

Project	WH202 - Warish Hall
Meeting	Conservation Pre-app 02
Time & Date	15:00 01/04/2021

Attendees		
Name	Organisation	Title
Martin Pearce (MP)	Weston Homes	Head of Design
Philippa Morris (PM)	Weston Homes	Architect
David Poole (DP)	Weston Homes	Senior Planning Manager
Jennifer Cooke (JC)	RPS	Associate Director
Madeline Jones (MJ)	Uttlesford Council	Senior Planning Officer
Jack Bennett (JB)	Uttlesford Council	Urban Design Officer
Tim Murphy (T.M)	Place Services - Essex County Council	Historic Environment Manager
Thomas Muston (ThM)	Place Services - Essex County Council	Junior Heritage Consultant

Meeting Minutes		
Item	Agenda	Discussion
1	Planning / Scheme Update Presentation of Pre-App 04 Document	Key Points Raised: <ul style="list-style-type: none"> - Inclusion of school extension - Relocation of proposed cycle route removed from Smiths Green - Extension of Woodland - Extension of red line boundary - Extension of Rural lane character area
2	Baseline Heritage Assessment provided by RPS	<p>T.M - Plenty of information, assessment as expected to read.</p> <p>T.M - Do the listed buildings have any ownership connection with the agrarian land within the redline boundary. Referring to Thomas Mumford owning several of the property at one point in time. Would any of the listed buildings be historic farmland houses, particularly Goar Lodge. The reason for further analysis is due to the</p>

		<p>addition of build form impacting the historic correlation between listed building and original land use.</p> <p>JC - Response to T.M, possible connection and further analysis required. Although historic mapping shows the field boundaries have not changed, the Tithe Apportionments only show a snapshot in time. If there was a historic functional association between the listed buildings and the site this is no longer appreciable today.</p>
3	<p>Presentation of further analysis to Smiths Green and opportunities for layout arrangements to the Rural Lane Extension character area.</p>	<p>T.M - Harm doesn't necessarily mean there is an objection to the scheme but stated the importance of Paragraph 196, and explains how its a balance of the level of harm to the listed building that needs to be outweighed by the benefits of the scheme.</p> <p>References the following as the different levels of potential harm:</p> <ol style="list-style-type: none"> 1. No harm - Farmland remains untouched. 2. Low Harm - loss of aguarian context 3. More Harm - Incorporating the listed buildings into a wider/new settlement 4. Increased Harm - two rows of dwellings along Smiths Green in contrast with the existing makes it estate like. <p>The level of development and the increase in number of dwellings would absorb the listed buildings on Smiths Green, thus resulting in being their own settlement instead of listed buildings in a rural setting on the edge of settlements,</p> <p>JC - Response, the need to appreciate the heritage harm against the wider benefits of the entire scheme. The development of the master plan in context is working hard to offset initial high levels of harm.</p> <p>MP - Suggests a balance in the layout to develop a staggered row of dwellings.</p> <p>T.M - Would welcome a staggered design to work towards the next level to decrease harm. Less emphasis on the layout further north as it is further away from the setting of the listed buildings</p> <p>MJ - Concerns of overall density of the Rural Land Extension and would like to see a density balance between the other settlement extensions.</p> <p>Is not convinced the wider benefits of the scheme</p>

		will out way the harm to the heritage impact. DP - Counter opposed MJ concerns of wider benefits.
4	Further analysis and strategy going forward	T.M - Proposes to carry out a site visit with ThM and MJ to specifically categorise the impact to each listed building.

Actions	Responsible
Site Visit to be carried out - 15.04.2021	T.M, ThM, MJ
Written response to the impact on each listed building 22.04.2021	T.M, ThM
New site place taking on board layout comments to be produced a head of site visit.	MP, PM