

**EPPING FOREST DISTRICT COUNCIL
EXAMINATION OF THE DISTRICT LOCAL PLAN, 2011-2033**

MATTER 8: GARDEN TOWN COMMUNITIES

**PRE-HEARING STATEMENT ON BEHALF OF
EPPING FOREST DISTRICT COUNCIL**

FEBRUARY 2019

INTRODUCTION

Epping Forest District Council ("the Council") submits this statement in response to the Inspector's Matters, Issues and Questions ("MIQs") (ED5). This statement addresses Matter 8: Garden Town Communities and provides the Council's response to all of the Inspector's questions associated with Issues 1 to 4 (ED5, pp 16-18).

Where appropriate, the Council's responses in this statement refer to but do not repeat detailed responses within the hearing statements submitted by the Council concerning other Matters.

Key documents informing the preparation of this statement to which the Council may refer at the hearing sessions include:

- [EB1500 Harlow Strategic Site Assessment \(2016\)](#)
- [EB1405 Harlow and Gilston Garden Town Design Guide \(November 2018\)](#)
- [EB1406 Harlow and Gilston Garden Town Vision \(November 2018\)](#)
- [EB133 Report to Cabinet on 18 October 2018 Governance Arrangements for Local Plan Implementation \(2018\)](#)
- [EB1101A Epping Forest District Infrastructure Delivery Plan – Part A Report \(2017\)](#)
- [EB1101B Epping Forest District Infrastructure Delivery Plan – Part B Report \(2017\)](#)

All documents referred to in this statement are listed in **Appendix A** of this statement together with links to the relevant document included within the Examination Library.

Examination Library document references are used throughout for consistency and convenience.

Issue 1: What is the "Garden Town" concept as applied to proposed allocations SP5.1, SP5.2 and SP5.3 and is this significant for plan-making purposes?

Inspector's Question 1

- 1. Are the four Garden Town Communities (including Gilston in East Herts) intended to function together in some way, or are the allocations essentially separate entities? Does this matter?**

Response to Question 1

1. The four Garden Town Communities are intended to function together, both through physical and characteristic linkages. They are part of the Harlow and Gilston Garden Town, an entity which provides a framework for joint-working and cross-boundary collaboration across three District Councils and two County Councils.
2. Harlow and Gilston was designated as a Garden Town by the Ministry for Homes, Communities and Local Government in January 2017, following a joint Expression of Interest from Epping Forest District Council, East Hertfordshire District Council and Harlow Council (EB1401). The Councils share a bold vision and set of objectives, recognising that areas in and around Harlow present a number of opportunities to deliver growth of considerable scale and significance. Such growth is key not only to meet growing pressures of housing and infrastructure need locally, but also in delivering broader regeneration and change for Harlow, as set out in the Harlow Strategic Sites Assessment (EB1500).
3. Delivering at such scale is however complex and challenging, requiring a positive partnership approach. This not only involves the Councils, land owners and developers to bring proposals effectively through the planning system, but also requires a shared commitment with infrastructure providers and national Government to provide a strategic approach, enabling barriers to be overcome and opportunities to be realised. A holistic, comprehensive approach to planning and delivery of developments that are part of the Harlow and Gilston Garden Town will enable these proposals to achieve 'Garden City' ambitions, whilst allowing delivery in an efficient and timely manner.
4. The cross-boundary approach provided by the Harlow and Gilston Garden Town provides a joint-working framework via a number of workstreams, including technical workstreams such as Quality Design, Infrastructure, Sustainable Travel, Housing, Health and Economic Development. Work to undertake joint Garden Town strategies and projects is ongoing through regular workstream meetings

between officers from Epping Forest District Council, Harlow District Council, East Hertfordshire District Council, Essex County Council, Hertfordshire County Council, and the Garden Town Team. This work includes, but is not limited to, the Harlow and Gilston Garden Town Vision (EB1406) and Harlow and Gilston Garden Town Design Guide (EB1405), the Harlow and Gilston Garden Town Draft Transport Strategy (EB1408), the Sustainable Transport Corridor Study (EB1407A) and ongoing work on the Harlow and Gilston Garden Town Infrastructure Delivery Plan and Viability Study.

5. The Town and Country Planning Association's (TCPA) Garden City Principles have been interpreted to reflect local context and place-making considerations within the Harlow and Gilston Garden Town Vision (EB1406) and the Harlow and Gilston Garden Town Design Guide (EB1405). These documents set out key criteria and objectives for quality and character and were commissioned and created jointly by the Councils. These documents were endorsed to be used as material planning considerations by Cabinet on 10 December 2018 (EB135). The Strategic Masterplans, and subsequent planning applications for the Garden Town communities therefore must be designed within the guiding principles of the Harlow and Gilston Garden Town Vision and Design Guide.
6. The Councils share an ambition to achieve modal shift from car to non-car use within the Harlow and Gilston Garden Town, as set out in the Harlow and Gilston Garden Town Draft Transport Strategy (EB1408) and Sustainable Transport Corridor Study (EB1407A). Development proposals within the Garden Town, including the four Garden Town communities, will therefore also function together through their physical connections via proposed north-south and east-west sustainable transport corridors, and their modal shift objectives.
7. The strategic sites around the Garden Town will also be consistent in their approach to producing Strategic Masterplans, as required by Policies SP 3, SP 4 and SP 5 and illustrated in figure 2.1 in the LPSV. The Strategic Masterplan process is clearly set out in the LPSV and in the Strategic Masterplanning Briefing Note endorsed by Epping Forest District Council Cabinet on 18 October 2018 (EB133). The approach to Strategic Masterplanning has been agreed with Harlow District Council, to ensure a consistent approach, especially in regard to SP 5.3 East of Harlow Masterplan Area, which spans across the district boundary.

Inspector's Question 2

2. If the communities are intended to function together, is this possible in light of their physical separation? Will the requirement for separate Strategic Masterplans be effective in achieving coherent schemes?

Response to Question 2

8. The communities are intended to function together, both through physical and characteristic linkages, as noted in the above response to Question 1. Separate Strategic Masterplans will be effective in achieving coherent schemes, through a consistency of process, guidance and the framework for collaborative and cross-boundary working.
9. The Harlow and Gilston Garden Town Vision (EB1405) and Harlow and Gilston Garden Town Design Guide (EB1406) provide a guiding vision and set of principles to support the delivery of a locally-lead Garden Town, and ensure developments achieve Garden City ambitions. This includes principles in regard to Placemaking and Homes, Landscape and Green Infrastructure, Sustainable Movement, and Economy and Regeneration. The Design Guide also provides site specific guidance for the four Garden Town strategic sites, from p.30-45, around these key principles. Within the Design Guide there are also Design Quality Questions p.50-51 - all developments are required to demonstrate how the proposals answer these questions, addressing the key principles for healthy growth as set out in the Design Guide. The Design Quality Questions enable officers, the Quality Review Panel, and the community to review Garden Town schemes coherently, and with a common agenda.
10. The approach to Strategic Masterplanning for the strategic sites, as set out in Policy SP 3 Place Shaping, and as shown in figure 2.1 of the LPSV, requires all Strategic Masterplans to adhere to place shaping principles and to be consistent in their planning process. The Council has prepared a Strategic Masterplanning Briefing Note that provides further guidance which was endorsed by the Council's Cabinet Committee on 18 October 2018 (EB133). This sets out the requirements for the preparation of Strategic Masterplans to ensure that a comprehensive approach is taken to the planning and delivery of Masterplan Areas.
11. Policy SP 4 of the LPSV sets out in more detail the requirements for the development and delivery of Strategic Masterplans within the Garden Town. Paragraph 2.101 and Policy SP 4 Part C(vii) of the LPSV also state that Strategic Masterplans should be informed through review by the Harlow and Gilston Quality Review Panel. The creation of a project-specific quality review panel, with consistent panel chair, ensures that Strategic Masterplans are reviewed coherently as part of the Garden Town, and not solely within district boundaries.

Inspector's Question 3

- 3. Does the Garden Town approach have specific implications for how infrastructure needs are identified and provided? Have Harlow and Epping Forest Councils worked together constructively in making decisions about where to provide health and education infrastructure, for example?**

Response to Question 3

12. The Garden Town approach does have specific implications for how infrastructure needs are identified and provided. Harlow and Epping Forest District Councils continue to work together constructively, along with the other Garden Town local authorities, to progress the identification and delivery of these infrastructure needs. Particular regard has been had to planning constructively to meet future health and education needs across the Garden Town through a series of ongoing discussions and dialogue.
13. The infrastructure required to support the delivery of the Garden Town sites is already sufficiently identified and set out within respective Infrastructure Delivery Plans (IDPs) (EB1101A, EB1101B), and the viability of these requirements is assessed through District-level Viability Studies (EB300 and EB301), in order to inform and support Local Plans.
14. IDPs for Epping Forest District and Harlow District were developed through close collaboration and joint working between Officers of both District Councils and Essex County Council, holding specific meetings to discuss and agree requirements for strategic sites (as captured in LPSV Policy SP 5), and sharing draft versions of emerging policy text for comment prior to finalisation. The appointed IDP consultants (Arup and Atkins) agreed a protocol for collaboration in order to ensure that the two IDPs were aligned (EB1101D).
15. Policy SP 4 of the LPSV, which sets out the development and delivery of Garden Communities in the Harlow and Gilston Garden Town, was jointly written for inclusion in emerging Local Plans by Epping Forest and Harlow District Councils and captures the shared objectives and collaborative approach in regard to the Garden Town sites.
16. The production of the Garden Town IDP and Harlow and Gilston Garden Town Viability Study (produced by HDH Planning and Development) recognises the need to coordinate the planning and delivery of complex strategic infrastructure over the entire plan period (and beyond) across the entirety of the Garden Town, covering three District Council areas and two County Council areas (ED9). Once complete, the Studies will then be endorsed by the respective local planning authorities of the Garden Town as material planning considerations for decision-making, and will form key planning policy documentation alongside Local

Plans. The County Councils will also endorse the documents alongside existing strategies relating to the delivery of infrastructure

17. Joint studies have been commissioned and a number of workstreams have been established and are ongoing in taking forward the joint work for the Garden Town. Officers from each of the five respective Garden Town local authorities (Epping Forest District Council, Harlow District Council, East Herts District Council, Essex County Council and Herts County Council) contribute to each workstream which ensures that a collaborative and constructive approach is taken. These workstreams are focused around governance and technical workstreams. A specific Infrastructure workstream has been established in order to discuss and agree the future delivery of infrastructure across the Garden Town. In addition, ongoing collaboration and joint working is taking place through the 'Health' and 'Delivery' workstreams.
18. Regular Duty to Cooperate discussions have taken place through the Cooperation for Sustainable Development Member Board meetings from 2014 onwards. These meetings and associated minutes note collaborative and constructive discussions regarding health and education infrastructure provisions, including in regard to the potential relocation of the Princess Alexandra Hospital. Ongoing work on this sits within the Garden Town Health workstream.

Issue 2: Are the Garden Town allocations deliverable in respect of their impact on transport infrastructure?

Inspector's Question 1

- 1. Are the requirements of Policy SP5 in relation to transport sufficient to mitigate the effects of the proposed development in all three communities upon existing Junction 7 of the M11 and to ensure that adequate financial contributions are made towards the provision of Junction 7a? Is it the case that the provision of Junction 7a and associated infrastructure is a prerequisite of development on these sites and, if so, is this sufficiently clear in the Plan?**

Response to Question 1

19. When taken together, Policies SP 4 (Part B and Part C (ix)) and SP 5 (Part C) of the LPSV provide consistent development principles across all of the Garden Town Communities, which will ensure that the impacts of development on Junction 7 of the M11 will be adequately mitigated, and that Junction 7a will be delivered.
20. The delivery of Junction 7a is already fully funded and is not therefore dependent on financial contributions from development to be allocated in the LPSV. Further details are provided in section 5.1.5, p.24, of the Infrastructure Delivery Plan (IDP) (EB1101A) and ref DW3, p.17 of the IDP Schedule (EB1101B).
21. In the short term, minor upgrades will be made to Junction 7 of the M11, which are estimated to cost £5,000,000. Unless funding is secured from Highways England Road Investment Strategy 2, the improvements will be funded through developer contributions (Ref LPR3, p.28, EB1101B). Accordingly, Part F, Policy SP 5 of the LPSV requires the development at Latton Priory to 'include highway and transport improvements including ... upgrades to Junction 7 of the M11'. This is confirmed within the IDP Topic Paper (p.16, EB1101C) which provides further details on arrangements for future infrastructure funding and delivery (as of October 2018).
22. Over the longer term, it is anticipated that more significant improvement works will be required to upgrade Junction 7 of the M11 (Ref DW4, p.18, EB1101B). This is estimated to cost £29,000,000, and is subject to a funding bid through the Highways England Road Investment Strategy 2. The funding and delivery of this upgrade is considered to be of strategic importance to the sub-region, and neither the IDP or LPSV anticipate developer contributions towards this longer-term requirement at this time.
23. Further details on the planned roles of M11 Junction 7/7a in delivering planned growth are set out in the Memorandum of Understanding on Highways and

Transport Infrastructure for the West Essex / East Herts Housing Market Area (EB1201, p. 9-10 and Appendix 2).

