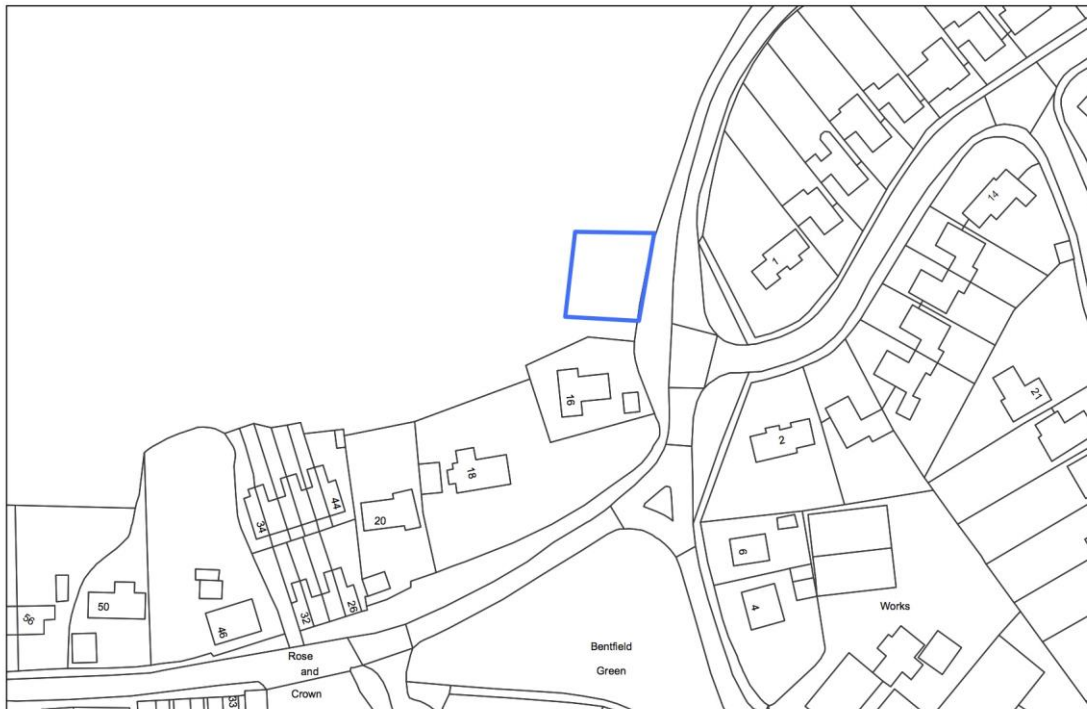


UTT032 Pennington Lane Stansted - Site Assessment



Pennington Lane, Stansted

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Consultee Responses

Essex Highways	Access will need to be 6m wide minimum with gates set back by 6m. Visibility splays to be determined and agreed when exact site boundary known.
Essex Historic Environment Team	No known archaeological impact
Landscape Officer	Whilst relatively small in terms of site area, visually it does not sit happily within the existing field pattern and its relationship with the adjoining residential development.
Conservation Officer	The site is located in the close proximity to the Bentfield Green Conservation Area and within the vicinity of some listed buildings. The open nature of the countryside beyond the boundary of the conservation area positively contribute to its quiet, historic nature. I consider that erection of any structures in indicated locality would be damaging to the visual tranquility of the locality and views into the historic conservation area. This view has been confirmed by the relatively recent dismissed appeals seeking development here.

Site ref	Site Name	Settlement	Reason for rejection
UTT032	Pennington Lane	Stansted Mountfitchet	Development on this site has an unacceptable landscape impact. The site is an unsuitable location for development as it would have a detrimental impact on the adjacent conservation area and the open nature of the countryside.

Officer Recommendation

For the reasons set out above this site should not be taken forward in the Local Plan process.