

UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
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Heritage and Conservation Advice Note

The following notes are associated with Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Reference numbers	UTT/23/1583/PINS (UDC) S62A/2023/0019 (PINS)
Site location	Land known as Bull Field, Warish Hall Farm, Takeley
Proposal summary	96 dwellings on Bull Field, south of Priors Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure

1.0 Details

Proposal: Full Planning Application. Access to/from Parsonage Road between Weston Group Business Centre and Innovation Centre buildings leading to: 96 dwellings on Bull Field, south of Priors Wood, including associated parking, landscaping, public open space, land for the expansion of Roseacres Primary School, pedestrian and cycle routes to Smiths Green Lane together with associated infrastructure

Details: The Site formed part of a previous application that was refused (UTT/21/1987/FUL). An appeal (APP/C1570/W/22/3291524) was progressed and examined at a Public Inquiry. The appeal was dismissed by the Inspector on the grounds of impact to several heritage assets and character of the countryside.

Context: The Site borders the settlement edge of the north of Takeley, and to the south of Priors Wood. The Applicant's ownership of land extends north and northeast of the Site, as indicated on drawing WH202C_05_P_05.20.

The Site is in proximity of the Heritage Assets outlined in Section 3.0.

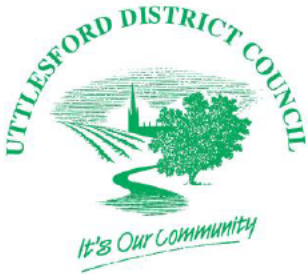
Other: At the time of writing this Advice Note, a proposed Conservation Area Appraisal (CAA) for Smiths Green is under review and the associated consultation phase is in progress. As part of the appraisal for the proposed Conservation Area, the CAA suggests the following buildings to be incorporated within the Council's Local List as non-designated heritage assets: Woodside, The Limes, The Limes Cottage, Bull Cottages, Smiths Cottage/South Cottage. In line with the previous comments by the Inspector at Appeal, the CAA continues to hold very little weight in assessing the revised application.

2.0 Heritage Policies and Materials

Non-exhaustive list of policies and materials

The Planning (Listed Building and Conservation Areas) Act 1990

The application has been reviewed to assess whether it would preserve/would not preserve the architectural and/or historic interest and its compliance with Sections 16 and 66 of the Act.



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National Planning Policy Framework (NPPF) 2021

The application has been reviewed to assess the level of harm (if any) caused to the significance of the heritage assets. NPPF Chapter 16 - Conserving and enhancing the historic environment. Paragraphs 199-208

Policy ENV2- Development affecting Listed Buildings (Uttlesford Local Plan – Adopted January 2005)

3.0 Heritage Assets

Non-exhaustive list of assets located in proximity of site. Summary extracts are taken from official listings by Historic England.

Name: Warish Hall moated site and remains of Takeley Priory

Heritage Category: Scheduled Monument

List Entry Number: 1007834

Grade: n/a

Summary: *The monument at Warish Hall includes a priory site situated on high ground 2km east of Takeley church.*

Name: Goar Lodge

Heritage Category: Listed Building

List Entry Number: 1168972

Grade: II

Summary: *Late C16 or early C17 house, timber framed and weatherboarded, with half hipped red plain tile roof.*

Name: Beech Cottage

Heritage Category: Listed Building

List Entry Number: 1112212

Grade: II

Summary: *Late C16 or early C17 house, timber framed and plastered with red plain tile roof.*

Name: The Cottage

Heritage Category: Listed Building

List Entry Number: 1306743

Grade: II

Summary: *C17 house, timber framed and plastered with thatched roof.*

Name: The Gages

Heritage Category: Listed Building

List Entry Number: 1168954

Grade: II

Summary: *Early C19 house in plastered brick with grey slate roof.*



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Name: Moat Cottage

Heritage Category: Listed Building

List Entry Number: 1112211

Grade: II*

Summary: *Mid C16 Wealden house. Timber framed and plastered with weatherboarded dado and red plain tile roof.*

Name: The Croft

Heritage Category: Listed Building

List Entry Number: 1168964

Grade: II

Summary: *Early C19 house in rendered brick with grey slate hipped roof.*

Name: White House

Heritage Category: Listed Building

List Entry Number: 1322592

Grade: II

Summary: *C17 house, timber framed and plastered with red plain tile hipped roof.*

Name: Cheerups Cottage

Heritage Category: Listed Building

List Entry Number: 1112207

Grade: II

Summary: *C17 house, timber framed and plastered with red plain tile roof.*

Name: Warish Hall and Moat Bridge

Heritage Category: Listed Building

List Entry Number: 1169063

Grade: I

Summary: *Late C13 aisled hall house with C17, C18 and C20 alterations.*

Name: Pump at Pippins

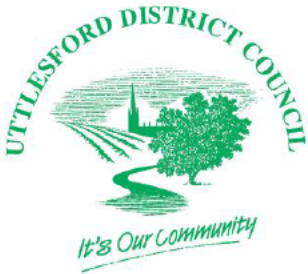
Heritage Category: Listed Building

List Entry Number: 1112210

Grade: II

Summary: *Cast iron pump with decorative top and finial.*

Smiths Green Lane is a designated Protected Lane under Local Plan Policy ENV9. It is identified in the Uttlesford Protected Lanes Assessment as UTTLANE 166 Warish Hall Road.



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4.0 Comments on Proposal

The Applicant has revised and submitted this proposal in response to comments made by the Inspector at Appeal (APP/C1570/W/22/3291524). The revised designs appear to mitigate impact of the proposed development on the heritage assets in proximity to the Site. Development has been removed from the eastern end of Bull Field and is set back behind Priors Wood to prevent visibility from the Scheduled Monument (SM). This appears to maintain the link between Priors Wood, Bull Field, and the SM.

The historic hedgerow to the western edge of the Site will be reinstated to screen the development, and to reduce visibility from the east.

Character areas are designed in response to the vernacular. The character areas provide a more appropriate scale and identity that is in keeping with existing development that surrounds the Site.

Landscaping to the eastern boundary of the Site that meets the edge of the Smiths Green hamlet provides a substantial buffer that appears to soften the edge of the proposed development.

The integration of the existing Public Right of Ways (PRoW) is acceptable in terms of Heritage and Conservation. Connectivity to Smiths Green is maintained.

Conclusion

NO OBJECTION.

Based on the material submitted as part of the application, the Council considers that the proposed development will not have an adverse impact on the designated and (proposed) non-designated heritage assets. The application has taken into consideration matters raised by the Inspector at Appeal.

The Council considers that the proposal results in less than substantial harm to the significance of the heritage assets and is at the low end of the scale, in line with Paragraphs 202 and 203 of the NPPF.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	24 August 2023