



BY EMAIL

Our Ref: KS/18034/PINS 07-12.docx

Inquiries and Major Casework Team

section62a@planninginspectorate.gov.uk

07th December 2023

Dear Sir/Madam

Section 62A Planning Application – S62A/2023/0025

Land north of Eldridge Close, Stickling Green, Clavering, Essex

I refer to the above application and the consultation response dated 27th November 2023 from Uttlesford District Council's Heritage and Conservation Officer. Having reviewed the response, we would like to make the following comments on behalf of the Applicant.

The Conservation Officer notes that the site does not contain heritage assets and is not within a Conservation Area. The Heritage Assets referred to in Section 3.0 of their response both lie to the eastern side of Clatterbury Lane and are over 100m from the eastern boundary of the application site. The proposals do not affect the setting of these listed buildings. Likewise, the northern edge of the Conservation Area is approximately 250m from the site and the proposals do not therefore impact on views into or out of the Conservation Area. Given that the proposals do not directly affect a heritage asset or its setting, a heritage statement is not required.

The proposal is in outline with all matters reserved except for access. Whilst a layout and elevations have been provided, these are purely illustrative and details including materials palette and layout would be subject to further approval at reserved matters stage.

It should be noted that no consultation response was received from the Council's Conservation Officer in connection with previous applications UTT/20/1628/OP or UTT/22/1578/OP and heritage impacts were not raised by the Case Officer at any time during pre-application discussions or determination of those applications. Furthermore, in considering the previous appeal ref: APP/C1570/W/21/3267624 the Inspector made no comment with regards to potential heritage issues.

The S62A application is due to be considered by the Council's Planning Committee on 13th December 2023. The Officer's Report to Committee notes the response from the Council's Heritage Officer but comments at paragraph 14.4.13 that:

PLANNING | DESIGN | DEVELOPMENT



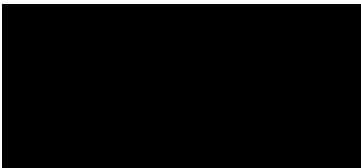
"Although the character study of the site would be of a benefit, it is considered the proposed development would preserve the special interest of any nearby heritage assets, in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and ULP Policy ENV2."

We also note the Officer's conclusion in the 13th December 2023 Committee Report, that they are supportive of the application, where paragraph 15.2 states:

"Following the above assessment and balancing exercise the harm caused by the proposed development is not considered to significantly and demonstrably outweigh the overall benefits of the scheme, when assessed against the policies in this Framework taken as a whole (NPPF Paragraph 11d (ii)). In the circumstances, the proposal would represent sustainable development in accordance with the NPPF."

We trust the Inspector will take the above comments into consideration.

Yours faithfully



KATE SUTTON BA(Hons) DipTP MRTPI

