

DEVELOPMENT SERVICES – CONSERVATION RESPONSE FORM

TO: Helen Donnelly	DATE: 5th December 2017
REF: CT.9150 16/00054/OUT	
Address: Land At Chesterton Farm Cranhams Lane Cirencester Gloucestershire GL7 6JP	
Proposal: Outline application (with all matters except Access reserved for subsequent consideration) for a mixed use development comprising demolition of existing buildings (as detailed on the submitted demolition plan) and the erection of up to 2,350 residential dwellings (including up to 100 units of student accommodation and 60 homes for the elderly), 9.1 hectares of employment land (B1, B2 and B8 uses), a primary school, a neighbourhood centre including A1, A2, A3, A4 and A5 uses as well as community facilities (including a health care facility D1), public open space, allotments, playing fields, pedestrian and cycle links (access points onto Tetbury Road, Somerford Road and Cranhams Lane) landscaping and associated supporting infrastructure to include vehicle access points from Tetbury Road, Spratsgate Lane, Wilkinson Road and Somerford Road	

Comments:

The scheme has been amended, moving the proposed bus gate further west, from the area south of The Cranhams, to the area east of the village centre. In addition a new car park area is shown near to the village centre.

The effect of these changes will be some increase in traffic movements south of the Cranhams. There will be general traffic usage as well as buses, although in its physical appearance the roadway will remain similar. Importantly this will still be retained as an area of open space, comprising of the roadway and the Scheduled Ancient Monument. We consider that the impact on the setting of The Cranhams as a Grade II Listed Building will remain similar to the previously proposed scheme, and the further traffic movements alone are not considered to result in additional harm to the significance of the listed building.

The re-located bus gate and newly proposed parking area east of the village centre would be sited near to the Grade II and curtilage listed buildings at Chesterton Farm. The physical changes to the roadway and any further signage required are unlikely to cause any additional harm to the setting and significance of the listed buildings. In terms of the proposed car park, this introduces an open area close to the curtilage listed cottages, which if sensitively landscaped, could contribute to retaining a greater openness to the setting of the listed buildings. We are therefore of the view that the changes in this area of the site are not considered to result in any additional harm to the significance of the listed buildings.

In summary the proposed development as amended would not cause any further harm to the setting and significance of the listed buildings identified above, in accordance with Section 66(1) of the Planning (LBCA) Act 1990 and Section 12 of the NPPF. Our conclusions as regards the impacts of the proposed development as a whole remain the same.

Recommendation:

NO OBJECTIONS to amendment (ref. drawings dated 14/11/17)

From:

Helen Ramsell and Laurie Davis
Senior Conservation & Design Officers