24. The provision of Junction 7a of the M11 is considered to be a prerequisite for the development of the strategic Harlow and Gilston Garden Town sites (EB1201, page 5). The scheme is fully funded, and work is already progressing to bring forward its delivery. Essex County Council (ECC), in partnership with Highways England (HE), published the orders required by law to be able to progress with construction of the scheme on 30 August 2018. This followed the granting of planning permission on 21 July 2017 (planning application ref: CC/EPF/08/17) for 'Construction of a new motorway junction (Junction 7a) on the M11 between existing junctions 7 and 8'. Junction 7a is due to become operational by 2023. Accordingly, growth planned as part of the Harlow and Gilston Garden Town is phased with delivery planned to commence from 2022/2023 following the implementation of the new Junction 7a of the M11, as set out within Appendix 6 to the Housing Implementation Strategy Update (EB410B).
25. The delivery of other associated infrastructure, including the entirety of the Sustainable Transport Corridor, is not considered to be a prerequisite. However, in order to seek to maximise the promotion of use of sustainable transport measures, it will be necessary for key elements of sustainable transport provision to be available when new developments are first occupied. This will be required in order to prevent the establishment of unsustainable travel behaviour, and to provide viable alternatives to private car use.
26. Part C (ix) of Policy SP 4 states that 'Each Garden Town Community must ... ensure that on-site and off-site infrastructure is provided in a timely manner, subject to viability considerations, ahead of or in tandem with the development it supports to mitigate any impacts of the new Garden Communities, meet the needs of residents and establish sustainable travel patterns.' However, the Council considers that the addition of the following text to follow paragraph 2.117 of the LPSV will ensure that this position is further clarified within the Plan:
27. The growth plans for the Garden Town require the implementation of a new junction (Junction 7A) on the M11. This new junction is planned to be operational by 2023, prior to the occupation of the strategic developments. In order to maximise the promotion of use of sustainable transport measures, it will be necessary for key elements of sustainable transport provision to be available when new developments are first occupied. This will be required in order to prevent the establishment of unsustainable travel behaviour, and to provide viable alternatives to private car use. The Council will secure the necessary measures through the use of planning obligations or other relevant mechanisms as appropriate.

Inspector's Question 2

- 2. More generally, are the highway and transport improvements sought by the policy expected in the form of physical works or financial contributions? Is this clear?**

Response to Question 2

28. The highway and transport improvements will comprise a combination of physical works and financial contributions, and the Council considers that Policies SP 4 and SP 5 already make this sufficiently clear.
29. Contributions will be sought for off-site highway and transport works which are to be, or are being, provided by Essex County Council as the Local Highway Authority or by Highways England as the statutory body with responsibility for the Strategic Road Network (SRN). The improvements expected are set out in the IDP (EB1101B). Section 8.4 (p.21-22) provides details of the works and / or financial contributions required strategically to support growth across the Garden Town. Sections 8.5 – 8.8 (p.23-33) provide details of the works and / or financial contributions required to support each of the planned Garden Communities.
30. Part C of SP 5 sets the requirement for infrastructure to be delivered at a rate and scale to meet the needs arising from the proposed development, in accordance with the Infrastructure Delivery Plan with proportionate contributions for the delivery of improvements to Junction 7 and other strategic infrastructure requirements. The Policy also sets out the highway and transport improvements that are required from each strategic site (SP 5.1, SP 5.2 and SP 5.3).

Inspector's Question 3

- 3. Essex County Council has indicated that the Latton Priory development could not deliver an essential north/south sustainable transport corridor. What difficulties does this present and can they be resolved?**

Response to Question 3

31. Whilst it is acknowledged that the Latton Priory development could not on its own deliver the north/south sustainable transport corridor in its entirety, the five Garden Town partner authorities (including Essex County Council) are committed to the delivery of this project, recognising the challenges that exist.
32. To this end, a Sustainable Transport Corridor Study (EB1407A) has been produced which identifies indicative routes for the north/south corridor and demonstrates the feasibility of the overall project. In addition, the Garden Town

partner authorities have produced a draft Transport Strategy (EB1408) (which will be subject to public consultation in the Spring) and are in the process of producing a Garden Town Infrastructure Delivery Plan and Viability Study which will provide further detail on future funding and delivery arrangements (ED9).

33. A dedicated Garden Town workstream has been established by the partner authorities to focus on planning for the future delivery of sustainable transport infrastructure and improvements. Through this workstream, consultants have been commissioned to deliver a feasibility study including identifying routes and costs relating to the design of the southern corridor. Initial findings are due to be presented in the coming weeks.
34. The Sustainable Transport Corridors will be funded via a range of sources, including developer contributions from development across the Garden Town and central Government. The Latton Priory development will be required to provide proportionate developer contributions towards the project, but will not be required to fund the entirety of the north / south corridor.
35. Recognising the importance of the future delivery of the Sustainable Transport Corridors, the Garden Town partner authorities have agreed an overarching plan (see Appendix 1) for inclusion in the Draft Transport Strategy for the Garden Town. This Plan identifies the indicative routes for the Sustainable Transport Corridors. Both Harlow District Council and Epping Forest District Council propose to include the Plan within emerging Local Plans in order to provide clarity, and to safeguard the land required for the Corridors.
36. The Council therefore proposes to insert the Plan (Appendix 1) into the LPSV directly after Map 2.1 (p.39) as Map 2.2. The routes for the Corridors will also be included within the Policies Map as safeguarded routes. In addition, the Council proposes to insert the following additional text into Policy SP 5 after Part E:

Land will be safeguarded for the Sustainable Transport Corridors in accordance with Map 2.2 and the Policies Map. Development proposals and Strategic Masterplans will be required to safeguard land accordingly.

37. It is important to recognise that these corridors are intended to be multi-modal and walking and cycling routes may follow a different alignment to that of public transport services. In particular, the final route for public transport services will need to not only maximise the opportunities for supporting the new Garden Town Community for Latton Priory but also provide improved opportunities for existing residents living in the southern Harlow area.
38. As illustrated by Appendix 1, it is proposed to extend a corridor further south from Latton Priory, providing enhanced linkages and accessibility to and from the Garden Town to Epping and neighbouring settlements. This will not only help to support the required modal shift away from private car use, but will also provide further patronage to support the ongoing viability of future services

Issue 3: Are the criteria in Policy SP4 justified, effective and consistent with national policy?

Inspector's Question 1

- 1. Will the criteria within Policy SP4(C) ensure that sufficient regard is had to the historic environment, including built heritage; townscape; archaeology; and designed landscapes, in planning generally for the Garden Town Communities? (Reps HE).**

Response to Question 1

39. The criteria set out in Policy SP 4, together with Policies DM 3 (Landscape Character, Ancient Landscapes and Geodiversity) and DM 7 (Heritage Assets) of the LPSV, will ensure that sufficient regard is had to the historic environment including built heritage; townscape; archaeology; and designed landscapes, for the Garden Town Communities and are consistent with national policy.
- (a) Policy SP 4 (C) sets out criteria to ensure that sufficient regard is had to the historic environment and in particular:
 - (b) SP 4 C (i) – the principle of high quality place-making;
 - (c) SP 4 (vi) - the need to be consistent with and adhere to Design Code(s);
 - (d) SP 4 (viii) - promotion and execution of the highest quality of planning, design and management of the built and public realm, the capitalisation on local assets, and the need to have regard to the original guiding principles established by Sir Frederick Gibberd's masterplan for Harlow; and
 - (e) SP 4 (xvi) - the creation of distinctive environments which relate to the surrounding area, the natural and historic landscapes.
40. Any Masterplans and subsequent planning applications will be required to conform with all relevant policies within the Plan, including Policy DM 7 (Heritage Assets). To take account of the representation from Historic England (19STAT0020), the Council has proposed that an amendment is made to the wording of Policy SP 4 (C) (xvi) as set out in the Draft Statement of Common Ground with Historic England, (see Appendix 2). The proposed amendment as agreed with Historic England is as follows:
- "(xvi) create distinctive environments which relate to the surrounding area, protect or enhance the natural and historic landscapes and systems and wider historic environment, provide a multi-functional green-grid which creates significant networks of new green

infrastructure and which provides a high degree of connectivity to existing corridors and networks and enhance biodiversity."

41. The Council are also proposing amendments to the wording of Policy SP 4 C (xvii) to include an additional requirement for the development proposals for the Garden Town Communities to produce a Heritage Impact Assessment at the strategic masterplan stage. The proposed wording is as follows:

"A Heritage Impact Assessment will be required to inform the design of the Garden Town Communities to ensure heritage assets within and surrounding the sites are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting unless the public benefits of the proposed development outweigh any harm to the significance or special interest of the heritage asset in question."

42. The definition of 'heritage asset' 'as set out in the Glossary to the LPSV (page 199) covers the aspects listed in the question and it is proposed to include archaeological remains, as agreed with Historic England, in the definition as follows:

"A building, monument, site, place, area or landscape 'or archaeological remains' identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)."

43. The Strategic Masterplanning Briefing Note endorsed by Cabinet on 18 October 2018 (EB133) sets out stages for the masterplan process including topic based meetings at an early stage and lists heritage and archaeological assessment as part of understanding the constraints and opportunities for the site. At a more detailed level, planning applications for the development of the Garden Town Communities will be subject to Environmental Impact Assessments where any impacts to heritage assets will need to be assessed through the screening and scoping stages then addressed. The EIA process will also include engagement with statutory bodies such as Historic England. For smaller sites planning applications will need to be supported by a Heritage Statement (as set out at paragraph 4.60 page 89 of the LPSV) and an archaeological evaluation (as set out at paragraph 4.63 page 90 of the LPSV) where appropriate.

Issue 4 Are the site allocations (SP5.1, SP5.2 & SP5.3) in Policy SP5 sound and deliverable?

Inspector's Question 1

All sites

1. Should Policy SP5 and the relevant supporting text exclude reference to the size of schools to be provided for flexibility? Should a land area be specified instead? Should the policy make it clear that financial contributions could be sought towards school provision?

Response to Question 1

44. As agreed with Essex County Council via the (Draft) Statement of Common Ground (ED10), the Council proposes an amendment to the wording of Policy SP 5 and the supporting text, to remove the 'form-entry' requirements for schools and refer instead to a minimum land area to allow more flexibility in terms of school delivery.
45. It is not considered that the policy needs to make specific reference for financial contributions towards school provision. Policy SP 5 (Parts B and C) refer to the requirement for development on the Strategic Sites to be supported by necessary infrastructure with those requirements being delivered at a rate and scale to meet the needs that arise from the proposed development. These infrastructure requirements will include any necessary financial contributions towards school provision. In addition, Policy D 2 Essential Facilities and Services requires the provision and improvement of essential facilities and services to serve the scale of proposed developments, with reference made within the supporting text to Essex County Council's 'Developers Guide to Infrastructure Contributions' (EB1107) and the District Council's Infrastructure Delivery Plan (EB1101A and EB1101B).
46. The proposed amendments to SP 5 and its supporting text are as follows:

Paragraph 2.125

"Sites within Latton Priory provide capacity for around 1,050 homes, alongside community facilities including Early Years facilities, a new ~~two form-entry~~ primary school (including the provision of land) and appropriate contributions towards a secondary school (including the provision of land) to serve the needs arising from new development."

Paragraph 2.128

"Sites within the Water Lane Area provide capacity for around 2,100 homes, alongside community facilities including Early Years facilities, a new ~~two-form-entry~~ primary school (including the provision of land) and appropriate contributions towards a secondary school to serve the needs arising from new development. In addition 0.5 ha for up to five traveller pitches will be provided."

Paragraph 2.129

"East of Harlow is located across the administrative boundary between Harlow District Council and Epping Forest District Council. The land within the Epping Forest District provides capacity for 750 homes. Development is required to provide community facilities including Early Years facilities a ~~two-form-entry~~ new primary school (including the provision of land) and appropriate contributions ~~(including the provision of land)~~ towards a new secondary school to serve the needs arising from new development. In addition 0.5 ha for up to five traveller pitches will be provided"

Policy SP 5 part F point (viii)

"A ~~two-form-entry~~ new primary school with Early Years and Childcare provision on an education site of at least 2.1 hectares;"

Policy SP 5 part G point (v)

"A ~~two-form-entry~~ new primary school with Early Years and Childcare provision on an education site of at least 2.5 hectares;"

Policy SP 5 part H point (vii)

"A ~~two-form-entry~~ new primary school with Early Years and Childcare provision on an education site of at least 2.1 hectares;"

Inspector's Question 2

2. Will sufficient employment land be available in/near to the new Garden Town Communities to “*enable residents to meet the majority of their day to day needs*” within them and to “*maximise the use of sustainable transport modes*” as required by Policy SP4? Has consideration been given to providing more employment land (and less housing if necessary to achieve this) within the relevant allocations? (Reps Harlow and ECC).

Response to Question 2

47. The Council considers that sufficient employment land, accessible using sustainable transport modes, will be available within the Garden Town Communities to serve the day to day needs of residents.
48. Various strategic spatial options have been explored by the Council throughout the Plan preparation process, including considering more employment land adjacent to Harlow. Specifically, in finalising the spatial strategy within the LPSV, the Council identified and ‘tested’ three district-wide reasonable alternatives, informed directly by consideration of the latest available evidence (including transport modelling, the Employment Review (EB603), the Employment Land Supply Assessment (EB602)) and responses received to the Draft Local Plan consultation. The consideration of District-wide reasonable alternatives at this stage focused on exploring variations in terms of distributing the housing and employment needs based on the preferred spatial strategy. The alternatives were.
- (a) Alternative A – ‘Minimising change to the Draft Local Plan’ – this considered the potential implications of a lower level of employment growth adjacent to Harlow;
 - (b) Alternative B – ‘Exploring alternative travel patterns’ – this considered a higher level of employment growth adjacent to Harlow; and
 - (c) Alternative C – ‘School variation across the District’ – this considered a high level of employment growth adjacent to Harlow.
49. Technical assessment work was undertaken in order to further understand the potential implications of these difference alternatives and inform the finalisation of the Local Plan. Further details are provided within the Sustainability Appraisal (EB204) paragraphs 7.27 – 7.37 (pp 36 – 42).

50. Sites ultimately identified for allocation within the LPSV represented a hybrid of the three alternatives. The Sustainability Appraisal (EB204) reflects the outcome of this process, as it relates to employment sites, in paragraph 7.48:

"The spatial distribution of the employment sites has sought to reflect the needs identified across the District, particularly taking into account the need for additional space to serve employment markets in the south of the District, including at Loughton and Waltham Abbey. Significant employment opportunities already exist at Harlow through the relocation of Public Health England and the Enterprise Zone, and further small-scale employment uses will also be provided within the Garden Town Communities to promote the sustainable growth of Harlow and reduce out-commuting."

