

EPPING FOREST DISTRICT LOCAL PLAN

EXAMINATION HEARINGS

HOMEWORK NOTE 25

MATTER 15: PLACES AND SITES (POLICIES P1-P15)

ISSUE 2: ARE THE PLAN'S POLICIES FOR THE SPECIFIC PLACES AND SITES WITHIN THE DISTRICT JUSTIFIED, EFFECTIVE AND CONSISTENT WITH NATIONAL POLICY; AND ARE THE SPECIFIC SITE ALLOCATIONS THEY INCLUDE JUSTIFIED AND DELIVERABLE?

QUESTION 7: EPP.R8 (CIVIC OFFICES): HAS ACCOUNT BEEN TAKEN OF THE FACT THAT THE CIVIC OFFICES ARE NOW LISTED?

HW25: TO PRODUCE A MAP SHOWING THE LISTING OF THE CIVIC OFFICES TO SHOW HOW IT RELATES TO THE SITE ALLOCATION AND AN ASSESSMENT OF WHY THE TWO ARE COMPATIBLE

1. The Council provides this note which concerns Matter 15, Issue 2 and the Inspector's request that the Council produce a map of the listing of the Civic Offices to show how it relates to the site allocation and an assessment of its suitability and capacity in light of the heritage considerations arising from the Listed Building added to the Statutory List on 18 December 2017.
2. The map at Appendix A shows the extent of the Grade II Listed Epping Civic Offices (in blue) in relation to the proposed allocation, EPP.R8. This map has been prepared using information available on Historic England's website. Details of the listing can be found on

the Historic England website at <https://historicengland.org.uk/listing/the-list/list-entry/1451630>.

3. The map shows that a small part of the Listed Building is included within the allocation site boundary comprising the small area to the rear of the mid-19th Century building shown as 323 High Street (which is not included in the listing). That part of the Listed Building ("the Link Element") consists of a stairwell and corridors that link 323 High Street to the main Civic Offices building (as described in the List Entry), and the existing office accommodation to the rear north west. Although it is not included in the statutory listing, the mid-19th Century building at 323 High Street makes a positive contribution to the character and appearance of the Epping Conservation Area and is identified as a 'key building of townscape merit' within the 'Epping Conservation Area Character Appraisal', November 2009 (pages 21 and 52).
4. As stated in the Council's Matter 15 Hearing Statement, the Council considers that the listing of the Civic Offices will not affect the deliverability of the site, or the site capacity, as proposed in the LPSV, which is considered appropriate for this location. In the circumstances, it is considered reasonable to require any proposals to redevelop the site preserve the special interest of the Listed Building and its setting through careful design and consultation with Historic England.
5. As part of the Council's hearing statement on Matter 15 (page 27), an amendment has been proposed to Appendix 6 of the LPSV so that consideration of the impact of any proposal on the Grade II Listed Epping Civic Offices or its setting is a development requirement for site EPP.R8:¹

"Heritage

Development of the site may impact upon the significance of Grade II Listed Epping Civic Offices and/or its setting. Development may also impact upon the setting of the Grade II listed 309, 311, 315, 317 and 319 High Street and The Black Lion Public House. Development proposals which may affect ~~the settings of these Listed Buildings~~ or their settings should ~~sustain~~ preserve or enhance the significance of them including the contribution made by their setting. Development

¹ The proposed amendment includes a further change to ensure consistency with the terminology used in the Planning Acts.

proposals should preserve the special architectural or historic interest of these Listed Buildings through appropriate layout, height, scale, massing and high quality design/materials.”

6. The Council does not consider it is necessary to amend the site boundary of site allocation EPP.R8. The inclusion of the Link Element of the Listed Building and 323 High Street within the allocation boundary properly reflects the need for any proposal for redeveloping the site to appropriately address and interface with the retained Link Element and 323 High Road. In the circumstance, future redevelopment proposals should not result in unacceptable harm to the significance of relevant heritage assets, both designated and undesignated. In accordance with LPSV Policy DM 7 Heritage Assets. Accordingly, the inclusion of part of the Listed Building and 323 High Street within the site allocation boundary is therefore justified.

Appendix A

