is unkempt and other than being free from built form (presently), it is overgrown and currently makes little contribution to the character of the area.</p> <p>It represents no more than a piece of green land on the approach to the village. We also note there is no suggestion in the draft CACA that there are considered to be important views across this land or that the land itself is important open space, contributing to the character of the area.</p> <p>The Council will of course be aware that planning permission has recently been granted for the erection of 2 detached dwellings on the land between Old Vicarage Cottage and The Lodge House (application P17/S4039/FUL relates) and we consider this to be material and of relevance to whether the Conservation Area boundary should be expanded to the south-east of the current boundary line.</p>	<p>throughout its history. It is considered that the contribution the land makes is better understood as part of the setting to the conservation area rather than within it.</p> <p>The existing wall is considered to be of some historic interest as a distinct boundary along the frontage and likely was historically associated to the Vicarage. It contributes positively to the character of the area as a feature of local vernacular and is proposed to be included within the designated boundary.</p> <p>ACTION: The proposed boundary has been revised to remove the area of land that extends from the garden of The Old Vicarage to the Lodge House but the historic boundary wall will be included within the designated boundary.</p>
5	S. Jenkins on behalf of Natural England	Organisation	No comments.	No comments.
6	CgMs	Organisation on behalf of Providence Land Ltd.	The appraisal includes an area of land that contributes to the special interest of the Conservation Area and is of historic interest in its own right. The mature hedgerow on the south boundary of this parkland provides a clear and robust boundary to the Conservation Area which clearly delineates it from the surrounding land, presenting a demarcation between the land and areas that are of historic interest (and are	Whilst it is considered that there are a number of attractive wide views towards the Chilterns from within and from the edge of the conservation area, it is agreed that there is not a distinct designed view from the point at which a view is shown on the appraisal map and this will be removed.

			<p>included within the Conservation Area) and those that are not.</p> <p>The Draft Appraisal also identifies a number of 'Significant Views' which are mapped on Figure 21. This includes one identified view to the southeast of the proposed boundary extension. The location of the view from outside of the Conservation Area means that it is not possible to experience the character or appearance, to the overall special interest of the Conservation Area from here or how this special interest relates to its setting. Any views from within the proposed extension area to this agricultural field are extremely limited by virtue of the mature hedgerow and vegetation along its south boundary, which is marked as 'Significant trees/hedgerow' on Figure 21. This vegetation also limits views back into the Conservation Area from Pyrton Lane and, as such, it is not possible to experience the special interest of the Conservation Area from here.</p> <p>The identified view can only be experienced when facing away from the Conservation Area from outside of it. While it is acknowledged that the setting of the Conservation Area can and does contribute to its special interest, this is not experienced or appreciated within this view which is instead seen as a rural view from a lane located outside of, and well away from, a settlement. This view is not considered to be relevant to how the character and appearance of the Conservation Area is appreciated. As such it should be removed from the Appraisal.</p>	<p>The listed buildings which have been architecturally designed to benefit from landscape views and vistas are protected by separate legislation from the conservation area designation and as such views that relate specifically to listed buildings will not be shown on appraisal maps, only where the landscape or development of the conservation area has been more widely altered to create or alter views and vistas.</p> <p><b>ACTION:</b> Update the spatial analysis map and relevant text.</p>
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7	Howard Sharp and Partners	Organisation on behalf of Providence Land Ltd.	<p>Our comments build on the extensive technical work by landscape and heritage experts supporting Providence Land Ltd's planning application P16/S2576/O at land off Pyrton Lane, Watlington.</p> <p>The proposed boundary extension which includes the parkland associated with Pyrton Manor is considered to be a logical alteration which clarifies the demarcation between the land which is of historical interest and that which is not. The mature hedgerow and trees along the boundary of the proposed extension would represent a robust boundary which already clearly separates the parkland from the surrounding land which is not of special interest.</p> <p>A number of 'Significant Views' are identified in the draft appraisal. There is no apparent methodology for the identification of these views. One identified view is that "...from Pyrton Lane towards the large arable field to its southeast, which forms an important part of the setting of the proposed CA extension in this direction". This view is well removed from the existing conservation area which is not visible from this point.</p> <p>Whilst the inclusion of this view is not justified it would appear to align with Pyrton Parish's emerging neighbourhood plan's lack of recognition of the edge road proposed in the Local Plan and the referendum version of the Watlington Neighbourhood Plan which received 80% approval in the referendum.</p>	See comments in response to similar representation from CgMs above.
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			In summary, whilst we do not object to the boundary amendment, the inclusion of a 'Significant View' from Pyrton Lane south eastwards is not justified and as advised by CgMs this should be removed from the draft Appraisal.	
8	N. Richmond	Individual	<p>As the Guidance says, before finalising the boundaries, it is worth considering whether the immediate setting requires the additional controls that result from designation, or whether the setting is itself sufficiently protected by national policy or policies in the local plan.</p> <p>An Article 4 Direction, if required, could achieve some of the controls imposed by a Conservation Area and seems to us a more appropriate method of retaining the character of the village, if that is seen to be a requirement.</p> <p>The Guidance does deal with the situation where the existing boundary may have been drawn too tightly, omitting areas "now considered as special interest, such as historic rear plots with archaeological potential, later phases of development such as more recent housing, or parks, cemeteries and historic green spaces." Again, we would suggest that [the proposed extension] does not fall within any of those categories, and in our view, the boundary does not need to be extended to promote the extension of the Conservation Area as a shield against inappropriate development.</p> <p>In fact the local authority has just approved the erection of two modern houses on an infill site. No objection was received from the Parish</p>	<p>The area of land to the north-east of the lane into the village and built form on it is consistent with the pattern of development in this part of Pyrton and is therefore considered to be of neutral impact to the character of the area. Existing built form, aside from the boundary wall, is not considered to be of particular architectural or historic merit.</p> <p>It is considered that the area is not of sufficient interest to include within the boundary but that it makes a relevant contribution to the character of the area by falling within its immediate setting.</p> <p><b>ACTION:</b> Reduce the proposed extension to include only the historic boundary wall but not the open space which serves as an important part of the setting of Pyrton.</p>