51. The Harlow Local Development Plan Pre Submission Publication (May 2018) provides for a higher quantum of land allocation within the Use Class B against the levels identified for Harlow in the West Essex-East Hertfordshire Assessment of Employment Needs (EB610). In addition, the emerging Harlow Town Centre Area Action Plan will include potential for further office development within Harlow town centre. The strategy for the Garden Town is to regenerate and promote Harlow Town Centre as a highly accessible employment hub with sustainable transport links between it and all Strategic Allocation sites (Garden Communities), as highlighted within the Harlow and Gilston Garden Town Vision (EB1405) and the Harlow and Gilston Garden Town Design Guide (EB1406).
52. It is important to recognise that the Garden Communities will be linked directly to significant employment opportunities within Harlow, including the Public Health England campus, Harlow Enterprise Zone and broader employment area at Pinnacles industrial estate. In addition, the Harlow and Gilston Garden Town Vision (EB1405) which overlays the Spatial Masterplans under production for the Garden Communities, provides the framework for the promotion of sustainable travel and self-sufficiency within the Garden Town.
53. The LPSV allocates one hectare of employment land for Class B1a/B1b use at Dorrington Farm (RUR.E19) within the Latton Priory Garden Town Community. This new allocation, combined with an existing one-hectare designation of employment land, represents a significant opportunity for a comprehensive redevelopment to deliver considerable new employment opportunities that are well integrated within Latton Priory as well as the wider Garden Town, linked in the future by Sustainable Transport Corridors. The delivery of this site for Class B1a/B1b use fits with aspirations for the Garden Town and will deliver higher density employment uses. In addition, Policies SP 2 and SP 5 of the LPSV require other small-scale employment uses, including education and retail, to be provided as part of the development mix within the new Garden communities.
54. Future job creation within the Garden Town will not be solely reliant on the provision of traditional employment floorspace. The Council recognises that

increasing numbers of homeworkers / peripatetic workers will play an important role in creating sustainable travel patterns in the future. This is recognised within the relevant employment evidence base documents *see paragraph 4.2.1 page 26, Figure 4.2 page 27 and Section 5.4 page 35 of the West Essex and East Hertfordshire Assessment of Employment Needs 2017 EB610, and Appendix 2, p.32 EB603*). The benefits that such ways of working have from a transport perspective are set out at paragraph 20 of the Council's Hearing Statement in respect of Matter 4 Issue 6. In addition, the Garden Communities within Epping Forest District will result in job creation outside of Class B Uses as a result of the site specific social and community infrastructure that will be provided.

55. Consequently, the quantum of employment land, when combined with other on-site employment opportunities and the growth in home/peripatetic working is such that there is no requirement to accommodate additional employment floorspace and that there is no evidence that the Council has seen that would suggest that additional employment land should be provided from either an economic or sustainability perspective.

Inspector's Question 3

- 3. What effect would the development of sites SP5.1, SP5.2 and SP5.3 have upon the purposes of the Green Belt? What would be the impact of Site SP5.2 (Water Lane Area) on the identity of Broadly Common and Old House Lane in Roydon Parish?**

Response to Question 3

56. The effect that the development sites would have on the Green Belt is set out in the Technical Annexe to the Green Belt Review Stage 2 2016 (EB705B).
57. Development of **SP 5.1 Latton Priory** is likely to have a very high impact on the Green Belt. The Green Belt here contributes strongly to Purpose 1 "checking the unrestricted sprawl of large built up areas", as the site is contiguous with the Harlow built up area, and that development here would be visible from the ridge and would be perceived as a significant expansion of Harlow. The north west part of the site (parcel 073.3) is somewhat isolated from the wider Green Belt by Mark Bushes to the east and trees to the west and therefore contributes less to Purpose 1 than the rest of the site. In relation to Purpose 3 "assisting in safeguarding the countryside from encroachment", the site makes a moderate contribution. The site makes a weak contribution to Purpose 2, and no contribution to Purpose 4. [See proformas for parcels 073.1, 073.2 and 073.3 in the Annexe].
58. Development of **SP 5.3 East of Harlow** is likely to have a very high impact on the Green Belt. The site contributes strongly to Purpose 1, as the parcel adjoins

the large built up area of Harlow and plays an important role in preventing sprawl. It also contributes strongly to Purpose 3. It scores weakly against Purpose 2, and makes no contribution to Purpose 4. [See proforma for parcel 003.1 in the Annex]

59. Development of **SP 5.2 Water Lane** is likely to have a high impact on the Green Belt, albeit to a lesser degree than for East Harlow and Latton Priory. The site contributes relatively strongly to Purpose 1 for a number of reasons set out in the Annexe, including that the site maintains a fairly consistent gap between the edge of Harlow and the B181 Epping Road. The site also contributes relatively strongly to Purpose 3. It scores weakly against Purpose 2, and makes no contribution to Purpose 4. [See parcels 066.1, 066.2 and 067.1 in the Annexe].
60. It is considered that development of the Water Lane area may impact on the identity of Broadley Common or Old House Lane, and it is recognised that development here would bring the urban footprint of Harlow closer to Broadley Common [see findings for sites R and U in the Harlow Strategic Sites Assessment 2016 (EB1500)]. On balance, the positive attributes associated with this site alongside the potential to address this issue as part of the strategic Masterplanning process could sufficiently address this issue - full regard will be had to the existing settlements of Broadley Common and Old House Lane in order to protect the character and identity of these areas. The Harlow and Gilston Garden Town Design Guide (EB1406) references this at page 31 and page 32.
61. It is important to clarify that in Green Belt terms, Broadly Common and housing at Old House Lane are not considered 'Towns' and therefore concerns regarding coalescence under Purpose 2 of the Green Belt are not applicable here.

Inspector's Question 4

- 4. Do the maps of the Masterplan Areas require amendment to clarify that the "residential site allocations" are also expected to include land for schools and other services and infrastructure? (Reps ECC).**

Response to Question 4

62. The Council considers that the maps which delineate the Masterplan Areas should be amended to make clear that both residential and non-residential uses will be incorporated.
63. As part of the agreed (draft) Statement of Common Ground with Essex County Council (ED10), the Council proposes to make amendments to the map legend for maps 2.1, 2.2, 2.3, 2.4, 5.1 and 5.12 to clarify that the 'residential site allocations' are also expected to include land for schools and other services and

infrastructure. The Council considers that the use of the word 'strategic' as opposed to 'residential' will make this clear.

64. The proposed amendment is as follows:
- ~~"Residential~~ Strategic site allocation."

Inspector's Question 5

Site SP5.1: Latton Priory

- 5. Will Policy SP5(F) effectively preserve or enhance the setting of designated and non-designated heritage assets to the south of the site, including Latton Farmhouse; Latton Priory; two scheduled monuments; and two moated sites? (Reps HE).**

Response to Question 5

65. Policy SP 5 Part F will effectively preserve or enhance the setting of designated and non-designated heritage assets to the south of the site. Paragraph (vi) of the policy requires a sympathetic design which responds to the adjacent Scheduled Ancient Monument and ancient woodlands. In addition, the Council seeks to ensure that the conservation or enhancement of the historic environment is upheld through its approach to masterplanning, and through the application of policy DM 7 Part A and DM 7 Part B, which would apply to all the heritage assets referred to within this question). It has been agreed within the Draft Statement of Common Ground with Historic England, (Appendix 2 to this Statement), that these policies are both effective and fit for purpose. In addition the following amendment is proposed to Policy SP5.1 – Latton Priory (F):
- “(vi) A sympathetic design which responds to the adjacent ancient woodland, ~~and the Scheduled Monuments~~ and listed buildings to the south of the site”
66. As indicated in the Council's Hearing Statement for Matter 8 (Issue 3, Question 1) an amendment is proposed to the wording of SP 4 as proposed in the Draft Statement of Common Ground with Historic England, (Appendix 2 to this Statement). This will require a Heritage Impact Assessment to be completed at the strategic masterplan stage. The application of Policy SP 4 and SP 5 will ensure due regard is given to designated and non-designated heritage assets in, and surrounding, the development of the Garden Town Communities planned in the Harlow and Gilston Garden Town.
67. In addition, this matter is also addressed at page 35 of the Harlow and Gilston Garden Town Design Guide (EB1406) and Principle D (6) on page 11 of the Harlow and Gilston Garden Town Vision (EB1405).

Inspector's Question 6

- 6. Does the Masterplan Area shown on Map 2.2. provide sufficient points of access to achieve a sustainable connection route to the B1393 Epping Road? (Reps ECC).**

Response to Question 6

68. An indicative access point on to the B1393 London Road is shown on Map 2.1 within the LSPV. To provide greater clarity, the Council proposes an amendment to Map 2.2 to include this indicative access point.
69. Transport modelling has been undertaken for the Latton Priory allocation site in collaboration with Essex County Council, Harlow District Council, and Homes England. This has utilised the Harlow Strategic Model and several potential access options have been identified and assessed. This includes various scenarios involving a mix of potential northern, eastern, southern and western access points.
70. The modelling work and assessments suggest that neither a northern or western access would be suitable as the primary access into the site and either an eastern or southern primary access would be required to ensure that there is not undue pressure placed on the existing highway system.
71. Additional consideration is now being given from the different stakeholders, including the developers, to decide on the most suitable and preferred access arrangements for the site. These access arrangements will then be incorporated into the emerging Strategic Masterplan.

Inspector's Question 7

Site SP5.2: Water Lane Area

- 7. Is this site deliverable in respect of the multiple land ownerships involved? In particular, are the owners of the nurseries in the northern part committed to the development?**

Response to Question 7

72. Information submitted during the Regulation 18 Draft Local Plan consultation confirms that the site is jointly owned by multiple parties who have a formal agreement to work together as 'the Consortium'. This is set out on page 91 of the

Site Selection Report appendix B1.6.4 – Results of Capacity and Deliverability Assessments (EB805N).

73. A Draft Statement of Common Ground between Epping Forest District Council, Manor Oak Homes Ltd and The West Katherines Consortium has been prepared and confirms that the entire site is deliverable and developable despite the multiple land ownerships.
74. As part of the Strategic Masterplanning work currently being undertaken the Council has identified and written to the various landowners/occupants of the 'small sites' within each of the Strategic Allocation Sites. No representations have been received from any of these land owners/occupants suggesting that their sites would no longer be deliverable.

Inspector's Question 8

8. Historic England states that this site includes part of the Nazeing and South Roydon Conservation Area and three Grade II Listed Buildings. Has regard been had to them in making this allocation and will Policy SP5(G) ensure they are preserved or enhanced? Will the setting of the numerous heritage assets in close proximity also be preserved or enhanced? (Reps HE).

Response to Question 8

75. The Council seeks to ensure that the conservation/enhancement of the historic environment is upheld through its approach to masterplanning, and by way of Policy DM 7 Part A, through which all development proposals should seek to “conserve or enhance the character or appearance and function of heritage assets and their settings, and respect the significance of the historic environment” and Policy DM 7 Part B, which protects the significance and setting of heritage assets from harm as a result of development. An amendment is proposed to the wording of DM 7 Part B to explicitly state a requirement for a heritage statement and archaeological evaluation to be required for any application that may affect heritage assets (both designated and non-designated). It has been agreed through the Draft Statement of Common Ground with Historic England, (Appendix 2 to this Statement), that these policies are effective and fit for purpose. These policies are relevant to all heritage assets referred to within this question. It is also proposed to make specific reference to the listed buildings and scheduled monuments in the masterplan area by way of a proposed amendment to Policy SP5.2 - Water Lane Area (G) as follows:

(vi) A sympathetic design which responds to listed buildings adjacent and within the site, Scheduled Monuments to the north and west and considers the setting of the conservation area

76. In addition to the above, the preservation or enhancement of heritage assets is addressed at page 31 and page 32 of The Harlow and Gilston Garden Town Design Guide (EB1406)
77. In making this allocation, due regard has been given to the heritage assets outlined above through the jointly commissioned Harlow Strategic Site Assessment (EB1500) and Appendix B1.5.2 - Results of identifying sites for Further Testing (EB805I) as part of the Site Selection Report (EB805).
78. As indicated in the Council's Hearing Statement for Matter 8 (Issue 3, Question 1) an amendment is proposed to the wording of SP 4 as proposed in the Draft Statement of Common Ground with Historic England (Appendix 2 to this Statement). This will require a Heritage Impact Assessment to be completed at the strategic masterplan stage. The application of Policy SP4 and SP5 will ensure due regard is given to designated and non-designated heritage assets in, and surrounding, the development of the Garden Town Communities planned in the Harlow and Gilston Garden Town.

Inspector's Question 9

Site SP5.3: East of Harlow

- 9. Map 2.1 shows that the Masterplan Area for this allocation crosses the boundary with Harlow. Have the Councils worked together to ensure complementary proposals for this area?**

Response to Question 9

79. The Councils have worked together to ensure complementary proposals for the East of Harlow area.
80. There is a Memorandum of Understanding between Epping Forest, Harlow, East Hertfordshire and Uttlesford District Councils about the distribution of housing across the West Essex/East Hertfordshire Housing Market Area (EB1202).
81. In addition, Epping Forest District Council and Harlow District Council have worked collaboratively to align and coordinate their Local Plans. Relevant policies have been developed collaboratively and processes have been put in place to ensure a joined-up approach to masterplanning. This includes the approach to cross boundary planning applications at East of Harlow agreed by the Garden Town Board on 18 June 2018 (EB1334) and endorsed by Epping Forest District Cabinet on 18 October 2018 (EB133 Appendix 3).
82. A regular Garden Town Developer Forum has been jointly set up and meetings are being held with developers. There have been ongoing Duty to Co-operate

discussions at officer and Member level, including through the Cooperation for Sustainable Development Member Board and the Garden Town Member Board, to consider cross-boundary issues and both Princess Alexander Hospital Trust (PAH) and ECC have been party to these to ensure a consistent approach to infrastructure delivery.

