

UTTLESFORD DISTRICT COUNCIL

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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 number	UTT/23/2616/PINS S62A/2023/0025
Site location	Land North of Eldridge Close, Stickling Green, Clavering CB11 4FZ
Proposal summary	Outline planning application with all matters reserved except access, for up to 28 dwellings and associated infrastructure and development.

1.0 Details

Proposal: Outline planning application with all matters reserved except access for up to 28 dwellings (class C3) including public open space, sustainable drainage systems, landscaping and associated infrastructure and development.

Details: The Site has an extensive planning history. The Applicant has submitted this application to the Planning Inspectorate.

Context: The existing site is agricultural and is bounded by residential properties to the north, east and south. The area to the west is agricultural.

The Site does not contain designated heritage assets and is not within a Conservation Area.

The Clavering Conservation Area is to the south of the site. The site is in proximity of the Heritage Assets outlined in Section 3.0.

Other: An existing public right of way (PROW 10_19) crosses through the site.

This note does not provide comments on archaeology. Refer to Specialist Archaeological Advice.

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.

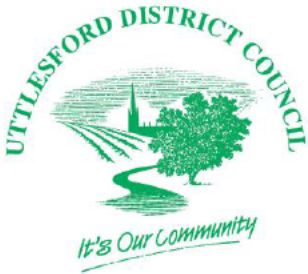
National Planning Policy Framework (NPPF) 2021

The application has been reviewed to assess the level of harm (if any) caused to the significance of the heritage assets.

NPPF Chapter 12 – Achieving well-designed places Paragraph 130

NPPF Chapter 16 - Conserving and enhancing the historic environment. Paragraphs 199-208

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



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3.0 Heritage Assets

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

Name: Willow Cottage (Old Home)

Heritage Category: Listed Building

List Entry Number: 1306058

Grade: II

Summary: *C18 clay lump building. Two storeys. Three window range of small casements with glazing bars. One boarded door. Roof thatched, half hipped at the north and south ends, with one central chimney stack.*

Name: Peacocks

Heritage Category: Listed Building

List Entry Number: 1322475

Grade: II

Summary: *C17-C18 timber-framed and plastered building. Renovated. Two storeys. Four window range of modern casements. A modern gabled porch projects on the front. Roof thatched, half hipped, with a central chimney stack.*

4.0 Comments on Proposal

The site is currently undeveloped but is well placed to utilise existing infrastructure.

A heritage statement was not provided as part of the application.

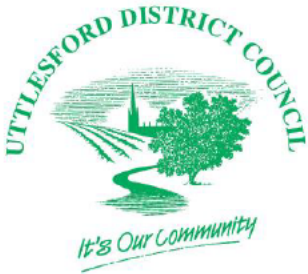
It is noted that there are no designated heritage assets within the site, however a character study and/or historical analysis of the site including the evolution of local settlements would show an understanding of how the built environment has developed in this area, and how the proposed development would enhance the local vernacular.

The Design and Access Statement (DAS) refers to the rural farmstead setting and provides a mood board to show the aspirations for the site. However further details are required to allow comment on the proposed typologies, materials, and layout. I believe a character study of the local area would help justify the proposal, and its potential to provide a positive contribution to the local area.

With reference to the NPPF: Paragraph 130 states that decisions should ensure that developments:

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit



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The outline application does not provide sufficient detail to show that the historical context has been considered.

The Applicant should progress a detailed analysis of the history of the site and surrounding areas. The research should be used to illustrate how the development would benefit the area, including enhancements of public space, interfaces, and routes.

Conclusion

The principle of the development could be supported if further work to show an understanding of the local context is provided.

To be considered acceptable the proposal requires a bespoke, well detailed design in response to setting, including a materials palette that is reflective of the local character.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	27 November 2023