


Heritage Gauge: Level of 'Less than Substantial Harm' on Designated Heritage Assets: Land north of Cornells Lane, Widdington – Planning Application UTT/21/2137/FUL

Designated Heritage Asset (Appeal para No.)	Inspector Assessment (1) (Appeal for 20 dwellings) UTT/18/0885/FUL		Appellant's Assessment (2) (4 dwellings)	Heritage Officer Assessment (3) (4 dwellings)	LPA Planning Officer Assessment (4) (4 dwellings)	Appellant Comment
Martin's Farm (18)	Not considered at appeal as LPA agreed the inspector did not have regard to it (para 18)		No impact on significance	No 'specific' impact on significance or 'level' of harm cited	No impact on significance	Martins Farm house cannot be seen from the site and the LPA agreed at appeal that it did not have to be assessed. There is no impact on significance of the LB or curtilage (dwelling) barn
White & Corner Cottages (25)	there would be some less than substantial harm by virtue of development within their setting, albeit to the lower end of any scale.		No impact on significance	No 'specific' impact on significance or 'level' of harm cited	No impact on significance	Harm was at lower end of scale for 20 dwellings so should logically be at lower end or less for 4 dwellings.
William The Conqueror (21-22)	proposed passing place cause an increase in noise, vibrations and vehicle emissions from vehicular traffic, potentially affecting its fabric, resulting in visual distraction & diluting appreciation of LB from the lane. upper stories and roofs of plots 1, 2 and 18 and 19 would be visible through the new footpath link, sitting at a higher level. Would be some harm to the setting by virtue of such development and activity associated with it, within its setting		No impact on significance	No 'specific' impact on significance or 'level' of harm cited	Low level of impact on significance	Passing place is <u>not</u> part of the application and removes the inspector's cited concerns in this regard. Plots 1 to 4 have also been compared to those most southerly four dwellings proposed in the 20 unit appeal scheme, which were of similar broad siting but in each case the dwellings (chalets and bungalow) as now proposed are of notably lower ridge height and eaves height, further reducing alleged harm Note also substantial separation distance & existing plus new intervening screening
Fleur-De-Lys Public House (19-20)	some less than substantial harm to its significance		Not Applicable; No impact on significance	Not referenced in consultation response – n/a	No impact on significance	No longer relevant to consider given reduced scheme/area which has no relationship with its setting. Building is distant.
Church of St Mary The Virgin (23-24)	there would be some less than substantial harm but it would be at the lower end of the scale		Not Applicable; No impact on significance	Not referenced in consultation response – n/a	No impact on significance	Site and its 4 dwellings sited much further distant from Church. Much reduced scheme & area and new build dwellings recently constructed mean harm is negligible. LPA & Built Heritage Officer cited no harm in previous applications.
Widdington Conservation Area (26-28)	would cause some less than substantial harm to its significance. the siting of plots 13 to 20, combined with the scale and overall coverage of built form would visually compete with the village scape of properties in the WCA. There is some residential development set out in a linear form along Cornells Lane erode the sense of openness and diminish views of a significant part of the WCA from its rural surroundings (inspector did not gauge 'level' of harm)		Very Low Level of Harm	Low level of harm.		Area of appeal plots 13-20 is now undeveloped; scale reduced from 20 to 4 dwellings; area reduced massively Scheme has vastly limited coverage/scale compared to appeal scheme. Linear development proposed as noted runs along Cornells Lane (housing lies opposite). Sense of openness retained by 2 acre (and deep/wide) transition on paddock – undeveloped. Doesn't 'compete' with village scape of CA View from Footpath to east significantly restricted by new close boarded fence erected as Permitted Development. Fencing to footpath yet to be completed under PD, which would close remaining footpath views. NB – 'Fallback' position New views created of Conservation Area from proposed permissive footpath will <i>better reveal its significance</i> and "should be treated favourably" (NPPF Para 206).

Notes: (1) – See Appeal Decision, PINS Ref: 3226765; (2) See Heritage Statement (RPS, 2021); (3) See Place Services Consultation Responses of 06.08.21 & 21.02.22; (4) See Report and Addendum to Uttlesford Planning Committee 17.03.22