



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/20/2531/PA
Date: 17/12/2020

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land off Smiths Green lane in Takeley, CM22 6NT.

Built Heritage Pre-Application Advice pertaining to an application for the 148 dwellings within three sites labelled as 7 Acres, Bull Field East and Jacks.

The sites affected by the proposal are parcels of undeveloped land adjacent to the surrounding development of Takeley. There are two public footpaths which are located to the north and south of the Bull Field East site, the north leading into the 7 Acres site and a footpath runs along the eastern boundary of Jacks. The proposals have the potential to affect several designated heritage assets located along Smiths Green Road, these are:

- Goar Lodge, Grade II listed (list entry number: 1168972);
- Beech Cottage, Grade II listed (1112212);
- The Cottage, Grade II listed (list entry number: 1306743);
- Pump at Pippins, Grade II listed (list entry number: 1112210);
- Cheerups Cottage, Grade II listed (list entry number: 1112207) and
- Hollow Elm Cottage, Grade II listed (list entry number: 1112220).

For ease the potential impact of the proposals has been split in respect to their proposed locations.

Bull Field East

The setting of the heritage assets identified above will be affected by the development, the existing site positively contributes to their setting and significance through being open agrarian land which preserves their sense of tranquillity and isolation. In particular, Hollow Elm Cottage, Cheerups Cottage, Goar Lodge and Pump at Pippins which have views unto the proposed site, Bull Field East, will be impacted by the proposal. The proposals would effectively divorce the heritage assets from their rural setting. Additionally, the setting of the other designated heritage assets located along Smiths Green Road will be affected by the development. The pattern of development is illustrated



through the many detached buildings within spacious plots of a very loose grain in a linear manner along Smiths Green. The proposed is inconsistent with this. Whilst visually the proposal will be intrusive, other factors such as light pollution, noise pollution and general disturbance must also be taken into consideration for the above. Were a formal submission of the proposals to be pursued, with regards to the NPPF (2019) the proposals would result in considerable less than substantial harm, Paragraph 196 being relevant.

Jacks

The setting of Cheerups Cottage and Hollow Elm Cottage will be affected by the development. In particular, Hollow Elm Cottage which has views unto the site from the rear of the property, will be impacted. The existing site positively contributes to the rural setting of the designated heritage assets and their sense of tranquillity. Similar to the reasons mentioned above, the proposed dense infilling of the site is not considered to reflect the existing pattern of development and would introduce a distinctly urban development in feel. This would, in my opinion, diminish the setting and thus the significance of the heritage assets affected, Paragraph 196 being relevant.

7 Acres

Regarding the 7 Acres site there is no in principle objection to sensitive development in this location as I do not consider there to be a direct impact upon the setting and significance of the affected heritage assets with regards to the two other sites, Bull Field East and Jacks. However, I recommend a full heritage statement and visual impact assessment is submitted within a formal application as a minimum.

Conclusions

The proposals would, I feel, present the harmful urbanisation of the rural locality resulting in several impacts to the designated assets, especially considering the diurnal, environmental and seasonal changes. The proposed development is therefore considered to adversely alter the experience, understanding and appreciation of the heritage assets, through inappropriate development in their setting. The harm to the assets affected would be identified as 'less than substantial' through change in their setting, Paragraph 196 of the National Planning Policy Framework (2019) being relevant.

Should this come forward as a formal application I recommend a heritage assessment is submitted considering the sensitivities of the site and the setting of the heritage assets.

Yours sincerely,

Thomas Muston BA (Hons) MSc
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