



Consultation on Planning Application

From Development Management

Date: 07/03/2019

Reference: OUT/2019/0484

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

At: Land at Thompsons Farm Thompsons Road Coventry CV7 8JW

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=801230>

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: 22/03/2019

Comments from: Conservation

Re: OUT/2019/0484

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

Comments

Background

This application seeks permission for the development of up to 500 dwellings on land at Thompsons Farm. The site forms part of the allocated Keresley Sustainable Urban extension and relates to a development parcel to the northeast of the allocation area. It seeks outline approval for the scheme with all matters reserved aside from access.

The urban extension is situated within the Ancient Arden landscape, and so particular consideration should be given to protecting and enhancing its distinct rural character including field patterns, the evolution of dispersed villages and vernacular styles as outlined in the Council's design guidance for the Arden area and the draft SPD for sustainable urban extensions.

General impact on designated and undesignated heritage assets

The EIA has outlined the likely impacts on designated and undesignated heritage assets, and I am satisfied with the level of impact and mitigation measures outlined. I consider the development to be acceptable for the following reasons, as outlined in the assessment:

- *Keresley Manor House*. During the scoping opinion I suggested that the locally listed manor (a non-designated heritage asset) should be considered as part of the assessment. The EIA includes reference to the house and I am satisfied that the site makes no contribution to the setting of the Manor given the distance, lack of functional relationship, and nature of the intervening landscape. As such there will be no impact on heritage significance.
- *Corley Hillfort*: in the context of the site is the scheduled univallate hillfort at Corley. The monument is 420m to the northwest. I am generally satisfied that the scheme has an acceptable level of impact on the setting of the monument (in built heritage terms - archaeological impact is subject to a separate consultation), given the retention and integration of landscaped buffering to the north-west areas of the scheme; measures raised during the pre-app stage. Furthermore the north/north-west fringes of the site are proposed as 'character area CA3 Keresley north-western edge', the nature of which errs towards less dense development, integrated with surrounding countryside. In this way, the distinct rurality around the monument, which contributes to its historic significance as illustrative of the conscious placement of forts as dominant strategic factors in the wider landscape, is retained as far as possible.
- *Holly Farmhouse*: the farmhouse is a grade II listed building, as part of an important group of farm buildings set within a relatively open landscape, situated 200m to the north of the site. I consider the level of impact on the significance of the farmhouse to be acceptable given the retention of the existing tree-lined buffer between the site and its wider context to the north boundary, as well as the character of CA3.
- *Medieval lanes*: the HER records two surviving lanes of at least medieval origin around the site including 'Le Heynelane' to the northern boundary, and 'Le Cartelane' which survives as Thompsons Lane to the south boundary of the site, both of which

are considered non-designated heritage assets. Both lanes are retained as part of the proposal. Le Cartelane is outside the site boundary, and so will not be impacted, and Le Heynelane is retained as a part of the landscaped buffering to the northern boundary of the site to be used as a public right of way.

- Medieval field boundaries and hedgerows: at least two hedgerows of medieval origin are recorded on the site, and overall the site retains a historic field structure separated by these hedgerows. I am satisfied that the development has an acceptable level of impact on these undesigned heritage assets. The two medieval hedgerows are retained, one completely and the other with only a minor truncation for a roadway. More broadly, the layout of the development parcels is dictated by surviving field patterns and hedgerow boundaries that preserve, as far as possible, the particular historic structure of the site.
- Demolition of Thompsons Cottages: a cottage is extant to the eastern part of the site, and is earmarked for demolition. Whilst this not identified as a designated or undesigned heritage asset, the map regression indicates a structure was extant on this site from the mid 18th century. Could we please clarify with the applicants whether any of this original structure remains, or if the current property is from a later date?

Specific design considerations

The proposal is for a primary access point on Bennetts Road. I have no objection to this, as it is a logical place to position the access along the main road and has no impact on heritage assets.

Whilst I appreciate all other matters are reserved, it would be worth providing some initial feedback on the other areas of the scheme.

In general I am happy with the way the design is evolving. The retention of hedgerows and the subsequent orientation of development parcels around them does much to retain, as far as possible, the intrinsic character of the historic field system which forms part of the Ancient Arden landscape. This is enhanced through the retention of the pond to the middle of the site, and the structuring of the GI network around this. I also have no issue with the proposed densities, height parameters, movement networks, and the nature of the proposed character areas and their spread across the site.

In terms of architectural design, and to an extent the layout, whilst I fully appreciate this is something that will be developed as we go along, I think it is worth raising some initial points now.

Whilst design across the site will need to consider the character of the Ancient Arden, of particular interest from a heritage perspective will be character area CA3 (Keresley North-western edge) which forms the principal boundaries of the site to the north and northwest. It is these areas that have the highest level of relationship to surrounding heritage assets, such as the hillfort and farmhouses, and in many ways will provide the most immediate visual indicators of the area's agricultural origins.

To that end I think it would be appropriate in these areas to explore the 'courtyard' typology that is outlined in the Council's SPD for sustainable urban extensions. This typology draws from dwellings clustered around courtyards that are agricultural in nature with a design erring towards the architectural and spatial precedent of farm buildings and farm groups (though by all means exploring a contemporary take on the agricultural vernacular). Exploration of this typology in the fringe areas in terms of the street structure, spatial arrangement of buildings, surface materials, and the architectural precedent/visual aesthetic of properties themselves will go a long way to grounding the scheme in the local context.

Further information (if any)

Can we please confirm with the applicants whether the extant Thompsons Cottage is that which originated on the site in the 18th century, or whether it is a later structure?

Amendments Recommended (if any)

As discussions about architectural design and layout/arrangement take shape, I would strongly recommend we consider use development of the 'courtyard typology' as outlined in the Council's draft SPD on sustainable urban extensions is explored on in the CA3 character area.

Conditions Recommended (if any)

N/A

Manager sign off

RH

Please email response to planning@coventry.gov.uk