83. Epping Forest District Council and Harlow District Council have worked together through the Garden Town Delivery workstream to consider and establish an appropriate approach to bringing forward plans for the SP 5.3 East Harlow site; including having one strategic masterplan. The report to Cabinet on the 18 October 2018 (EB133) states at paragraph 28 *“at the site specific level, aligning a consistent approach across each local authority area is particularly important. From an EFDC perspective this is vital to shape the delivery of the East of Harlow site, where a single masterplan will straddle both Harlow and EFDC’s administrative boundary. A report considering the approach to the determination of planning applications on the East of Harlow site was taken to the Garden Town Member Board on 18 June 2018 (see Appendix 3), and concluded that it would be preferable for two separate (but otherwise identical) planning applications to be submitted to each respective local authority. It is therefore important that the Strategic Masterplan is given equal status and weight in each authority area to enable planning decisions to be made that are consistent”*. This approach was agreed by Members.
84. Finally, The Harlow and Gilston Garden Town Vision (EB1405) and the Harlow and Gilston Garden Town Design Guide (EB1406) provide a consistent overarching basis for planning the SP5.3 East Harlow site across boundaries. Page 26 of the Vision (EB1405) and page 46 of the Design Guide (EB1406) confirm the collaborative working that has taken place between the three District Councils (Epping, Harlow and East Herts) in the preparation of the Vision and Design Guide, along with more detailed guidance and delivery of the Garden Town.
85. In order to be consistent and to address the concerns raised by Historic England and as set out in the Draft Statement of Common Ground (see Appendix 2 to this statement it is proposed to amend Policy SP 5.3 – East of Harlow (H) as follows:
- (vi) A sympathetic design which responds to listed buildings adjacent and within the site, Registered Parks and Garden to the west and Scheduled Monuments in close proximity to the site

Inspector's Question 10

10. Are the requirements in Policy SP5(H) intended to apply to the whole Masterplan Area or only to the part within Epping Forest? Should this be clarified? In particular, is the “local centre” required by Part H(v) needed to support the whole area or just that in Epping Forest?

Response to Question 10

86. The requirements contained within Policy SP 5 (H) only relate to the allocation site reference SP 5.2, which is shown on Map 2.4. This constitutes just the area of the East of Harlow Masterplan Site situated within the administrative boundary of Epping Forest District. An amendment to the Policy can be made in order to clarify this if considered to be necessary.
87. The ‘local centre’ required by Part H (v) is to support the allocation site reference SP 5.2 and not the entire site. The Harlow Local Development Plan Policy HS3 (F) contains a similar requirement the developers to “provide for appropriate local retail facilities, similar to Neighbourhood Centres (incorporating an element of employment use) and Hatches elsewhere in Harlow”. This requirement relates to the allocation site HS3 as shown on the Harlow Local Development Plan Policies Map, which is situated within the administrative boundary of Harlow District. Furthermore, the indicative plan on page 27 of the Harlow and Gilston Garden Town Design Guide (EB1406) demonstrates that a local centre will be provided in the northern part of the allocation site (within Epping Forest District) with a large village centre/smaller local centre being provided in the southern part of the allocation site (within Harlow District).

Inspector's Question 11

11. I understand that no firm decisions have been made about the preferred location for the new hospital campus or secondary school referred to in Part H(vi) and (viii) respectively. On this basis, is it justified to include these requirements in the Policy? What will happen to the land safeguarded for these purposes if ultimately it is not needed? Should this be clarified?

Response to Question 11

88. The Council considers that it is justified to include the requirement for the relocation of the hospital site and the secondary school in the policy to ensure the delivery of these key pieces of infrastructure. However, an amendment to the wording can be made in order to clarify this if considered to be necessary.

89. If the land is not required within allocation site reference SP 5.2 for the hospital campus or secondary school, then the land take could be utilised for other purposes, although this would not necessarily mean housing. It has been agreed with the site landowners that two masterplan options can be produced and considered concurrently, one with the hospital campus provided and one without. The location of the secondary school would also be determined as part of the Strategic Masterplanning work.

Inspector's Question 12

12. Should part H(xvi) concerning surface water run-off to Pincey Brook also require any increased volume of water discharging into the Brook to be mitigated? (See reps ECC).

Response to Question 12

90. As agreed in the (draft) Statement of Common Ground with Essex County Council (ED10), The Council proposes an amendment to Policy SP 5 Part H(xvi) to address the County Council's representations as follows:

Policy SP 5 Part H(xvi)

"Measures to ensure the protection of the functional flood plain and restriction of surface water run-off from the site into Pincey Brook to no more than existing rates and where possible existing volumes. In order to mitigate any increased volumes, discharge rates should either be limited to the 1 in 1 greenfield rate or provide long-term storage."

Inspector's Question 13

13. Are the requirements of Part H(xii) concerning the highway works required too specific at this stage? Should this part be reworded to allow for detailed solutions to be determined at the planning application stage? (Reps ECC).

Response to Question 13

91. As agreed in the (draft) Statement of Common Ground with Essex County Council (ED10), the Council proposes an amendment to Policy SP 5 Part H(xii) to address the County Council's representations as follows:

Policy SP 5 Part H(xii)

~~"The delivery of works to widen the B183 Gilden Way, a left turn slip road from M11 Junction 7A link road approach to the East Harlow northern~~

~~access road ahead of development commencing;~~ Suitable highway
improvements to be agreed with the highway authority;"

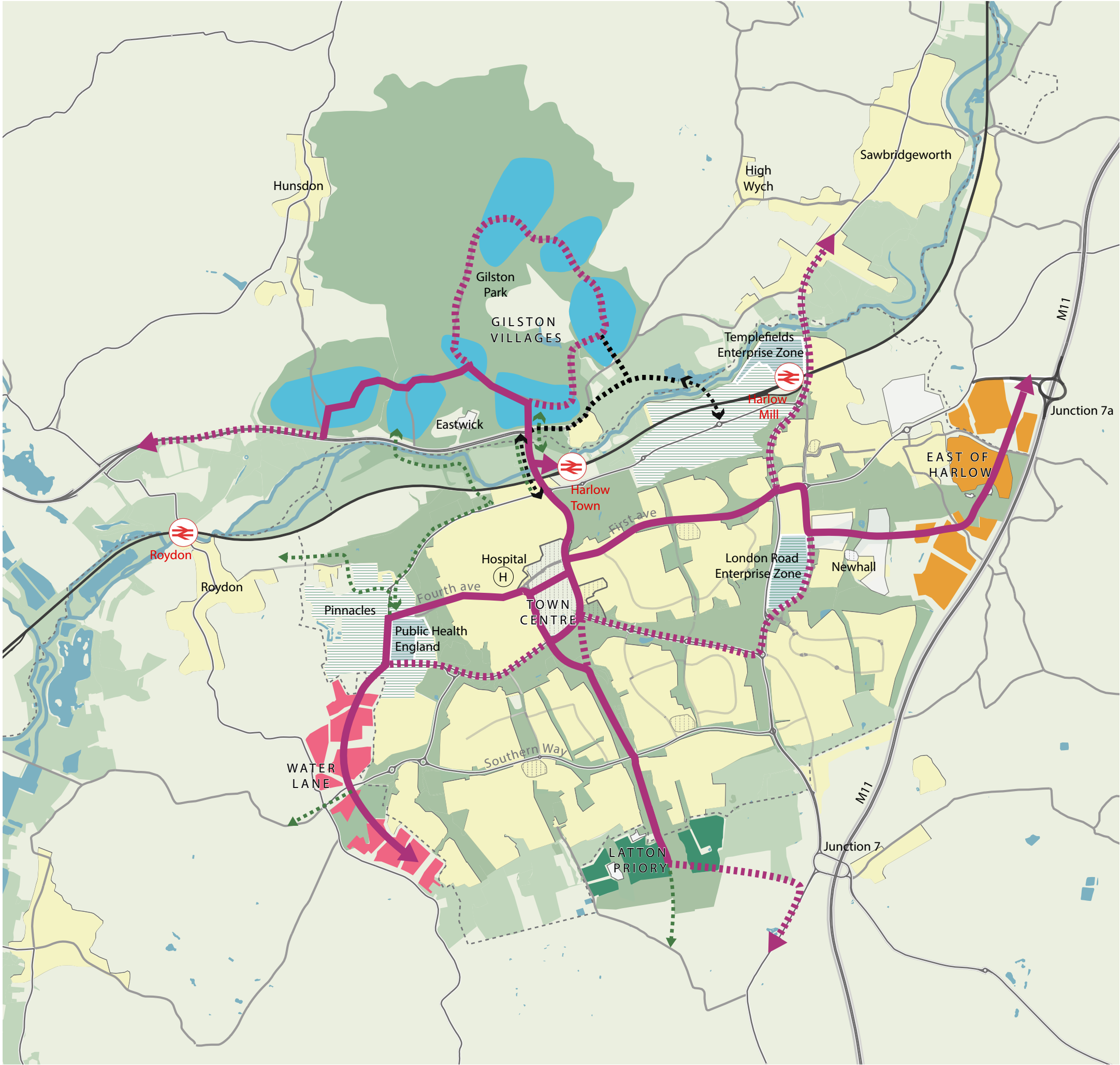
APPENDIX A: Examination documents referred to in this statement

Reference	Name	Author	Date
19STAT0020	Historic England Regulation 20 Representation	Historic England	2018
EB1101A	Epping Forest District Infrastructure Delivery Plan – Part A Report	Arup	2017
EB1101B	Epping Forest District Infrastructure Delivery Plan – Part B Report	Arup	2017
EB1101C	Epping Forest District Council: Infrastructure Delivery Topic Paper	Epping Forest District Council	October 2018
EB1101D	Aligning Epping Forest District and Harlow IDPs	Arup	June 2017
EB1107	Essex County Council's Developers Guide to Infrastructure Contributions	Essex County Council	2016
EB1201	Memorandum of Understanding on Highways & Transportation Infrastructure for the West Essex / East Hertfordshire Housing Market Area	East Herts Council/ Epping Forest District Council/ Harlow District Council/ Uttlesford District Council/ Essex County Council/ Hertfordshire County Council	February 2017
EB1202	Memorandum of Understanding on Distribution of Objectively Assessed Housing Need across the West Essex / East Hertfordshire Housing Market Area	East Herts Council/ Epping Forest District Council/ Harlow District Council/ Uttlesford District Council/ Essex County Council/ Hertfordshire County Council	March 2017
EB133	Report to Cabinet on 18 October 2018 Governance Arrangements for Local Plan Implementation	Epping Forest District Council	October 2018
EB1334	Report to the Garden Town Member Board on the Approach to Cross-Boundary Planning Applications at East of Harlow	Garden Town Team	18 June 2018
EB135	Report to Cabinet on 10 December 2018 Harlow and Gilston Garden Town – Vision and Design Guide	Harlow and Gilston Garden Town	December 2018

Reference	Name	Author	Date
EB1401	Harlow and Gilston Garden Town Expression of Interest	Epping Forest, East Herts & Harlow District Councils	October 2016
EB1405	Harlow and Gilston Garden Town Design Guide	Allies and Morrison Urban Practitioners	November 2018
EB1406	Harlow and Gilston Garden Town Vision	Allies and Morrison Urban Practitioners	November 2018
EB1407A	Sustainable Transport Corridor Study	Systra	January 2019
EB1408	Harlow and Gilston Garden Town Draft Transport Strategy	Harlow and Gilston Garden Town	February 2019
EB1500	Harlow Strategic Site Assessment	AECOM	2016
EB204	Sustainability and Equalities Impact Appraisal	AECOM	2017
EB300	Stage 1 Assessment of the Viability of Affordable Housing, CIL and Local Plan	Dixon Searle Partnership	June 2015
EB301	Viability Study Stage 2	Dixon Searle Partnership	November 2017
EB410B	Housing Implementation Strategy	EFDC	January 2019
EB602	Employment Land Supply Assessment	Arup	December 2017
EB603	Employment Review	Hardisty Jones Associates	December 2017
EB610	West Essex and East Hertfordshire Assessment of Employment Needs	Hardisty Jones Associates	October 2017
EB705B	Green Belt Review: Stage 1 (Technical Annex)	Land Use Consultants	2016
EB805	Site Selection Report	Arup	March 2018
EB805I	Appendix B1.5.2 - Results of identifying sites for Further Testing	Arup	2018
EB805N	B1.6.4 – Results of Capacity and Deliverability Assessments	Arup	2018

Reference	Name	Author	Date
ED9	<u>Harlow and Gilston Garden Town update</u>	Epping Forest District Council	February 2019
ED10	<u>Draft Statement of Common Ground between Epping Forest District Council and Essex County Council</u>	Epping Forest District Council and Essex County Council	February 2019

Appendix 1



Appendix 2

Epping Forest District Local Plan Submission Version 2017

Statement of Common Ground between Epping Forest District Council and Historic England

February 2019

Summary

This Statement of Common Ground (SoCG) has been prepared by Epping Forest District Council (the Council) and Historic England (HE) to inform the Inspector and other interested parties about the areas of agreement and matters not yet agreed between the two parties for the purpose of the examination of the Epping Forest District Local Plan Submission Version 2011 - 2033 (referred to hereafter as the Local Plan Submission Version or LPSV).

1.0 Background

- 1.1 The Council is the Local Planning Authority responsible for the production of the Local Plan for Epping Forest District. HE is the public body that protects historic places in England. This SoCG focuses on the matters which are relevant to the two parties and is provided without prejudice to other matters of detail that the parties may wish to raise during the examination.
- 1.2 The Council has engaged with HE through official Local Plan stages and separate consultations such as ad hoc presentations to the Co-operation for Sustainable Development Officers Group.
- 1.3 Historic England submitted representations to both the Regulation 18 consultation and the Regulation 19 publication. The Draft Local Plan was consulted on in October to December 2016. The Regulation 18 response from HE gave some general comments on individual policies and more detailed comments on the draft allocations included in the Draft Local Plan. The Council reviewed the comments made at Regulation 18 and incorporated any comments made specifically on draft allocations into the second round of the site selection process.
- 1.4 The Regulation 19 Local Plan Submission Version (LPSV) was published and representations sought in December 2017 to January 2018. The representation submitted to the Council dated 29 January 2018 covered the following main comments:
 - i. The use of wording in the Local Plan vision and other key policies and whether it best reflected national guidance.
 - ii. HE requested a change to the wording of the vision for the London Stansted Cambridge Core Area.

