

5	<b>UTT/23/2810/PINS</b>  Land To West Of Chelmsford Road Hartford End Felsted	<b>UDC - Principal Conservation Officer</b>  The density of the proposed development is uncharacteristic to the area therefore would impact the appearance of its countryside setting, and in turn the designated heritage assets in proximity of the Site. The development would not affect the fabric of the nearby listed buildings however it would affect their setting.  The proposal was submitted in outline with full details reserved for future approval therefore design details are not relevant to this application. However, a development of this scale and rural context requires
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	<p>exceptional architectural detailing to ensure that it would be sympathetic to its setting. The information available as part of the Outline application is insufficient to provide further comment i.e. The Planning Statement refers to an 'industrial-like appearance' for properties closest to the former brewery site, however this principle is not outlined within the Design and Access Statement.</p> <p>The information provided suggests the development will be largely screened behind vegetation however it is not possible to comment without architectural massing studies in context, and rendered visualisations as seen from a variety of viewpoints from the public highways, and local properties.</p> <p>The proposed development will inevitably erode the openness of the countryside setting. Further information about design quality is required to review if on balance, the scheme could be Justified.</p> <p><b>UDC – Environmental Health Officer</b></p> <p>No objection subject to the completion of a phase 2 site contamination investigation and if necessary phase 3 remediation scheme, which should be secured by condition.</p> <p>Submission and approval of Air Quality Assessment</p> <p>Submission and approval of construction management scheme/ plan.</p> <p><b>ECC –Archaeological Advice</b></p> <p>No objection subject to the completion of archaeological programme of trial trenching which should be secured by condition.</p>
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