



FAO:
Planning Department,
Uttlesford District Council

Ref: UTT/21/2509/OP
Date: 04/11/2021

HISTORIC BUILDINGS AND CONSERVATION ADVICE

Dear Sir / Madam,

RE: Land south of Radwinter Road (East of Griffin Place), Saffron Walden, CB10 2LB.

Built Heritage Advice pertaining to an application for the Outline application for the erection of up to 233 residential dwellings including affordable housing, with public open space, landscaping, sustainable drainage system and associated works, with vehicular access point from Radwinter Road. All matters reserved except for means of access.

The site is located to the east of Saffron Walden and is approximately 18 hectares in size. It is bounded on two sides by agricultural land, to the east and south. A new housing development to the west and Radwinter Road (B1053) to the north. The proposed development is up to 233 dwellings with access created off Radwinter Road. There are no designated heritage assets within the site, some 300 metres to the east of the site is the Grade II listed Pounce Hall (list entry number: 1297745). Further east is Hopwoods Farmhouse (list entry number: 1196248) and Saffron Walden Community Hospital to the west (list entry number: 1196235). South east of the site is the Scheduled Monument, Tiptofts moated site (list entry number: 1008702) and the Grade I listed Tiptofts (list entry number: 1274093).

I do not consider the submitted Heritage Statement to be of sufficient detail for a fully informed assessment of the potential impacts of the proposals, and therefore fails to meet the requirements of Paragraph 194 of the NPPF (2021). Sufficient information regarding the significance of the heritage assets affected, including any contribution made by their setting, should be submitted to the Local Planning Authority. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance, as per Paragraph 194. The report should also detail ways to maximise enhancement and to avoid or minimise harm, following the steps as described in the Historic England Guidance Good Practice Advice Note 3: *The Setting of Heritage Assets* (second edition, 2017).

I suggest viewpoints are provided, to and from, the affected heritage assets with an indicative outline of the proposed development. This will allow for an informed assessment upon the potential impact of the proposed development.



At present, I am unable to support this application as there remains the potential for harm, Paragraph 202 of the NPPF (2021) being relevant.

Yours sincerely,

Thomas Muston BA (Hons) MSc
Historic Environment Team
Place Services

Note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter