

OBJECTION - BUILT HERITAGE AND HISTORIC ENVIRONMENT

Planning Application: Land North of Taylors Farm

Application Reference: UTT/25/2786/OP

Local Planning Authority: Uttlesford District Council

Submitted by:

Takeley Street Action Group (TSAG)

A local residents' action group representing +650 residents of Takeley and neighbouring towns and villages.

This document forms part of a coordinated set of technical objections submitted by TSAG in response to the above planning application.

Document Status:

Formal Written Objection

Version:

13/06/2026

Date:

13/06/2026

Contact:

Takeley Street Action Group (TSAG)

Email: takeleystreet@gmail.com

Website: www.savetakeleystreet.com

This representation is made in the public interest and is intended to assist the Local Planning Authority, statutory consultees and members of the Planning Committee in reaching a lawful, informed and sound planning decision.

Contents

Executive Summary	3
Section 1. Bassingbourne Lodge (Grade II Listed).....	4
Section 2. Heritage Assets Were Scoped Out Before The Visual Evidence Existed.....	6
Section 3. Changes To Character Have Not Been Properly Addressed	6
Section 4. Taylor's Farm - Loss of Agrarian Setting	7
Conclusion	7

Executive Summary

The applicant has submitted a Built Heritage Technical Note in response to Uttlesford District Council's Regulation 25 request for further information.

Having reviewed the document, TSAG does not consider that all of the Council's concerns have been adequately addressed.

In summary, TSAG's principal concerns are:

1. **Bassingbourne Lodge (Grade II Listed)** – Photographs taken from within the listed building demonstrate clear views across the application site, including from a first-floor bedroom. TSAG has seen no evidence that these views were assessed before concluding that the impact upon the setting of the listed building would be limited.
2. **Heritage Assets Scoped Out Before The ZTV Existed** – The Technical Note confirms that a number of heritage assets were scoped out of detailed assessment before the Zone of Theoretical Visibility (ZTV) had been produced. It therefore remains unclear how the applicant was able to conclude that those assets would not be affected before the visual evidence subsequently relied upon by the applicant was available.
3. **Changes To Character** – Uttlesford District Council specifically requested further consideration of traffic, noise, vibration, air quality and changes to character. Whilst the applicant refers back to conclusions reached elsewhere within the Environmental Statement, TSAG does not consider that the impact of introducing a major industrial development into a predominantly rural agricultural landscape has been adequately assessed from a heritage perspective.
4. **Taylor's Farm** – The applicant acknowledges that the agrarian setting of Taylor's Farm would be mostly removed by the development. However, despite accepting the loss of a key component of the asset's setting, the applicant nevertheless concludes that the resulting harm would remain at the low end of the spectrum. TSAG does not consider that this conclusion has been adequately justified.

For these reasons, TSAG considers that the heritage impacts of the proposed development remain unresolved and that insufficient information has been provided to demonstrate that the setting of nearby heritage assets would be preserved.

Section 1. Bassingbourne Lodge (Grade II Listed)

Bassingbourne Lodge is one of the closest listed buildings to the proposed development and sits immediately adjacent to the southern boundary of the site and approximately 80m from the proposed emergency access road.

The applicant concludes that the impact upon the setting of Grade II listed Bassingbourne Lodge would be limited and amount to a low level of less than substantial harm. TSAG does not agree.

The photographs below demonstrate that Bassingbourne Lodge retains a direct visual relationship with the surrounding agricultural landscape and the application site itself.

View from ground floor Kitchen Window.





View from First Floor Rear Bedroom

The ground floor photograph demonstrates the existing rural setting surrounding Bassingbourne Lodge. Whilst boundary planting is present, views across the surrounding countryside remain available. The first-floor photograph demonstrates more extensive views across the application site itself.

The photograph taken from the first-floor bedroom is particularly important as it demonstrates elevated views towards the site which do not appear to have been properly considered within the applicant's assessment.

The applicant states that *there is no potential visibility from within the immediacy of domestic plots and from The Street*. However, that is not the same as demonstrating that the development would not be visible from the listed building itself.

A listed building is not experienced solely from the public highway or whilst standing in part of a rear garden. It is also experienced from within the building, including from upper floor rooms and windows.

This distinction is particularly important where the proposed development consists of warehouse buildings up to 21 metres in height. A development may be screened from ground level by boundary treatments, vegetation or changes in land levels, whilst remaining visible from elevated viewpoints within the building itself.

The photographs above demonstrate that views across the application site are available from the first floor of Bassingbourne Lodge. TSAG has seen no evidence that such views were

assessed by the applicant before concluding that the impact upon the setting of the listed building would be limited.

Given the scale of the proposed warehouses and the proximity of Bassingbourne Lodge to the site, TSAG does not consider that the impact upon the setting of the listed building has been adequately assessed or that the resulting harm would be as limited as suggested by the applicant.

Section 2. Heritage Assets Were Scoped Out Before The Visual Evidence Existed

The Technical Note confirms that the Zone of Theoretical Visibility (ZTV) was not available when the original heritage assessment was undertaken.

Despite this, a number of listed buildings were scoped out of detailed assessment.

It is therefore unclear how the applicant was able to conclude that certain heritage assets would not be affected before the visual evidence subsequently relied upon by the applicant had even been produced.

The Council is effectively being asked to accept that those decisions were correct despite the visual evidence relied upon to support them not being available at the time the scoping exercise was undertaken.

Section 3. Changes To Character Have Not Been Properly Addressed

One of the specific matters raised by Uttlesford District Council under Regulation 25 was the need to consider the effects of traffic, noise, vibration, air quality and changes to character on heritage assets.

Whilst the applicant refers to noise, traffic, vibration and air quality assessments elsewhere within the Environmental Statement, there is little explanation as to how these changes would affect the character and setting of nearby heritage assets.

The Council specifically requested further consideration of traffic, noise, vibration, air quality and changes to character. However, much of the applicant's response simply refers back to conclusions reached by other technical consultants rather than assessing how those changes may influence the way heritage assets are experienced and understood.

For example, the Technical Note contains very limited discussion regarding the introduction of a major industrial estate, increased HGV movements, operational lighting, employee activity, servicing operations and the general industrialisation of what is currently a predominantly rural agricultural landscape.

These changes may not physically damage a listed building, but they may nevertheless alter the character of its surroundings and therefore the way in which the asset is experienced.

The fact that these matters may be considered elsewhere within the Environmental Statement does not remove the need to assess how such changes may affect the setting and appreciation of heritage assets.

TSAG therefore does not consider that the Council's concern regarding changes to character has been fully addressed.

Section 4. Taylor's Farm - Loss of Agrarian Setting

One of the more notable statements within the Technical Note is the applicant's acknowledgement that the agrarian setting of Taylor's Farm would be mostly removed by the development.

This is a significant admission.

The existing relationship between Taylor's Farm and the surrounding agricultural landscape forms an important part of the asset's historic setting and rural character. The open countryside surrounding the farmhouse is not incidental to its setting; it is one of the principal features that allows the asset to be understood and experienced in its historic agricultural context.

The applicant nevertheless concludes that the resulting harm would sit at the low end of the spectrum.

TSAG does not consider that this conclusion has been adequately justified.

If, as the applicant accepts, most of the agrarian setting of Taylor's Farm would be lost, it is difficult to understand how only limited weight is attributed to that harm. The Technical Note acknowledges the loss of a key component of the asset's setting, yet provides little explanation as to why the resulting impact should remain at the lower end of the spectrum.

In TSAG's view, the conclusion reached does not appear to follow from the findings presented within the assessment.

Conclusion

In summary, TSAG does not consider that the applicant has adequately addressed the concerns raised by Uttlesford District Council under Regulation 25.

The applicant relies heavily upon professional judgement, yet photographs from Bassingbourne Lodge appear to contradict some of the conclusions reached. The assessment also appears to overlook views from upper floor windows, provides limited consideration of changes to character, and fails to adequately explain why the loss of most of the agrarian setting of Taylor's Farm should only result in a low level of harm.

In particular, the photographs from Bassingbourne Lodge raise significant questions as to whether visibility from within listed buildings, including upper floor rooms, has been adequately assessed.

For these reasons, TSAG considers that the heritage impacts of the proposed development remain unresolved and that insufficient information has been provided to demonstrate that the setting of nearby heritage assets would be preserved.