- iii. The need to carry out Heritage Impact Assessments for the Garden Town Communities to discern the level of impact on the historic environment and any potential mitigation measures necessary.
- iv. HE expressed concern that there were no references to known heritage assets within or in close proximity to the Garden Communities in the policy.
- v. HE questioned the wording and evidence for Policy DM 12 on Subterranean, base development and lightwells.
- vi. The weight of Appendix 6 to the Plan was questioned, with HE expressing that inclusion of heritage assets in the policy text would ensure that they were given greater significance.
- vii. Site or area specific comments relating to the relationship to key heritage assets.

2.0 Areas of Common Ground

- 2.1 The Council and HE have agreed a number of areas of common ground which will require modifications to the Plan. The Council will propose modifications to the Inspector for incorporation in the Local Plan in line with the modifications set out in Appendix 1 (Resolved Objections) of this document. If the Inspector is minded to accept these proposed modifications, these modifications will address the issues raised by HE.
- 2.2 The Council and HE have also agreed a number of representations which HE notes the Council's position on and will therefore be making no further comments to their submitted representations. These are incorporated in Appendix 1.

3.0 Areas of Uncommon Common Ground

- 3.1 All outstanding objections are detailed in Appendix 2 with a summary of each parties' position on the respective objections. These issues relate to the Vision, strategic policy SP5 (Garden Town Communities) and site allocations SP5.1 (Latton Priory), SP5.2 (Water Lane Area) and SP5.3 (East of Harlow). Supplementary information on heritage matters relating to the strategic site allocations is provided in appendix 3.
- 3.2 Both parties acknowledge that this SoCG does not preclude any further written or verbal representations that EFDC or HE may wish to make as part of the Local Plan Examination, in relation to any other matters which may not have been agreed and/or which do not form part of this SoCG.

4.0 Legal Compliance and Duty to Co-operate

- 4.1 All the representations HE made to the LPSV are in relation to soundness matters as defined under paragraph 182 of the 2012 NPPF. Both EFDC and HE have complied with their Duty to Co-operate to date and continue to engage proactively with each other.

5.0 Signatures

Name	
Position	
Signature	
Organisation	Epping Forest District Council
Date:	

Name	
Position	
Signature	
Organisation	Historic England
Date:	

Appendix 1 – Resolved Objections

For proposed modifications, underlined text = new text suggested, and ~~Strikethrough text~~ = text proposed for removal

Objections in relation to heritage matters

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
1	Chapter 1: Introduction. Paragraph 1.44	4 - Consistent with National Policy Recommend that the wording referring to “historical artefacts and buildings” be amended to better reflect national policy and improve soundness of the plan	Revise wording of Paragraph 1.44 to refer to “historic environment” rather than “historical artefacts and buildings”. This will better reflect national policy and improve the soundness of the plan	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Paragraph 1.44 <u>Protecting and enhancing the historic environment</u> historical artefacts and buildings , protected trees, hedgerows and landscape.
2	Paragraph 2.26	3 – Effectiveness Although welcome recognition of character as a contributor to creation of locally distinct places, the Vision should be strengthened to better emphasise the aspiration of conserving or enhancing the historic environment.	Revise wording of Paragraph 2.26 to change “maintain and enhance the special character of the area” to “maintain or enhance” in point A(i). Amend A(iv) to include reference to “high quality built, natural and historic environment, unique landscapes”.	HE notes the Council's position and will be making no further comments on this representation. The Vision for the LSCC Core Area was agreed in the Memorandum of Understanding for the Distribution of Objectively Assessed Housing Need across the West Essex/East Hertfordshire Housing Market Area to which EFDC are a signatory to. The specific wording for the vision was included as an appendix to the MoU and all signatory authorities agreed to include it in their Local Plans. The Council therefore cannot make any changes to this section of the LPSV.
3	Paragraph 2.27 – Vision for the District	4 - Consistent with National Policy The Plan's strategic policies will derive from the Vision so there needs to be sufficient aspirations in the Vision for the maintenance and enhancement of the historic environment as a strand in the pursuit of sustainable development as defined by paragraph 14 of the NPPF. This will help to ensure that associated strategic policies incorporate a positive and clear strategy to deliver the conservation and enjoyment of the historic environment (linked to paragraphs 126 and 157 of the NPPF)	Revise wording of Paragraph 2.27 (Vision for the District) to include bullet point (vi) Vision should be locally specific to Epping Forest District and reference types of heritage assets / character of settlements found in the district. Should refer explicitly to ‘conserving and enhancing’ the historic environment. Add bullet point which reads “the historic environment will be conserved and enhanced”.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Paragraph 2.27 - Vision for the District <u>‘(vi) the historic environment will be conserved or enhanced’</u>

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
			Vision should refer to Heritage at Risk register.	
4	Paragraph 2.27 – Local Plan Objectives	3 – Effectiveness Recommend point A (iv) is amended to replace term “heritage resources” with “historic environment”	Revise wording of Paragraph 2.27 (Local Plan Objectives) to change point A(iv) from “heritage resources” to “historic environment” before going on to list types of heritage assets.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Paragraph 2.27 – Local Plan Objectives ‘A(iv) to protect and encourage the enhancement of heritage resources <u>the historic environment</u> including Scheduled Monuments, statutorily and locally listed buildings, Registered Parks and Gardens, and Conservation Areas’
5	Policy SP4 – Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town	3 – Effectiveness Reference to the Garden City principles should refer to the historic environment. The current wording of Point C(xvi) is insufficient alone to secure the conservation and enhancement of the historic environment. The current policy does not cover aspects of built heritage, townscape, archaeology or designed landscapes. Lack of consideration for heritage at this strategic level is concerning. An additional criterion should be added which relates to the historic environment.	Reference to the Garden City principles should refer to the wider historic environment. It is recommended that an additional criterion should be added to SP4 which solely relates to the historic environment.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy SP4 – Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town C(xvi) ‘Create distinctive environments which relate to the surrounding area, <u>protect or enhance the natural and historic landscapes, systems and wider historic environment</u> , provide a multi-functional green-grid which creates significant networks of new green infrastructure and which provides a high degree of connectivity to existing corridors and networks, and enhances biodiversity’
6	Policy T1 – Sustainable Transport Choices	3 – Effectiveness Design of transport modes (e.g. highways design, cycle paths, hardstanding, signage) should consider the historic environment of the area need to assess their impacts upon townscape, historic landscape and heritage assets and design accordingly.	The policy should include a criterion which will ensure that transport appraisals properly assess all potential impacts on the historic environment to an appropriate level of detail.	HE notes the Council’s position and will be making no further comments on this representation. The LPSV should be read as a complete document which means that Policy DM 7 and Policy DM 9 will apply when reviewing the design of highways.

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
7	Policy DM 7 – Heritage Assets	3 – Effectiveness No objection – See proposed modifications	Revise title of Policy DM7 Policy to “Historic Environment”. Point A should be reworded to read “development proposals should seek to conserve or enhance the character or appearance”. Enhancement could be further emphasised in the supporting text. The requirement for a heritage statement (para 4.60) and the need for an archaeological evaluation (para 4.63) should be reflected in the policy as a criterion as well.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy DM 7 - Heritage Assets ‘ <u>Historic Environment</u> ’ Part A: Development proposals should seek to conserve <u>and or</u> enhance the character <u>or</u> appearance and function of heritage assets... Part B: ‘Heritage assets are an irreplaceable resource and works which would cause harm to the significance of a heritage asset (whether designated or non-designated) or its setting, will not be permitted without a clear justification to show that the public benefits of the proposal considerably outweigh any harm to the significance or special interest of the heritage asset in question. <u>A heritage statement will be required for any application that may affect heritage assets (both designated and non-designated). Where development proposals may affect heritage assets of archaeological interest, an archaeological evaluation will be required.</u> ’
8	Policy DM 9 - High quality design	3 – Effectiveness Need for design to respond to and have regard to the historic environment.	Revise wording of Policy DM9 to include a bullet point referring to the need for design to respond to and have regard to the historic environment.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy DM9 - A(i) ‘ <u>Relate positively to their context, drawing on the local character and historic environment</u> ’
9	Policy DM 12 – Subterranean, basement development and lightwells	3 – Effectiveness The implications for basement development on the historic environment should be better articulated and considered in the supporting text and policy. Recognition of the historic environment in Point A(v) needs to be strengthened in the policy and supporting text. It is not clear how the historic environment has been considered when	Revise wording of Policy DM12 to change point A(v) from “will not adversely impact” to “will conserve or enhance”. Additional supporting text (as a minimum) signposting relevant considerations or policy for householders to consider the historic environment is needed.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy DM12 - A(v) ‘ <u>...will not adversely impact will conserve or enhance the local natural and historic environment, in line with the considerations set out in Policy DM 7.</u> ’ Paragraph 4.83

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
		<p>developing this policy. Key related issues such as archaeology, disturbance to/loss of historic fabric and impact to character. Specific reference to these elements should be made to support applications.</p> <p>Questions referral to permitted development rights and why this hasn't been included elsewhere in relation to above ground extensions, change of uses or other works.</p> <p>There is limited detail provided as to how applicants should interpret the policy, lack of evidence to support and demonstrate how the historic environment has been considered. There is not enough detail given about what information will need to be provided about construction etc.</p>	Historic environment should be listed alongside natural environments in paragraph 4.83.	<p>'It is important that basement development is carried out in a way that does not harm the amenity of neighbours, compromise the structural stability of adjoining properties, increase flood risk or damage the character of the area, <u>historic or</u> natural environments in line with national planning policy.'</p> <p>See 'Glossary' modification which includes the mention of archaeological remains.</p>
10	Policy DM 14 – Shopfronts and on street dining	<p>3 – Effectiveness</p> <p>Suggest that "historic features" rather than "original features" is used.</p>	Revise wording of Policy DM14 (Shopfronts) to change point A(ii) to "historic features" rather than "original features".	<p>HE agrees to withdraw this representation subject to the following:</p> <p>Proposed LPSV modification: Policy DM14 - A(ii)</p> <p>'replacement shopfronts should relate to the host building and conserve original <u>historic</u> materials and features as far as possible'</p>
11	Policy DM 20 – Low carbon and renewable energy	<p>3 – Effectiveness</p> <p>Listed buildings, buildings in conservation areas and scheduled monuments are exempted from the need to comply with energy efficiency requirement of the Building Regulations where compliance would unacceptably alter their character or appearance. Part L of the Building Regulations outlines further special considerations given to heritage assets.</p> <p>The design and siting of some energy efficient equipment can have a detrimental impact on the character and</p>	<p>Supporting text should make reference to the exemptions of listed buildings, buildings in conservation areas and scheduled monuments to comply with energy efficiency requirements.</p> <p>Reference to the historic environment should be made in relation to the design and siting of energy efficiency equipment.</p>	<p>HE agrees to withdraw this representation subject to the following:</p> <p>Proposed LPSV modification: Additional paragraph below 4.143</p> <p><u>'The design and siting of energy efficiency equipment should consider the historic environment. Certain classes of historic buildings are exempt from the need to comply with the energy efficiency requirements where compliance would unacceptably alter their character and appearance. In line with Part L of the Building Regulations, special considerations are given to a number of buildings. These include locally listed buildings, buildings of architectural or historic interest within registered parks and gardens and the curtilages of scheduled monuments, and buildings of traditional construction with</u></p>

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
		appearance of a historic places and setting of heritage assets		<u>permeable fabric that both absorbs and readily allows the evaporation of moisture.'</u>
12	Policy DM 21 (Point E) – Local environmental impacts, pollution and land contamination	3 – Effectiveness Some heritage assets, such as listed buildings, may not be compatible with modern construction techniques and it is not clear how this policy will be applied. It is advised that the policy or supporting clarifies the position regarding heritage assets and sustainable construction techniques.	Propose to amend supporting text to ensure construction techniques are appropriate and suitable for listed buildings/heritage assets.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy DM 21 - Point E In addition, the Council supports the use of sustainable design and construction techniques including where appropriate the local or on-site sourcing of building materials enabling reuse and recycling on site. <u>'For existing buildings which are heritage assets, in considering whether sustainable construction requirements are practical, consideration should be given to policies DM 7 and DM 8. Historic buildings dating pre-1919 are often of a traditional construction which performs differently, and not all types of sustainable construction would be appropriate in alteration and extensions to these buildings.'</u>
13	Policy P 1 – Epping (South Epping Masterplan Area)	3 – Effectiveness The objective to minimise heritage impacts on designated assets of could be strengthened	Revise wording of Policy P1 (South Epping Masterplan Area) – Point K(viii) from “minimising impact” to “conserved or enhanced”.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy P1 (South Epping Masterplan Area) – Point K(viii) Minimising the impact upon <u>'Conserving or enhancing the setting of the Grade II listed Gardners Farm and Grade II listed Farm Buildings.'</u>
14	Appendix 6, WAL.R4 – Fire Station at Sewardstone Road	3 – Effectiveness Development of these sites has the potential to impact on the setting of designated heritage assets. It should be noted that the Waltham Abbey Conservation Area is on the National Heritage at Risk Register.	WAL.R4 - It is recommended that the policy and supporting text recognise that the conservation area is on the HAR register.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Appendix 6 (Site Specific Requirements), WAL.R4 Add section on heritage: <u>'Heritage'</u> This site is adjacent to the Waltham Abbey Conservation Area, <u>which is on the National Heritage at Risk Register.</u>