			<p>Council to the two houses so it would appear to be the case that existing planning policy and legislation is sufficiently robust to ensure that the character and appearance of the village is retained.</p> <p>We would respectfully suggest that the extended Conservation Area will not achieve this aim and is not, in our view, necessary or appropriate .</p>	
9	L. Parker	Individual	<p>The only difference between the land between the creation of the CAs in 1984 and 1993 and the present day is the planning permission for 2 new properties has been granted.</p> <p>Including this area does not appear to fit with the criteria for a Planning Authority to add it to a CA. Neither does it fit with the stated PPC aim of excluding modern property from their CA and their descriptions of the area seem to ignore that it is about to alter significantly. "No CA or associated appraisal should be viewed as a means of preventing appropriate development either within boundaries or in the immediate surrounding area."</p> <p>If the area within the dotted red line is added to the CA and a map of extended Pyrton CA is used as part of the evidence opposing any planning applications in the near future I think it will be reasonable to assume that the wording above has not been complied with.</p>	<p>It is acknowledged that planning permission has been given for two new dwellings on land in part now proposed to be included in the conservation area. In the determination of that application, the wider setting of listed buildings and the conservation area were material planning considerations. It is considered that reasonable evidence has been provided to judge this land as a positive contributor to the setting of the conservation area but not of sufficient historic or architectural merit to warrant inclusion within the designated boundary.</p> <p>ACTION: Reduce the proposed extension to include only the historic boundary wall but not the open space which serves as an important part of the setting of Pyrton.</p>
10	T. Parker	Individual	<p>This is not a genuine application being done on the basis of concern to preserve historical or architectural features within the area of the application but is a device to try and prevent planning permission from being granted. I confirm</p>	<p>Land would not be included solely to prevent development as this is not the function of conservation areas and their designation does not preclude development.</p>

			my objection to the inclusion of land in the proposed conservation area.	
11	R. Fletcher, Historic England	Organisation	No specific comments to make but welcome the regular reviewing of conservation areas together with their appraisal and proposals for future management.	No comments.
12	Watlington Parish Council	Organisation	<p>1. There are no objections in principle to the proposed extensions in the Consultation Draft (July – August 2018).</p> <p>2. The increase in the Conservation Area (CA) is very considerable in relation to its present size. However, it is understood that the proposed extension to include all the parkland of Pyrton Manor recognises the character of the parkland as it relates to the setting of Pyrton Manor, a Grade 2* listed building.</p> <p>3. The extension of the CA boundary along Pyrton Lane and along the boundary with Site C in the Watlington Neighbourhood Plan is noted.</p> <p>4. It is also noted that this area already has protection because it forms a significant part of the setting of the Grade 2* listed building.</p> <p>5. The Pyrton Conservation Area and the Grade 2* listed Manor House as well as the registered Park and Garden at Shirburn Castle all comprise material considerations in relation to planning applications in the nearby area. It is understood that no additional planning constraints arise from the proposed extension to the Conservation Area. This is of key importance to Watlington as Site C, which shares a boundary with Pyrton Manor, is allocated for development in the Neighbourhood Development Plan which gained full weight from the Referendum on 28th June.</p>	<p>The listed buildings which have been architecturally designed to benefit from landscape views and vistas are protected by separate legislation from the conservation area designation and as such views that relate specifically to listed buildings will not be shown on appraisal maps, only where the landscape or development of the conservation area has been more widely altered to create or alter views and vistas.</p> <p><b>ACTION:</b> Update the spatial analysis map and relevant text.</p>

			<p>6. It is noted that the effect of the designation of a Conservation Area is not to prevent development but to ensure that sustainable heritage conservation is taken into account in determining planning proposals. The Planning Policy for Site C in the NDP takes account of heritage assets in the wider locality of the site and, specifically, makes provision for a suitable buffer zone between housing development and the Pyrton Manor estate.</p> <p>7. Proposals for essential infrastructure, including the new edge road for Watlington, will also be unaffected by the proposed extension to the CA as they will already be required to provide appropriate mitigation for any harm to heritage assets.</p> <p>Proposal:</p> <p>1. The viewpoint on Pyrton Lane included in Figure 21 on page 27 of the Consultation Draft should be deleted for the following reasons:</p> <ul style="list-style-type: none"> <li>• This viewpoint is important in relation to views of the Chilterns AONB from Pyrton Lane but not to the proposed extension to the Pyrton CA.</li> <li>• From this point there are no views into or out of the CA. Views are obscured by mature trees and recent shelter belt planting.</li> <li>• Although there are no public views from Pyrton Manor, there is evidence that the building was designed to face the hills and that there are important views of the escarpment and slope from the first and second storey windows.</li> </ul> <p>2. The viewpoint should be re-located at the Manor House.</p>	
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