

UTTLESFORD DISTRICT COUNCIL

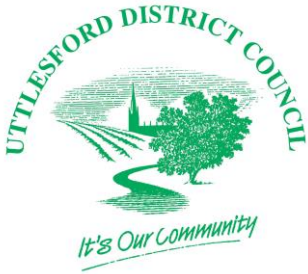
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Heritage and Conservation Advice Note

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/24/1732/PINS (UDC) S62A/2022/0014 (PINS)
Site location	Land west of Thaxted Road, Saffron Walden

1.0 Details
<p>Proposal Approval of reserved matters following outline approval for the erection of 168 dwellings with associated landscaping and parking pursuant to application S62A/2022/0014.</p> <p>The Applicant has submitted this application directly to the Planning Inspectorate.</p> <p>Context The Site does not contain designated heritage assets and is not within a Conservation Area.</p> <p>Other: Refer to the specialist archaeological advice for historical environment notes.</p>
2.0 Heritage Policies and Materials
<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. Chapter 12 - Achieving well-designed places. Paragraph 135.</p>
3.0 Heritage Assets
<p>Non-exhaustive list of assets in proximity of site.</p> <p>Saffron Walden Conservation Area</p>
4.0 Comments on Proposal
<p>The assessment at Outline Application stage determined that the proposed development would not have an impact on the Saffron Walden Conservation Area or the nearby Grade II listed Barn at Herberts Farm.</p> <p>The Outline Application included a design code with references to local buildings and stated that the proposed development would include the use of high quality and traditional materials. However, this application provides minimal information to suggest a scheme of high quality.</p>



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The information provided on proposed materials does not suggest a palette of high quality or traditionally made materials. The proposed materials resemble traditional materials, however, appear to be mass-produced products that are not tailored to the characteristics of nearby Saffron Walden, and as referenced in the Outline Design Code. Additionally, information about the materiality of windows, doors and rainwater goods has not been provided.

The quality of space is not illustrated within this application. A drawing for each building type has been provided however there are no street scenes to translate the formal information, and to show the quality and scale of space as seen from within the development. I would have expected the sketch scenes submitted at Outline stage to be developed and reissued as part of this application.

Conclusion

I do not consider the proposals to result in harm to the significance of the heritage assets in proximity of the site.

If the application is to be approved, I suggest Conditions associated with the following are attached to any consent:

- full materials palette, including a detailed schedule for each character area.
- walkthrough visualisations and/or street scenes with proposed materials accurately applied, to illustrate the quality of each character area.

Submitted by	Serena Cardozo
Role	Principal Conservation Officer
Department	Development Management
Date	12 August 2024