

	ADDENDUM- UTT/21/2137/FUL Land To The North Of Cornells Lane Widdington
	Following the committee report being published there are a number of amendments (highlighted in red) and additional information.
4.1	It is noted a flood risk assessment was not included as of the application supporting documents
6.11	The Built Heritage Officer provided supplementary advice on the 21 Feb 2022, advising <i>The scheme would in principle result in low level of harm to the Conservation Area, through development in its setting. Given the limited information at present it is difficult to place harm above this level, more detail in the form of a viewpoint assessment and outline of the proposals would be required (I note the viewpoints already provided but these are limited in their use). However, it should be noted that this is the last undeveloped approach into the CA and that mitigation measures such as screening cannot remove harm. So I would stick to saying there is harm and at the low end of the scale in principle. There is potential for this to be slightly raised should more detailed information be provided however for the current purpose it is safe to place this at the low end of the scale.</i>
6.13	It is also noted the Council's Ecology Consultants supported the proposed reasonable biodiversity enhancements, which have been recommended to secure measurable net gains for biodiversity, as outlined under Paragraph 174 [d] of the National Planning Policy Framework 2021. Also supported are the conclusions and recommend that the mitigation outlined in the report should be secured
9.29	It is noted adjacent the proposed highway access there is an existing wide access serving William the Conquer and Weft house and as such there are number of points along the Protected Lane that have already included the loss of verge and the addition of housing. This single smaller access point is not considered unacceptable or inherently harmful. It is also noted the Uttlesford Protected Lanes Assessment confirm that one of the reasons for Cornells Lane scoring 2 on Aesthetics is the 'nice views of houses' from the Lane and as such the view of appropriate sited and design dwellings being seen from the Lane cannot be deemed as a harmful.
9.31	Photo 1 and 2 below demonstrate the existing development of the protected lane. Photo 1 is adjacent the proposed access and includes a 13.5m wide concrete and gravel access serving William The Conqueror and Weft House. Photo 2 is the existing 9.8m wide hardened access serving Weft House.
9.40	The Planning Inspector considering the previous appeal confirmed the larger 20 dwelling scheme would cause some less than substantial harm to the significance of the Conservation Area, this included:

	<ul style="list-style-type: none"> • The location of plots 13-20, the scale and overall coverage of built form would visually compete with the village scape of properties in the Widdington Conservation Area • There is some residential development set out in a linear form along Cornells Lane <p>The proposal would erode the sense of openness and diminish views of a significant part of the Widdington Conservation Area from its rural surroundings.</p>
9.46	<p>It is noted that at the previously appeal hearing that Martins Farm House and associated buildings could not be seen from the application site and was agreed to not be part of the assessment of the heritage assets. Taking a consistent approach any impact can only be viewed as strictly limited, moreover, the conversion of the Barn to residential use, and its subsequent extension, has diminished the legibility of its former agricultural use. The proposed development would therefore have no impact on the significance of Martins Farmhouse, with the relationship between the Barn and Farmhouse being unaffected and the legibility of its historic use unchanged. The special architectural and historic interest of the listed building would be preserved. This accords with the Inspector's findings for the much larger scale of development previously dismissed at Appeal.</p>
9.51	<p>Additional planting and the separation to the dwellings themselves will ensure that proposed dwellings are visually separated from the listed building. These slight changes within the setting of the listed building will have low level of harmful impact on the significance of the William the Conqueror or the ability to appreciate and experience its significance.</p>
9.60	<p>The access will meet highway requirements with a 5.5m width for the first 10m, radii kerbs and suitable gradient, as designed by highway consultants. It has also been designed to accommodate the manoeuvres of fire tenders, as well as the large refuse vehicles. There are some minor changes to the gradient which ECC highways seek via condition 1.1.5. The highway consultant confirm these can be complied with.</p>
11.6	<p>The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed on the outline planning application (ULP Policy GEN7).</p>
11.6	<p>Rewording of Condition The proposal would not be harmful to protect/priority species subject to accordance of conditions imposed condition (ULP Policy GEN7).</p>