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
15	Appendix 6, WAL.R5 – Waltham Abbey Community Centre (Heritage)	3 – Effectiveness Development of these sites has the potential to impact on the setting of designated heritage assets. It should be noted that the Waltham Abbey Conservation Area is on the National Heritage at Risk Register.	WAL.R5 - It is recommended that the policy and supporting text recognise that the conservation area is on the HAR register.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Appendix 6 (Site Specific Requirements), WAL.R5 (Heritage) The site is adjacent to the Waltham Abbey Conservation Area <u>which is listed on the National Heritage at Risk register.</u>
16	Policy P 6 - North Weald Bassett Masterplan Area (point L)	3 – Effectiveness Harm in the first instance should be avoided before mitigation is considered therefore advise that a policy criterion is added to make provision for the conservation and enhancement of the historic environment and for the setting of the individual heritage assets.	Policy wording for NWB Masterplan Area, point L(vi) changed to read “development should conserve or enhance the setting of the Grade II listed buildings Bluemans Farm and Tyler’s Farmhouse”.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Policy P 6 (Point L – (vi)) ‘...careful design that mitigates any potential impact upon development should conserve or enhance the Grade II Listed Buildings at Bluemans Farm/Tyler’s Farmhouse.
17	Policy P 10/Appendix 6	3 – Effectiveness NAZE.E6 and NAZE.E7 are adjacent to Nazeing and South Roydon Conservation Area which is listed on the National Heritage at Risk Register. Any development will need to protect and enhance the listed buildings and their settings and should be high design quality.	Policy wording should be updated to ensure development protects and enhances adjacent listed buildings and their settings and should be high design quality. It is also recommended that the policy and supporting text recognise that the conservation area is on the HAR register	HE notes the Council’s position and will be making no further comments on this representation. These are existing employment sites, therefore the same level of site guidelines does not apply. Any further applications will be assessed in line with Policy DM 7 and Policy DM 8 which will conserve/enhance the heritage assets in this area.
18	Appendix 6, LSHR.R1 – Land at Lower Sheering (Heritage)	3 – Effectiveness LSHR.R1 – Located adjacent to the Lower Sheering Conservation Area and there is concern the development of this site would adversely impact upon the group of buildings. Development requirements do not reference Grade II* listed lodges.	Request that the policy and supporting text is amended to identify the lodges and that a policy criterion is added to ensure that development conserves or enhances the setting of these buildings. It is recommended that the policy and supporting text recognise that the conservation area is on the HAR register.	HE agrees to withdraw this representation subject to the following: Proposed LPSV modification: Appendix 6 (Site Specific Requirements), LSHR.R1 (Heritage) Development of this site may impact upon the setting of the Grade II listed Little Hyde Hall, <u>and the Grade II* listed Lodges at the south entrance to the Park of Great Hyde Hall.</u> The site is located adjacent to the Lower Sheering Conservation Area <u>which is listed on the Heritage at Risk register.</u>

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Agreed position
19	Appendix 6	3 – Effectiveness Variety of site allocations where the requirements in Appendix 6 are welcomed but there is concern over the weight of these requirements.	N/A	<p>HE notes the Council's position and will be making no further comments on this representation.</p> <p>Appendix 6 is still part of the plan and it is stated in the policy text for all Places policies that 'proposals for development on allocated sites should accord with the site-specific requirements set out in Appendix 6'.</p> <p>Guidance in appendix 6 will have appropriate weight to ensure the conservation and enhancement of heritage assets.</p>
20	Appendix 6	3 – Effectiveness Concern raised that the guidance given on heritage will not have appropriate weight if it forms part of an appendix.	HE would prefer the requirements written into the policy, and if this is not possible for appendix 6 to form part of the Places chapter.	<p>HE notes the Council's position and will be making no further comments on this representation.</p> <p>Appendix 6 is still part of the plan and it is stated in the policy text for all Places policies that 'proposals for development on allocated sites should accord with the site-specific requirements set out in Appendix 6'.</p> <p>Guidance in appendix 6 will have appropriate weight to ensure the conservation and enhancement of heritage assets.</p>
21	Glossary	3 – Effectiveness Specific reference to archaeology is omitted from policy DM12	N/A	<p>Definition of heritage asset: A building, monument, site, place, area or landscape, <u>or</u> <u>archaeological remains</u>, identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</p>

Appendix 2 – Outstanding Objections

For proposed modifications, underlined text = new text suggested, and ~~Strikethrough text~~ = text proposed for removal

Objections in relation to heritage matters

Ref.	Policy	Objection on soundness 1- Positively prepared; 2 -Justified; 3- Effective; 4 - Consistent with National Policy	HE proposed modifications	Current position
1	Paragraph 2.27 – Vision for the District	<p>3 – Effectiveness Vision should be locally specific to Epping Forest District and reference types of heritage assets / character of settlements found in the district. Should refer explicitly to ‘conserving and enhancing’ the historic environment.</p> <p>Epping Forest District contains a number of sites which are on the 2017 National at Risk Register (HAR register). It is advised the Vision contains reference to the need to address HAR. This could also be a useful monitoring indicator.</p>	<p>Revise wording of the Vision to ensure it is locally specific to Epping Forest District and reference types of heritage assets / character of settlements found in the district.</p> <p>Vision should refer to Heritage at Risk register.</p>	<p>EFDC position:</p> <p>Paragraph 2.27 (Vision for the District) is to be amended to explicitly state that ‘(vi) the historic environment will be conserved and enhanced’ in accordance with HE representations. In addition, paragraph 2.27 (Local Plan Objectives) includes the requirement ‘(iv) to protect and encourage the enhancement of the historic environment including Scheduled Monuments, statutorily and locally listed buildings, Registered Parks and Gardens, and Conservation Areas’.</p> <p>The types of heritage assets/character of settlements are listed in the local plan objectives. The vision contains an overarching commitment to conserve and enhance the historic environment. The Council does not consider that it is necessary to refer to the HAR in the vision, as there is already a dedicated policy to this matter (Policy DM 8).</p> <p>The Local Plan should be read as a complete document as is stated on every page of the LPSV document, therefore the types of heritage assets and heritage at risk is felt to be adequately covered in the Plan as stated above.</p> <p>HE position:</p> <p>We would reiterate that we encourage all local plans to be locally specific rather than generic in defining their vision for the historic environment. This information can be drawn from or inspired by the Heritage at Risk Register, Conservation Area Appraisals, information on important heritage in the area. It can cover particular types of heritage assets that are more prevalent in Epping Forest and/or the particular character of the settlements and/or particular building materials used etc.</p>
2	Policy SP4 – Development & Delivery of Garden Communities in the Harlow	<p>2 – Justified Historic Impact Assessments should be undertaken for the Garden Town Communities to determine appropriateness of location for development, extent and therefore</p>	<p>Revise wording of Policy SP4 to ensure Heritage Impact Assessments are prepared for the Garden Community sites in advance of the Independent Examination.</p>	<p>EFDC position:</p> <p>The Council does not consider that it is necessary to undertake Heritage Impact Assessments of sites as part of the evidence base as an initial assessment has been undertaken through the site selection process (see evidence outlined in Appendix 3) and there</p>

	and Gilston Garden Town	potential capacity, the impacts upon the historic environment, impacts of development on the asset and potential mitigation measures. Appropriate criteria for the protection of heritage assets and their settings should be included in policy and supporting text for the Garden Communities.		<p>are sufficient provisions in the LPSV to ensure the conservation and enhancement of heritage assets in the District. However, the Council are proposing the undertaking of a Heritage Impact Assessment as part of the masterplan process for the allocated Garden Community sites to be included under Policy SP4 C(xvii). There will also be a need to undertake an Environmental Impact Assessment at application stage where any heritage issues will be identified.</p> <p>Proposed LPSV modification: Policy SP4 – Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town</p> <p><u>C(xvii) A Heritage Impact Assessment will be required to inform the design of the Garden Town Communities to ensure heritage assets within and surrounding the sites are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question.</u></p> <p>HE Position</p> <p>Heritage Impact Assessments should be prepared prior to allocating sites to test the suitability of these sites in terms of the potential impact on the historic environment.</p> <p>It is important to establish the suitability of the site per se prior to allocation. If the sites are suitable, the measures to avoid harm, or mitigate where harm cannot be avoided, should be incorporated into the site application and its policy. These could include the extent of the allocation, capacity and/or varying densities across the site, location of buffers etc. As such we recommend inclusion of a concept diagram.</p> <p>This is consistent with other similar strategic site allocations across the East of England.</p>
3	Policy SP5 – Garden Town Communities	<p>2 – Justified</p> <p>Heritage Impact Assessments should be undertaken to support the allocations of the Garden Communities and Masterplan Areas across the district, then used as evidence to support the masterplan process. Should the HIA conclude that development in the area could be acceptable and the site be allocated, the findings of the HIA should inform policy including development criteria and a strategy diagram expressing</p>	Revise wording of Policy SP5 to ensure Heritage Impact Assessments are prepared for the Garden Community sites in advance of the Independent Examination.	<p>EFDC Position:</p> <p>The Council does not consider that it is necessary to undertake Heritage Impact Assessments of sites as part of the evidence base as an initial assessment has been undertaken through the site selection process (see evidence outlined in Appendix 3) and there are sufficient provisions in the LPSV to ensure the conservation and enhancement of heritage assets in the District. However, the Council are proposing the undertaking of a Heritage Impact Assessment as part of the masterplan process for the allocated Garden Community sites to be included under Policy SP4 C(xvii) (Please refer to proposed wording above under ref. 2). There will also be a need to undertake an Environmental Impact Assessment at application stage where any heritage issues will be identified.</p>

		development criteria in diagrammatic form		<p>HE Position:</p> <p>Section 1.8a of Appendix B1.4.1 sets out the assessment criteria. The criteria jump from “(-) Site is located within a Conservation Area or adjacent to a Listed Building or other heritage asset and effects can be mitigated.” To “(--) Site would likely result in the loss of a heritage asset or result in significant impact that cannot be mitigated.” There is no assessment criterion of whether changes to the proposed allocation could be made to avoid the impact. There also is a gulf between the two criterion whereby considerable harm could be caused to significance (directly or through development within setting) which either cannot be mitigated or can only partly be mitigated.</p> <p>The assessment criteria used a 1km setting for scheduled monuments, conservation areas, registered parks and gardens and grade I listed buildings. It was 500m for grade II* listed buildings and nothing for grade II and locally listed buildings. Whilst we understand the need to set an initial parameter for assessment, we would note that the grade of building does not necessarily correlate to the size of their setting though the report notes that, “...the setting of these assets would be smaller and less sensitive to change and thus no buffer was applied...”</p> <p>We note that the larger sites will be subject to the Environmental Impact assessment process, however, this places unreasonable uncertainty in the planning process as an EIA should not be identifying why an allocation is unsound unless, exceptionally, nationally significant archaeology is found where there was no indication of archaeology.</p> <p>Heritage Impact Assessments should be prepared prior to allocating sites to test the suitability of these sites in terms of the potential impact on the historic environment.</p> <p>It is important to establish the suitability of the site per se prior to allocation. If the sites are suitable, the measures to avoid harm, or mitigate where harm cannot be avoided, should be incorporated into the site application and its policy. These could include the extent of the allocation, capacity and/or varying densities across the site, location of buffers etc. As such we recommend inclusion of a concept diagram.</p> <p>This is consistent with other similar strategic site allocations across the East of England.</p>
4	Policy SP5.1 – Latton Priory	2 – Justified and 3 – Effectiveness A number of assets to note to the south of the site, such as Grade II Latton Farmhouse, Grade II* listed Latton Priory, and scheduled	Revise wording of Policy SP5.1 (Latton Priory) to ensure Heritage Impact Assessments are prepared for the Garden Community sites in advance of the Independent Examination.	<p>EFDC Position:</p> <p>Proposed LPSV modification: Policy SP5 - Latton Priory (Point F)</p>

	<p>monuments/moated site south of Dorrington Farm.</p> <p>There is no provision to conserve or enhance the scheduled monument or its setting and policy is silent on the presence of listed buildings and potential presence of non-designated heritage assets.</p> <p>Advise that an assessment of archaeology of the site should be undertaken given proximity to monuments.</p>	<p>Should the Inspector be minded to find the allocations sound in planning terms without a Heritage Impact Assessment forming part of the evidence base, HE advise that additional policy references in respect of the historic environment are required and should include the following:</p> <p><i>“A full Heritage Impact Assessment must be prepared. This assessment should inform the design of the proposed development. Development will need to conserve, and where appropriate enhance, the significance of designated heritage assets, both on site and off site. Harm should be avoided in the first instance. This includes the harm to the significance of heritage assets through development within their settings. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design, as identified through the Heritage Impact Assessment.”</i></p> <p>Revise wording of Policy SP5.1 to make explicit reference to potential discovery of non-designated heritage assets as HE are currently researching this area.</p> <p>Policy for the site should refer to listed buildings etc and require masterplanning process to take these things into account.</p>	<p>(vi) A sympathetic design which responds to the adjacent ancient woodland, and the Scheduled Monuments and listed buildings to the south of the site</p> <p>The Council does not consider that it is necessary to undertake Heritage Impact Assessments of sites as part of the evidence base as an initial assessment has been undertaken through the site selection process (see evidence outlined in Appendix 3) and there are sufficient provisions in the LPSV to ensure the conservation and enhancement of heritage assets in the District. However, the Council are proposing the undertaking of a Heritage Impact Assessment as part of the masterplan process for the allocated Garden Community sites to be included under Policy SP4 C(xvii) (Please refer to proposed wording above under ref. 2). There will also be a need to undertake an Environmental Impact Assessment at application stage where any heritage issues will be identified.</p> <p>SP 5.1 Latton Priory is formed of SR-0046A-N and SR-0139. The results of the Stage 2 and Stage 6.2 Assessment can be found in Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 3 (EB805Fii), on pages B470 and B475. Page F37 of Appendix F1.3 - Stage 2 and Stage 6.2 Assessment (EB805AD) covers the RUR.E19 Dorrington Farm employment site.</p> <p>Policy SP 4 sets out the approach to the development and delivery of the Garden Communities and includes point (xvi) referring to the historic environment.</p> <p>A heritage and archaeology assessment is included as part of the Strategic Masterplan process as noted in the Strategic Masterplanning Briefing Note.</p> <p>The Council's Validation Requirements (EB912) requires that a Heritage Statement is submitted alongside all planning applications and references Historic England guidance.</p> <p>All planning applications (including outline applications for Strategic Masterplan sites) will be assessed against Policy DM 7 and Policy DM 8 of the LPSV.</p> <p>HE position:</p> <p>SR-0046A-N is classified as ‘effects can be mitigated’ through sensitive layout locating development away from the scheduled monuments of Latton Priory and the moated site to east and utilising landscape features, good design and good screening. There is no underlying evidence provided (i.e. a Heritage Impact Assessment) to support this conclusion. Neither are the mitigation measures included in the policy.</p> <p>For similar allocations in other authorities, this evidence has been present, the mitigation has been included in the policy and concept</p>
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				<p>diagrams showing buffers and means of mitigation e.g. indicative location of country parks or areas where height / density / massing needs to transition are identified. None of this is present here.</p> <p>There is a need for Heritage Impact Assessments for strategic site allocations, where there are significant impacts on the historic environment, as part of the proportionate evidence base. If the sites are suitable, the measures to avoid harm, or mitigate where harm cannot be avoided, should be incorporated into the site application and its policy. These could include the extent of the allocation, capacity and/or varying densities across the site, location of buffers etc. As such we recommend inclusion of a concept diagram. This is consistent with other similar strategic site allocations across the East of England.</p> <p>There is also a need for detailed historic environment policy references in Strategic Policies, including setting out how harm should be avoided or mitigated for the allocation to be sound.</p>
5	Policy SP5.2 – Water Lane Area	<p>2 – Justified and 3 – Effectiveness Nazeing and South Roydon Conservation Area partially overlaps with the site. Site includes three Grade II listed buildings. There are a number of other designated heritage assets including 11 Grade II listed buildings and 2 scheduled monuments.</p> <p>Policy should refer to listed buildings etc and required that the masterplan process takes these into account.</p>	<p>Revise wording of Policy SP5.2 (Water Lane Area) to include explicit reference to requirement for a Heritage Impact Assessment as follows:</p> <p><i>“A full Heritage Impact Assessment must be prepared. This assessment should inform the design of the proposed development. Development will need to conserve, and where appropriate enhance, the significance of designated heritage assets, both on site and off site. Harm should be avoided in the first instance. This includes the harm to the significance of heritage assets through development within their settings. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design, as identified through the Heritage Impact Assessment.”</i></p>	<p>EFDC Position:</p> <p>Proposed LPSV modification: Policy SP4 – Development & Delivery of Garden Communities in the Harlow and Gilston Garden Town</p> <p><u>C(xvii) A Heritage Impact Assessment will be required to inform the design of the Garden Town Communities to ensure heritage assets within and surrounding the sites are conserved or enhanced and the proposed development will not cause harm to the significance of a heritage asset or its setting unless the public benefits of the proposed development considerably outweigh any harm to the significance or special interest of the heritage asset in question.</u></p> <p>Proposed LPSV modification: Policy SP5 – Water Lane Area (Point G)</p> <p><u>(vi) A sympathetic design which responds to listed buildings adjacent and within the site, Scheduled Monuments to the north and west and considers the setting of the conservation area</u></p> <p>HE Position:</p> <p>In respect of Water Lane, HE notes the report commissioned by the developers for part of the proposed site allocation, which now forms part of the Council's evidence base, and the AECOM Strategic Site Assessment.</p> <p>The wording proposed by EFDC does not take into account that in terms of setting it is harm to the significance of the heritage asset through development within its setting. It also does not take account of the varying tests for harm depending on whether that harm is</p>

				substantial or less than substantial harm or whether the asset is designated or non-designated. The proposed wording also accepts harm for public benefit without consideration for how that harm could be avoided or mitigated.
6	Policy SP5.3 – East of Harlow	<p>2 – Justified and 3 – Effectiveness Site contains a Grade II* building, 3 Grade II listed buildings. There are two Registered Park and Gardens within close proximity to the site. HE will be a statutory consultee to any proposals and these assets should be identified in the policy and supporting text.</p> <p>Any masterplan needs to take into account the need to protect and enhance the conservation area, scheduled monuments, listed buildings and their settings with the development to be high design quality.</p>	<p>Revise wording of Policy SP5.3 (East of Harlow) to ensure Heritage Impact Assessments are prepared for the Garden Community sites in advance of the Independent Examination.</p> <p>Should the Inspector be minded to find the allocations sound in planning terms without a Heritage Impact Assessment forming part of the evidence base, HE advise that additional policy references in respect of the historic environment are required and should include the following:</p> <p><i>“A full Heritage Impact Assessment must be prepared. This assessment should inform the design of the proposed development. Development will need to conserve, and where appropriate enhance, the significance of designated heritage assets, both on site and off site. Harm should be avoided in the first instance. This includes the harm to the significance of heritage assets through development within their settings. Only where harm cannot be avoided should appropriate mitigation measures be incorporated into the design, as identified through the Heritage Impact Assessment.”</i></p> <p>Revise wording of Policy SP5.3 to make explicit reference to listed buildings etc and require masterplanning process to take these things into account.</p>	<p>EFDC position:</p> <p>Proposed LPSV modification: Policy SP5 – East of Harlow (Point H)</p> <p><u><i>(vi) A sympathetic design which responds to listed buildings adjacent and within the site, Registered Parks and Garden to the west and Scheduled Monuments in close proximity to the site</i></u></p> <p>The Council does not consider that it is necessary to undertake Heritage Impact Assessments of sites as part of the evidence base as an initial assessment has been undertaken through the site selection process (see evidence outlined in Appendix 3) and there are sufficient provisions in the LPSV to ensure the conservation and enhancement of heritage assets in the District. However, the Council are proposing the undertaking of a Heritage Impact Assessment as part of the masterplan process for the allocated Garden Community sites to be included under Policy SP4 C(xvii) (Please refer to proposed wording above under ref. 2). There will also be a need to undertake an Environmental Impact Assessment at application stage where any heritage issues will be identified.</p> <p>SP 5.3 East of Harlow is comprised of SR-0146C-N. The results of the Stage 2 and Stage 6.2 Assessment can be found in Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4 (EB805Div)1, on page B590.</p> <p>Policy SP 4 sets out the approach to the development and delivery of the Garden Communities and includes point (xvi) referring to the historic environment.</p> <p>A heritage and archaeology assessment is included as part of the Strategic Masterplan process as noted in the Strategic Masterplanning Briefing Note.</p> <p>The Council's Validation Requirements (EB912) requires that a Heritage Statement is submitted alongside all planning applications and references Historic England guidance.</p> <p>All planning applications (including outline applications for Strategic Masterplan sites) will be assessed against Policy DM 7 and Policy DM 8 of the LPSV.</p> <p>The site will need to undertake an Environmental Impact Assessment where any heritage issues will be identified.</p>

¹ <http://www.efdclocalplan.org/wp-content/uploads/2018/03/EB805Fiv-Appendix-B1.4.2-Results-of-Stage-2-and-Stage-6.2-Assessment-Part-4.pdf>

				<p>HE position:</p> <p>The site assessment does note that given the scale, further assessment is required on landscape impact (possible setting impact of RPGs and SM), although not on the setting of GII* Sheering Hall and other GII listed buildings within the site. The mitigation proposed, reducing density and an appropriate layout, is without evidence as to whether it is appropriate and there is no evidence of avoidance of harm. This could have been explored though a Heritage Impact Assessment.</p> <p>For similar allocations in other authorities, this evidence has been present, the mitigation has been included in the policy and concept diagrams showing buffers and means of mitigation e.g. indicative location of country parks or areas where height / density / massing needs to transition are identified. None of this is present here.</p> <p>There is a need for Heritage Impact Assessments for strategic site allocations, where there are significant impacts on the historic environment, as part of the proportionate evidence base. If the sites are suitable, the measures to avoid harm, or mitigate where harm cannot be avoided, should be incorporated into the site application and its policy. These could include the extent of the allocation, capacity and/or varying densities across the site, location of buffers etc. As such we recommend inclusion of a concept diagram. This is consistent with other similar strategic site allocations across the East of England.</p> <p>There is also a need for detailed historic environment policy references in Strategic Policies, including setting out how harm should be avoided or mitigated for the allocation to be sound.</p>
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Supplementary Information – Heritage Matters relating to Strategic Site Allocations

1.0 Background

This appendix provides supplementary information to support the SoCG between Epping Forest District Council (the Council) and Historic England (HE), and to assist the Inspector during the examination of the Epping Forest District Local Plan Submission Version 2011 - 2033 (referred to hereafter as the Local Plan Submission Version or LPSV).

The representation submitted by HE to the Council in January 2018 set out a number of comments in relation to the policies and evidence underpinning the strategic site allocations within the LPSV. These include:

- i. The need to carry out Heritage Impact Assessments for the Garden Town Communities to discern the level of impact on the historic environment and any potential mitigation measures necessary; and
- ii. Concerns that there were no references to known heritage assets within or in close proximity to the Garden Communities in the policy.

In order to resolve these outstanding concerns, HE requested further information from the Council to demonstrate that impacts on the historic environment arising from the strategic site allocations have been properly evidenced. The Council has therefore prepared this addendum to the SoCG to bring together a range of existing information surrounding the historic environment, specifically for the strategic site allocations.

2.0 Additional Evidence

This information and assessment work has been obtained from a range of documents, both published and emerging. These are set out in more detail below:

Strategic Site	Relevant Evidence Base	Specific document reference
North Weald Bassett	North Weald Bassett Masterplanning Study (Allies and Morrison, 2014)	Section 3.3 Landscape, Character and Heritage (Pages 33-40)
Latton Priory	AECOM Strategic Sites Assessment (AECOM, 2016) Latton Priory Harlow and Gilston Garden Town Strategic Masterplan Framework (Hallam Land Management and ceg, 2018) Appendix B1.6.6 Results of Identifying Sites for Allocation (EB805G) (Arup, 2018)	Page 44, Figure 5: Heritage Context, Appendix 2: Site M landscape appraisal Page 34 Page B1094

Water Lane	AECOM Strategic Sites Assessment (AECOM, 2016) Epping Forest District Local Plan 2011-2033 Response to Planning Inspector's Examination Question (Asset Heritage Consulting, 2019)	Page 51 and 55 Whole document.
East of Harlow	AECOM Strategic Sites Assessment (AECOM, 2016) Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4 (EB805Div)	Page 40 Page B590

The Council endorses this evidence, and considers that it provides the additional necessary assessment of the strategic sites in relation to heritage assets, and impact on the historic environment more broadly. For ease of presentation and review, the relevant information surrounding the historic environment has been lifted from these documents, and consolidated into the table below. The information has been split out under a series of headings, to summarise content and guide the reader to the relevant topic.

3.0 Additional heritage information underpinning the strategic site allocations

Strategic Site Allocation	Relevant topics
North Weald Bassett	<p>Vision¹: The analysis and consultation undertaken during the study indicated that the settlement has potential for some growth that can help to more effectively support the local community in the future, but that this growth must be minded to preserve the existing assets of the settlement and bring about additional benefits for the community. The assets include, but are not limited to, the settlement's relationship with the surrounding green open space, stand-out historic buildings, a range of housing types which can support a mixed community and the heritage and current economic role of the North Weald Airfield. The vision is to protect these assets, attract investment to strengthen the existing commercial centre and establish North Weald Bassett as a sustainable place in its own right with an active community life.</p> <p>Heritage assets: North Weald Bassett is a low density ribbon development of mostly 20th century housing. The church (listed) is not on High Road, which suggests a split historic centre (if there was one). The settlement is not in a conservation area. The wider area is characterised as type F5, Ridges and Valleys, in the Epping Forest Landscape Characterisation Study. The M11 to the west was built in the late 1970s, but only fully operational in 1980.</p> <p>To the south is the Former Central Line. The central section of the Central Line was constructed in the 1890s, but it was only extended from Stratford to Epping and Ongar (over the London and North Eastern Railway) in the 1940s. The section between Epping and Ongar was closed in 1994. There have been various train enthusiasts running trains on the tracks since, but it is not a commuter service.</p> <p>Key historic features:</p>

¹ North Weald Bassett Masterplanning Study (Allies and Morrison, 2014)

	<p><u>Roman Road:</u> The course of a Roman Road runs across the east side of the site, although it is unclear how visible this is on the ground. There could be archaeology present, which could be used as a design constraint.</p> <p><u>Estate Lands:</u> The site of two ancient estates, to the west and east of the settlement. Both have listed houses on them: (1) Weald Hall Farm House and Little Weald Hall, to the north and west of the airfield – it is unclear whether there are any landscape features remaining; (2) Ongar Park Hall and Lodge – outside the site, but also unclear as to remains of landscape features. North Weald Redoubt This fort is one of 15 London mobilisation centres constructed during the 1890s to protect London against possible invasion. It is a scheduled ancient monument. It is on higher ground, and its setting will have to be considered. There is no direct connection with the airfield, but it was used in WWI and WWII.</p> <p><u>North Weald Airfield:</u> The airfield opened in 1916 and saw active service in WWI and WWII. The control tower, which was built in 1952, is listed at grade II and the officers mess (Norway House) was built in 1923 and is listed at grade II. The site remained in RAF usage until the 1980s. It is now used for events, shows etc. The airfield is the biggest local feature in the area, there is an active pressure group to keep it open. Much of the development of the settlement is related to the airfield.</p> <p><u>Listed Buildings:</u> There are several listed buildings within the settlement, but, depending on masterplan, of which the most significant are the Ongar Redoubt, the Control Tower, the Officers Mess, Weald Hall and Ongar Park.</p> <p><u>Airfield heritage:</u> North Weald Bassett's aviation heritage is evident throughout the settlement in the form of street and development names. Many of these reflect the names of fighter planes including Hurricane, Blenheim, Tempest, Beaufort and Lancaster. The street names which draw on the aviation heritage of the settlement are highlighted in the plan to the left.</p> <p>Constraints to development:</p>
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	<p>The 1805 map shows that the historic urban structure is triangular – North Weald (location of the church), Tyler’s Green and Weald Gullet (at base of Church Road) – with Weald Hall to the west and Ongar Park Hall to the east. From this brief desktop review, it would seem that there are likely to be no major heritage constraints to development (other than military history), but that there are several surviving features that could be used to inform the design. The key consideration will be how the airfield is treated, and how a unified settlement is created.</p>
Latton Priory	<p>Heritage assets²:</p> <p><u>Designated Heritage Assets:</u> There is one scheduled monument located within the site and one that is sited in close proximity to the site boundary. Within the site is a medieval moated site located on the southern boundary at the west end of the site. The site of Latton Priory is located just outside of the boundary to the south east of the site. This is a scheduled monument and within this, the surviving element of the Priory is a Grade II* listed building. Latton Priory Farmhouse is a Grade II listed building. Webbs Cottage, which is located to the south west of the site is a Grade II listed building.</p> <p><u>Non-Designation Heritage Assets:</u> A desk based assessment of the site has been undertaken by Orion Heritage. This established that there is the potential to contain Roman remains associated with a suspected Roman road that crosses the site north-south in the vicinity of Latton Priory. The presence of both Latton Prior and the scheduled moated site indicate that further associated archaeological remains of medieval date could be located within the site. However, following the desk-based assessment, a geophysical survey the whole of the site and the wider area to the east and the south east, was undertaken. While this survey recorded a few features of possible archaeological interest, the survey recorded no signals indicative of significant archaeological remains within the site. Further archaeological research will be undertaken to better understand and inform the design of the proposed development. Further mitigation archaeological investigations will be undertaken as the proposed development progresses.</p>

