



FAO:  
Planning Department,  
Uttlesford District Council

Ref: UTT/22/3258/PINS  
Date: 20/12/2022

## HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

### **RE: Land to the west of Thaxted Road, Saffron Walden.**

Built Heritage Advice pertaining to the Outline application with all matters reserved except for access for up to 170 dwellings, associated landscaping and open space with access from Thaxted Road.

The application site is that of three arable fields approximately totalling 8.35 hectares, to the southeast of Saffron Walden. The site is bounded by arable fields to the south and southwest, Thaxted Road to the east/northeast and the northern boundary is defined by grassed open space with modern development beyond. The proposals have the potential to affect the setting of the Grade II listed building, Barn at Herberts Farm (list entry number: 1205692) which is the closest designated heritage asset. The Saffron Walden Conservation Area is also nearby however this is separated from the application site by modern development.

This application is for up to 170 dwellings to the south of Saffron Walden, to the west of Thaxted Road. The closest designated heritage asset is the Barn at Herberts Farm, there is a large field gap between this asset and the proposals. The proposals will change the setting of the listed building however given the distance between the site due to the existing fields, plus mitigation through landscaping, I do not consider the proposals to result in harm to the significance of the listed building. I also do not consider the proposals to result in harm to the significance of the Saffron Walden Conservation Area.

A design code has been submitted with references to local buildings for the proposed development including the use of high-quality and traditional materials. It is understood that this application is for all matters reserved except for access, therefore it shall be within a details following application that the design and materiality shall be considered. However, the use of high-quality and traditional materials is encouraged as this would meet Paragraph 197.c of the NPPF.

To conclude, I raise no objection to this application. I do not consider the proposals to result in harm to the significance of the adjacent heritage assets.

Yours sincerely,

Thomas Muston [REDACTED]  
Historic Environment Team  
Place Services

*Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter*