

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/23/1848/PINS (UDC) S62A/2023/0021 (PINS)
Site location	Moors Field, Station Road, Little Dunmow
Proposal summary	Application for Reserved Matters consent associated with Outline Planning permission (UTT/21/3596/OP) at Moors Field, Station Road, Little Dunmow, Essex.

1.0 Details

Proposal: Planning permission for the approval of Reserved Matters for appearance, landscaping, layout, and scale for 160 dwellings and a countryside park pursuant to Conditions 1 and 2 of Outline Planning permission UTT/21/3596/OP.

Details: The application relates to the residential and the countryside park aspects of the proposal only. The area of the proposed office hub (excluded from this application) is as noted on drawing P23-0555 DE 003G. A separate application for the discharge of Condition 7 (surface water drainage scheme) has been submitted to the Council (UDC).

Context: The Site is an area known as Moors Fields in the Parish of Little Dunmow and lies east of the Little Dunmow Conservation Area. The existing Site is a large arable field that is undeveloped.

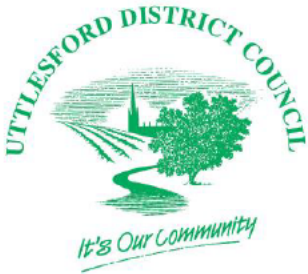
A modern residential development is located to the south of the Site and there is an existing area of woodland known as The Moors, and an area of grassland to the south-west of the site.

Vegetation in the form of mature hedgerows and trees are spread along the boundaries of the Site which provides some natural screening. No vegetation on the Site is protected by Tree Preservation Orders (TPO).

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

Other: An existing public right of way (PRoW 35_35) extends in part along the western boundary of the Site in a north-south direction and connects to another public right of way (PRoW 35_10). The site lies within Flood Zone 1. The Flitch Way is designated as a Local Wildlife Site.

Refer to the specialist archaeological advice for historical environment notes.



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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.

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: Penash (Bramble House)

Heritage Category: Listed Building

List Entry Number: 1112812

Grade: II

Summary: *Cottage. C16 with later additions and alterations. Roofs part thatch part red plain tile. Timber framed and plastered.*

Name: Brights Cottage

Heritage Category: Listed Building

List Entry Number: 1168349

Grade: II

Summary: *Cottage of three builds C17 and C19. Two storeys. Timber framed and plastered with left single storey build weatherboarded. Thatched roof.*

Name: The Cottage

Heritage Category: Listed Building

List Entry Number: 1112802

Grade: II

Summary: *Cottage C18 or earlier. Two storey centre build with single storey to right and left. Timber framed and weather boarded, with pantiles to main roof and red plain tiles to single storey roofs. C19 and C20 alterations.*

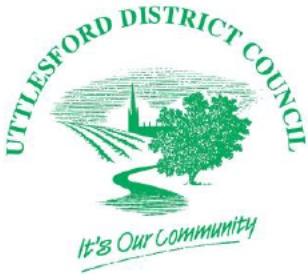
Name: Willow Cottage

Heritage Category: Listed Building

List Entry Number: 1112813

Grade: II

Summary: *Cottage C17 with later additions and alterations. Timber framed with brick noggin infill. Thatched roof, hipped to left with two flat headed dormers. One storey and attic. C20 enclosed red tiled porch to right.*



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Name: Bayleys

Heritage Category: Listed Building

List Entry Number: 1112805

Grade: II

Summary: *C16 or earlier with later additions and alterations. Two storeys. Plain red tile roof. Timber framed and plastered house and crosswing, with exposed frame to jettied crosswing. C20 plain red tile clad porch.*

Name: Church of St. Mary the Virgin

Heritage Category: Listed Building

List Entry Number: 1307038

Grade: I

Summary: *Parish church. Formerly the Lady Chapel C14, of the Augustinian Priory of St. Mary the Virgin, founded 1106.*

Conservation Area: Little Dunmow

4.0 Comments on Proposal

The principle of the development received consent for Outline Planning permission. The following comments relate to the Reserved Matters associated with this application:

Appearance

The three Character Areas proposed provides a sympathetic response to location. The variety of building form and diversity in materiality is typical of the vernacular. New units are set away from the designated heritage assets and are screened behind substantial areas of landscaping. The density of the proposed development illustrates a good understanding of the local context. All new residential units are located towards the southeastern edge of the Site, near existing residential development.

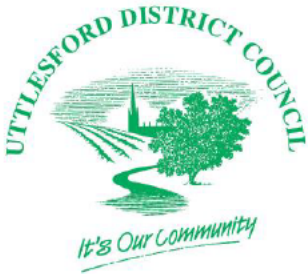
3D visualisations to show the development within the local context would have been beneficial to illustrate the appearance of the character areas i.e. a street scene walkthrough.

Landscaping

The landscape strategy helps integrate the proposed development into its context. The existing Moors Woodland is to be retained and accessibility improved. The proposed strategy to incorporate community facilities and a variety of accessible green spaces enhances the local landscape. The proposed allotments and community orchard are in line with the existing arable context; the suggestion to cultivate local and heritage fruit varieties would be of benefit in promoting local tradition at a manageable community scale. The substantial play and nature spaces also contributes to maintaining aspects of the rural setting.

Layout

The layout appears logical. Density is reflective of neighbouring development, including access and connection to existing transport infrastructure.



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Scale

The balance of development appears suitable given the extent of the ownership boundary. The building and roof typology studies clarify that the proposed development will maintain low-rise arrangements, that are in line with the vernacular.

A street scene walkthrough would help communicate the scale of the development in context, and its visibility from key viewpoints around the site.

Other

Previous Historic Buildings and Conservation Advice by Place Services (dated 23.03.22), associated with the Outline Planning application stated, '*The proposed development shall be visible from within the Little Dunmow Conservation Area and in long views from the Grade I listed Church of St Mary the Virgin*'. There is no reference to this item, or any visual impact assessments to illustrate the impact of the proposed development in/from the wider context.

A visual impact assessment that considers seasonal change would have been beneficial to illustrate that the scheme will not have an adverse impact upon its setting.

Conclusion

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 heritage assets.

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

Were permission to be granted, I suggest the following conditions are attached:

- A Landscape and Visual Impact Assessment (LVIA) is submitted for approval, that considers the proposed development from key viewpoints around the site. The LVIA should be used to test the appearance, landscaping, and scale of the proposed development in context. The LVIA should include views linked with the heritage assets identified in Section 3.0, and views as seen from within the Conservation Area.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	11 September 2023