

**Farrell, Julie**

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**From:** Generic - Planning Portal  
**Sent:** 27 June 2018 10:43  
**To:** Generic - DC Consultation  
**Subject:** Consultee Comments for Planning Application 18/00840/OUTMEI

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 10:43 AM on 27 Jun 2018 from CUD.consultations@lichfielddc.gov.uk.

### Application Summary

**Reference:** 18/00840/OUTMEI

**Address:** Land North Of Browns Lane Tamworth Staffordshire

**Proposal:** Outline application for up to 210 dwellings, public open space, landscaping, sustainable urban drainage, access, and associated infrastructure. (All matters reserved except access).

**Case Officer:** Nick Cox 01543 308181

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### Comments Details

Building Conservation and Urban Design Comments

Application number: 18/00840/OUTMEI  
Site: Land N of Browns Lane, Tamworth  
Proposals: outline application for 210 houses and associated works.  
Case Officer: N Cox  
Date: 26th June 2018

Considerations: Urban Design, Setting of CA

**Comments:** Summary: This site is situated immediately to the north of the existing urban edge of Tamworth. The proposed development would extend the northern edge of Tamworth much closer to the village of Wigginton of which the historic part is a designated conservation area. It is considered that this would harm the significance of the conservation area by harming the setting of the conservation area, in particular views into and out of it that positively contribute to its significance.

Comments:

Conservation Area. Wigginton Conservation Area was designated in July 1979 and a Conservation Area Appraisal and Management Plan are currently out to public consultation which ends on the 2nd July. The application makes no reference to this draft document; while in draft form there will clearly be very limited weight given to the document in the decision making process, it outlines the aspects of the conservation area that contribute towards its significance. The potential

impact of the proposed development on the setting and significance of the conservation area, as a designated heritage asset should have been assessed in a Heritage Statement that was written in accordance with the Historic England GPA Note 2 – The Setting of Heritage Assets.

Wigginton is situated on a spur of land which sits above the surrounding open countryside. The existing urban edge of Tamworth is clearly visible from many places in and around the conservation area as this also sits on a raised area of land above the surrounding open countryside. The village has a strong agricultural history with 3 historic farmsteads surviving and the village is surrounded on most sides by ridge and furrow. The village is sited along the medieval trade route of the Portway which ran from Tamworth to the River Mease in Edingale. Views of Tamworth from Wigginton Conservation Area are distant and softened by mature trees and vegetation so that the roofs of the houses are only partly visible. The encroachment of the proposed development on the conservation area would shorten these views and so diminish the rural setting of the conservation area.

Coalescence. The LVIA states that ribbon development along Main Road to the south of Wigginton means that the two settlements are already almost joined (para 5.8). However, given the quantum of development along Main Street at the most southerly point of Wigginton and the dense suburban form of the northern edge of Tamworth it is considered that the two settlements are still very clearly distinct from one another. The distance between the two settlements has been very considerably eroded in the C20th from the growth of Tamworth northwards this reduced separation between the two settlements is all the more reason to protect it from further erosion and near coalescence.

Urban Design. Notwithstanding the objections to the principal of the development I would make the following comments on the indicative masterplan. There is a lack of permeability both with the surrounding open areas and the adjacent new development. A potential access into the adjacent residential scheme is shown but given that access is not a reserved matter this should be shown in detail. The proposed play areas are all to the west of the residential area and would require most residents to cross the principal street to reach it so there should be other smaller play areas within the residential development. The density and height of buildings should be reduced towards the rural edges to create a much looser form of development where the built form faces open spaces. I am unsure about the use of focal buildings on the edges of the development except where they face existing built form. Some of the building lines seem overly regimented so this may need addressing given that if approved the development will form the interface between open countryside and the edge of Tamworth.

Claire Hines