



Consultation on Planning Application

From Development Management

Date: 11/01/2019

Reference: OUT/2019/0022

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Outline application for the demolition of all existing buildings and the erection of up to 550 dwellings and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, diversion of public rights of way, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site..

At: Land at Fivefield Road and Tamworth Road

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=800254>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: **024 7683 1246**

Email: nigel.smith@Coventry.gov.uk

Date: 24/01/2019

Comments from: Conservation

Re: OUT/2019/0022

No Comments	
No Objection	
No Objection Subject to Conditions	
Objection	
Further information Requested	X

Comments

This proposal seeks outline permission for up to 550 dwellings at Fivefield/Tamworth Rd, delivering part of the Keresley Sustainable urban extension. All matters are reserved, except for access. Access points are provided on Tamworth and Fivefield Roads. Given their positioning I consider they will not have an adverse impact on heritage assets.

It is worth, furthermore, taking this opportunity to address the wider impact of the scheme on built heritage. The EIA provides an in-depth assessment of the site and mitigation measures and the applicants have addressed concerns I raised during the pre-app phase, particularly in relation to the impact on Keresley Manor house.

The EIA establishes that there are no designated heritage assets within the site. Following review of assets within a 1km radius, 12 listed buildings and a scheduled hill fort were identified. However, I agree with the conclusion that the relative distance (the closest at just over 500m) and nature of intervening land mean there is little relationship between the site and these assets.

The primary impact relates to non-designated heritage assets, as follows:

- Keresley Manor. This is a locally listed building and the primary heritage asset to be impacted by the scheme located along the southern boundary of the site. The house however already has a degree of screening through surrounding enclosed woodland, though a gap in the trees provides some interface between the site and the manor, and the scheme proposes to implement sufficient landscaped buffers that mean whilst the general context shifts from agricultural land to residential land, the House is retained within a semi-rural setting through this landscaping. I have no further issues here.
- Historic field boundaries. A network of historic hedgerows, demarking field boundaries, is present on the site. Whilst some will be lost, the scheme proposed to retain a good majority of the hedgerows and incorporated them into the GI plan, including with the large Queensland Central Park. Whilst, as the EIA notes, this will mean they are no longer experienced as field boundaries, this is an inherent issue with the broader new land use, the principle of which is already established. I have no further issues here. The GI plan also appears to provide sufficient landscape buffering around the ancient woodland, retaining a semblance of the historic landscape form.
- Ridge and Furrow. The EIA notes there is some evidence for heavily eroded historic ridge and furrow earthworks here that will be lost. This is something the archaeologist will provide further clarification on.
- World War two air raid shelter: A small underground brick air red shelter dating from

the Second World War is present on the site that is identified for demolition. Whilst I appreciate the structure is of relatively low heritage value when considering the totality of the site, it is located on a part of the site that, as per the illustrative masterplan, is given over to landscaping rather than part of a substantial development block. Given this, are there any particular circumstances or considerations that prevent its retention? This is something we should discuss. If it is possible to retain, it may be useful to employ a low level of recording, with submission to the HER, to enable its interpretation within the context of wider development. If there is a clear reason why it cannot be accommodated, I do appreciate the public benefits of the scheme outweigh the relative significance in this case and would recommend a programme of recording takes place of the exterior, interior, and immediate context consummate with Historic England recording level 3, with subsequent submission to the HER.

- 19th century stable block: a 19th century stable block is present on the site straddling the ancient woodland that is again identified for demolition. Much like the air raid shelter, whilst I appreciate the overall relative significance is low it does have some intrinsic value in aiding interpretation of the area’s agricultural origins in the face of loss of field boundaries and overall character. It is also to be placed within a part of the scheme that is designated landscaping – specifically the buffer around the ancient woodland that suggests its removal is not directly necessary for accommodation of a development block. Could we discuss whether there are any specific considerations would prevent its retention and creative reuse? If following discussion there is clear justification for its removal, I do appreciate the public benefits of the scheme outweigh the relative significance in this case and would again recommend a programme of recording takes place of the exterior, interior, and immediate context consummate with Historic England recording level 3, with subsequent submission to the HER.

Further information (if any)

I recommend we discuss whether, given their location within planned areas of landscaping, the world war 2 air raid shelter and 19th century stable block, can be retained and if not, the reasoning behind this.

Amendments Recommended (if any)

N/A

Conditions Recommended (if any)

Should, following discussion, it become apparent that the air raid shelter and stable block not be retained I recommend conditioning for a scheme of building recording consummate to Historic England Level 3 be prepared and submitted to the HER prior to demolition.

Manager sign off

MA

Please email response to planning@coventry.gov.uk