² Latton Priory Harlow and Gilston Garden Town Strategic Masterplan Framework (Hallam Land Management and ceg, 2018), p. 34

	<p>The moated site will be within the Green Belt area in the southern part of the site and so there will be no impacts upon it. The development provides a unique opportunity to improve the condition of the monument and to provide interpretive material on the moated site and Latton Priory and help promote a greater sense of place and time depth for the residents of the new community.</p> <p>Setting³:</p> <p>The ridge is a prominent feature in the landscape south of Harlow. It is currently largely undeveloped and creates a rural backdrop to the town. The few buildings which are located on the ridge are prominent in views, particularly from Harlow Town Centre. Views south from the town centre and along the Green Wedge currently look out towards open countryside, with the ridge forming a wooded horizon. This is an important part of the character and experience of the area. Any new development proposed on the top of the ridge would alter the setting of the area, as it would be highly visible due to its elevated position within the open landscape.</p> <p>The ridge also preserves the openness of the green belt by forming a natural barrier to the encroachment of urban settlement into the wider countryside. Whilst the extent of development currently proposed for Latton Priory would not result in coalescence with other nearby settlements, it would give the impression of continuous development when viewed from Harlow and from Epping. The site is well served with public rights of way, including a footpath which passes through the area centrally from London Road, and two long distance trails, Forest Way and Stort Valley Way. These footpaths are connected to the Harlow Green Wedge which facilitates ease of access to the countryside from the town centre. From these paths, there are long distance views of the countryside to the south. If these paths were to cross through development, their amenity value could be lessened.</p> <p>Other sensitive features of the site include two Scheduled Ancient Monuments: Rye Hill Moat, near Dorrington Farm in the southwest of the site, and the remains of Latton Priory in the southeast of the site. They are both located on high ground within an open setting, which would be altered greatly if they were to be surrounded by new development.</p> <p>Finally, there are a number of woodland blocks located on the site, running both north-south up the ridge, and east-west at the top of the ridge. The dense vegetation add to the sense of enclosure of Harlow, and enhances its rural setting.</p>
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³ Harlow Strategic Site Assessment (AECOM, 2016), Appendix 2, p. 72-73

	<p>Mitigation⁴:</p> <p>FCPR and Boyer Planning suggest that a combination of existing woodland and advanced woodland planting at the southern edge of the plateau could visually contain built development from East Herts, Epping Forest, Harlow and Uttlesford District Councils Final Report the wider Epping District. They also suggest that views of the Latton Priory development from Harlow would be screened or heavily filtered by intervening buildings and trees. However, initial analysis carried out by AECOM suggests that any development situated at the top of the ridge would be visible from Harlow in the north and Epping in the south because of its open aspect and elevated position. Whilst planting could reduce its impact, it would not be as effective in initial years as the plants establish, nor in the winter when canopy cover is less dense.</p> <p>The plateau at the top of the ridge should not be developed, as this would have the potential to result in significant effects on the local landscape and views. New development should therefore be set down on the northern side of the ridge, such that the roof line is below the top of the plateau. This would allow space to substantially strengthen the woodland on the southern edge of the ridge in order to lessen the visual impact of the development from Harlow and Epping. This would also create opportunities for further green infrastructure improvements linking the proposed development and Harlow more generally with the wider landscape.</p> <p>The 2013 study's visual analysis was limited to a comparative assessment of selected viewpoints. For such a sensitive and open landscape, it is recommended that a zone of theoretical influence (ZTV) of the proposal is prepared to more fully understand the extent to which development built on the elevated land would be visible from the wider landscape.</p> <p>Opportunities to avoid harm⁵:</p> <p>This site was identified as available within the first five years of the Plan period. It has been marketed and there are no identified restrictions that would prevent it coming forward for development. As a result of the landscape sensitivity of the site and the potential for harm to the settlement character, particularly affecting the southern and eastern parts of the site, as well as possible impacts on heritage assets, SSSIs, BAP Habitats and a Local Wildlife Site, it is proposed that development should be limited to the northern part of the site at the edge of Harlow, with development not extending beyond the identified ridgeline to the south. This ridgeline is the historic planned extent of Harlow, the origins of which date back to the original Gibberd plan for the new town. Limiting development to the area north of the ridgeline would prevent visual harm, both to the surrounding countryside and within</p>
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⁴ See Footnote 3.

⁵ Appendix B1.6.6 Results of Identifying Sites for Allocation (EB805P) (Arup, 2018), p. B1094

	<p>Harlow. Such a judgement is consistent with the recommendations made by AECOM in the Harlow Strategic Site Assessment (2016). While it is acknowledged that there are complexities around the deliverability of the site, in part due to infrastructure which needs to be planned and delivered in co-ordination with Harlow District Council and Essex County Council as well as the constraints posed by access (which would need to be provided from London Road), it was considered that these will be resolved through the proposed Latton Priory Strategic Masterplan. It is proposed that the reduced site area should be allocated in combination with SR-0139 consistent with the allocation proposed in the Draft Local Plan (2016).</p>
Water Lane	<p>Heritage assets:</p> <p><u>West of Katherine's⁶:</u> Brookside Cottage, grade II listed, is located on the site with other Listed buildings adjacent in the west and south of the site. The southern part of site is in the Nazeing and South Roydon Conservation Area. Development will need to consider the setting of Listed buildings and also impact upon Conservation Area. It is likely that impacts can be avoided / mitigated.</p> <p><u>West of Sumners⁷:</u> Partly within Nazeing and South Roydon Conservation Area to the south. Several grade II listed and local listed buildings just beyond site boundary. There is potential impact upon the Conservation Area and settings of listed buildings. However, it is likely that impacts can be avoided / mitigated.</p> <p>Assessment of potential harm⁸: <u>Black Swan Public House (Grade II)</u> The Black Swan is located on the north-west side of Common Road at Broadley Common. Its setting is relatively small, being confined by woodlands to the north, industrial warehousing to the west and residential housing to the south and east on both sides of Common Road. The closest part of the West Sumners site allocation to the listed building is some 200m to the east and it is visually separated from it by Common Road, by Epping Road and by woods, fields and by buildings. There is no visual or other connection between the listed building and the site allocation. Consequently, there could be no impact on The Black Swan Public House or its setting. The setting of the listed building would be preserved.</p>

⁶ Harlow Strategic Site Assessment (AECOM, 2016), p. 51

⁷ Harlow Strategic Site Assessment (AECOM, 2016), p. 55

⁸ Epping Forest District Local Plan 2011-2033 Response to Planning Inspector's Examination Question (Asset Heritage Consulting, 2019), p. 5-8

Fairlawn, Epping Road, Broadley Common (Grade II)

Fairlawn is a house located on the north-east side of Epping Road in Broadley Common. Its setting is relatively small, being confined by houses on Epping Road to the north and south and by mature trees which separate its garden from farmland to the east. The closest part of the West Sumners site allocation to Fairlawn is some 100m to the east but that part of the site is proposed as strategic open space. The closest part of the site allocated for housing development is approximately 300m to the north-east. It is visually separated by fields, by mature trees and by hedgerows. The likelihood of there being any views of built development from the listed building, or of the listed building from the development, is very small. Consequently there would be little or no impact on the setting of Fairlawn arising from the proposed site allocation. As such the setting of the listed building and its significance as a building of special architectural or historic interest would be preserved.

Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor (Grade II)

Richmond Farmhouse is located on the north-west side of Parsloe Road. It still enjoys a rural setting to its south. To the north-west it is separated from the Kingsmoor housing estate by a narrow strip of woodland. To its rear it is separated from the West Sumners site allocation by an extensive area of commercial and industrial buildings, hardstanding and vehicle storage areas. There is no intervisibility between the West Sumners site allocation and the listed building because of the scale of the intervening commercial buildings. As such, its setting and its significance as a building of special architectural or historic interest would be preserved.

Sumner's Farmhouse, Parsloe Road, Sumners (Grade II); C17 Barn North-East of Sumner's Farmhouse (Grade II); C18 Barn North-East of Sumner's Farmhouse (Grade II)

This complex of three listed buildings at the former Sumner's Farm are assessed jointly here as, historically and architecturally, they form a coherent group and any heritage conservation issues are common to all three. The former farm complex, now converted to houses, is located within the Kingsmoor estate, a modern housing estate dating from the 1980s and 1990s. Its setting now has a distinctly suburban character as a result of the highway design and character of the surrounding housing estate. The complex of listed buildings is located 150m to the north-east of the West Sumners site allocation but it is separated from it by housing at Manorcourt Care Home, by housing on Archers, Barns Court, Phelps Road and Wellesley. It is also separated from the site allocation by mature trees along the field boundary and by a small area of woodland.

	<p>Consequently, there is no visible or other connection between the listed buildings and the West Sumners site allocation and there would be no potential for development to impact on the setting of the former Sumner's Farm complex. As such, the listed buildings, their settings and their significance as buildings of special architectural or historic interest would be preserved.</p> <p><u>Weatherwhites Car Showroom Epping Road, Broadley Common (Locally Listed)</u></p> <p>Weatherwhites car showroom is prominently located in the fork between Common Road and Epping Road at Broadley Common. Its immediate setting is characterised by the extensive display of cars for sale. Its wider setting extends to the housing on the east side of Epping Road and the woodlands and the pub car park on the north of Common Road. There is no visual or other connection between the locally listed building and the West Sumners site allocation which is 150m to the east at its closest point.</p> <p>However, this part of site is allocated for strategic open space in the design concept document with the closest built development being 300m distant. It would have no impact on the locally listed building or its setting. As such, the setting and the architectural and historic interest of the locally listed building would be preserved.</p> <p><u>The Nazeing and South Roydon Conservation Area</u></p> <p>The Nazeing and South Roydon Conservation Area has not been reviewed since it was designated in 1982. Its boundaries are widely drawn to include Halls Green in the north, areas around Roydon Hamlet, Nazeing, Nazeing Gate, Bumbles Green and Middle Street in the south and Broadley Common in the east. Large tracts of fields and agricultural land are also included within the conservation area.</p> <p>There is no character appraisal for the conservation area but the Epping Forest District Council website makes brief reference to the importance of "the conservation area's quiet, intimate, small-scale rural qualities characterised by small grassed fields that are dissected by narrow winding lanes and footpaths and bounded by tall hedgerows and mature trees." It also makes reference to the importance of 'closed field patterns' and 'open or common field systems' which give the settlements a distinctive setting. Importantly, there is no built development proposed within the part of the site which falls within the designated conservation area in the Design Concept Document 2018.</p> <p>In fact, there is typically a buffer of approximately 70m of public open space or strategic open space separating any built development from the conservation area boundary. The site allocation affords the opportunity to preserve or enhance the ecological</p>
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	<p>and landscape character of the conservation area as well as the proposed areas of public open space and strategic open space which fall just outside the boundary of the conservation area.</p> <p>There will inevitably be some vantage points where the development can be seen from the conservation area or the conservation area can be seen from the development but the relationship between the built environment and the landscape is an inherent part of the character of the Nazeing and South Roydon Conservation Area. Careful design, particularly in the master planning and landscape design, mean that the statutory duty to preserve or enhance the character or appearance of the conservation area is quite achievable at the West Sumners site allocation. Policy SP5(G) specifically requires the development to include: “Strategic ‘green infrastructure’ comprising natural/semi natural open space, walking and cycling routes, flood mitigation and wildlife space and new Green Belt defensible boundaries as indicated on the map.” The policy will effectively secure appropriate treatment of the part of the West Sumners site allocation which falls within the conservation area.</p> <p>The Nazeing and South Roydon Conservation Area is widely drawn and it overlaps the West Sumners site allocation along part of its eastern boundary. The Design Concept Document 2018 illustrates how the site can be developed without building on land which falls within the conservation area. It also demonstrates how public open space and strategic open space can be used to positively preserve or enhance the character of those parts of the site that fall within the conservation area as well as those areas which fall just outside the conservation area. The consequence is that the West Sumners site allocation, the Design Concept Document 2018 and Policy SP5(G) can all fulfil the statutory duty to have special regard to preserving or enhancing the special character or appearance of the Nazeing and South Roydon Conservation Area.</p>
East of Harlow	<p>Heritage assets⁹:</p> <p>The site contains some listed buildings including Grade II * Sheering Hall and several grade II listed buildings including two barns at Sheering Hall, a house north west of St Stephen’s cottages, Franklins Farmhouse, a locally listed building and a number of listed buildings just beyond the site boundary. Consideration will need to be given to the potential impact upon the setting of these listed buildings. However, there may be limited scope for development within parts of the site. There is also a Conservation Area in close proximity in Harlow and the site is within 500m of a Registered Park and Garden and archaeological assets. It is likely that impacts can be avoided / mitigated.</p>

⁹ Harlow Strategic Site Assessment (AECOM, 2016), p. 40

	<p>Mitigation¹⁰: Given scale, further assessment required on landscape impact (possible impact on setting of RPGs and SM). Impact on setting of GII* Sheering Hall and GII LB to centre, and GII LB within south of site. Mitigation reducing density, appropriate layout.</p>
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¹⁰ Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4 (EB805Fiv), p. B590