



UTTLESFORD DISTRICT COUNCIL

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Heritage and Conservation Advice Note

The following notes are associated with Built Heritage and Conservation aspects only. These comments should be read in conjunction with all other Advice Notes associated with the application.

Reference numbers	UTT/23/3112/PINS (UDC) S62A/2023/0031 (PINS)
Site location	Land North of Knight Park, Saffron Walden
Proposal summary	Outline application with all matters reserved except for access for the erection of up to 55 dwellings.

<p>1.0 Details</p> <p>Proposal: Outline application with all matters reserved except for access for the erection of up to 55 dwellings, associated landscaping, and open space, with access from Knight Park.</p> <p>Details: The Applicant has submitted this application to the Planning Inspectorate.</p> <p>Context: The site comprises of undeveloped agricultural land to the north of Knight Park.</p> <p>The Site does not contain designated heritage assets and is not within a Conservation Area. The site is in proximity of the Saffron Walden Conservation Area Zone 6 (SWCA), however modern development exists between the boundary of the SWCA and the application site.</p> <p>Other: Refer to the specialist archaeological advice for historical environment notes.</p>
<p>2.0 Heritage Policies and Materials</p> <p>Non-exhaustive list of legislation, policies, and materials</p> <p>National Planning Policy Framework (NPPF) 2023 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 135</p>
<p>3.0 Heritage Assets</p> <p>Non-exhaustive list of assets located in proximity of site. Summary extracts are taken from official listings by Historic England.</p> <p>Conservation Area: Saffron Walden Zone 6</p>



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4.0 Comments on Proposal

The Archaeology and Heritage Statement provides a good understanding of the history of the site and the evolution of the surrounding areas.

The principle of the Outline Application is acceptable.

Conclusion

UDC (Heritage and Conservation) considers that the outline proposal will not result in harm to the significance and setting of the asset highlighted in Section 3.0.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	23 January 2024