

# **Epping Forest District Local Plan Submission Version 2017**

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

### **March 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.

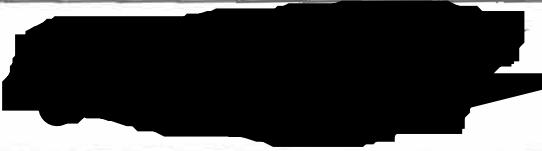
## **3.0 Areas of Uncommon Common Ground**


- 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	JOHN PHILIP
Position	PORTFOLIO HOLDER
Signature	
Organisation	Epping Forest District Council
Date:	15/3/19

Name	NATALIE GATES
Position	PRINCIPAL, HISTORIC PLACES
Signature	
Organisation	Historic England
Date:	11/03/19



# Appendix 1

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## Appendix 1 – Resolved Objections

### 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  Protecting and enhancing <u>the historic environment</u> <del>historical artefacts and buildings</del> , 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>

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## Appendix 1 – Resolved Objections

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 <del>heritage resources</del> the historic environment 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</u> the natural and historic landscapes, 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 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.

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## Appendix 1 – Resolved Objections

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 ‘Historic Environment’ Part A: ....Development proposals should seek to conserve and <u>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)  ‘Relate positively to their context, <u>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</u> the local natural and historic environment, <u>in line with the considerations set out in Policy DM 7.</u> ’  Paragraph 4.83



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## Appendix 1 – Resolved Objections

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</u> or 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 <u>original 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>

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## Appendix 1 – Resolved Objections

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)  <u>Minimising the impact upon '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>

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## Appendix 1 – Resolved Objections

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)  <u>The site is adjacent to the Waltham Abbey Conservation Area 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))  <u>"...careful design that mitigates any potential impact upon development should conserve or enhance the Grade II Listed Buildings at Bluemans Farm/Tyler's Farmhouse.</u>
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)  <u>Development of this site may impact upon the setting of the Grade II listed Little Hyde Hall, and the Grade II* listed Lodges at the south entrance to the Park of Great Hyde Hall.</u>  <u>The site is located adjacent to the Lower Sheering Conservation Area which is listed on the Heritage at Risk register.</u>

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## Appendix 1 – Resolved Objections

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	HE notes the Council's position and will be making no further comments on this representation.  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'.  Guidance in appendix 6 will have appropriate weight to ensure the conservation and enhancement of heritage assets.
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.	HE notes the Council's position and will be making no further comments on this representation.  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'.  Guidance in appendix 6 will have appropriate weight to ensure the conservation and enhancement of heritage assets.
21	Glossary	3 – Effectiveness Specific reference to archaeology is omitted from policy DM12	N/A	Definition of heritage asset: A building, monument, site, place, area or landscape, <u>or 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).

## Appendix 2

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## Appendix 2 – Outstanding Objections

### 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><b>EFDC position:</b></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><b>HE position:</b></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>Heritage Impact Assessments should be prepared as part of the evidence base to inform appropriateness and, if so, revised policy wording in Policies SP5.1, SP5.2, and SP5.3.</p>	<p><b>EFDC position:</b></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>

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## Appendix 2 – Outstanding Objections

	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 &amp; 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><b>HE Position</b></p> <p>Heritage Impact Assessments should be prepared prior to allocating sites which are likely to affect heritage assets 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. 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</p>	Heritage Impact Assessments should be prepared as part of the evidence base to inform appropriateness and, if so, revised policy wording in Policies SP5.1, SP5.2, and SP5.3.	<p><b>EFDC Position:</b></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</p>

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## Appendix 2 – Outstanding Objections

		and a strategy diagram expressing development criteria in diagrammatic form		<p>undertake an Environmental Impact Assessment at application stage where any heritage issues will be identified.</p> <p><b>HE Position:</b></p> <p>Section 1.8a of Appendix B1.4.1 (EB801F) sets out the assessment criteria for the historic environment. 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 is 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 and disagree with the conclusion of the report 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	Heritage Impact Assessments should be prepared as part of the evidence base to inform appropriateness and, if so, revised policy wording in Policies SP5.1 (Latton Priory).	<p><b>EFDC Position:</b></p> <p>Proposed LPSV modification: Policy SP5 - Latton Priory (Point F)</p>



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## Appendix 2 – Outstanding Objections

	<p>Latton Priory, and scheduled 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>It also should include revised policy wording to make explicit reference to potential discovery of non-designated heritage assets as HE are currently researching this area.</p> <p>The policy for the site should specifically refer to listed buildings and scheduled monuments and set out how the masterplanning process should take the historic environment into account.</p>	<p>(vi) A sympathetic design which responds to the adjacent ancient woodland, <del>and the Scheduled Monuments and listed buildings to the south of the site</del></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 (EB805Fiii), 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><b>HE position:</b></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.</p> <p>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>
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				<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>
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>Heritage Impact Assessments should be prepared as part of the evidence base to inform appropriateness and, if so, revised policy wording in Policies SP5.2 (Water Lane).</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 for Policy SP5.2 (Water Lane) 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><b>EFDC Position:</b></p> <p>Proposed LPSV modification: Policy SP4 – Development &amp; 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><b>HE Position:</b></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 Harlow Strategic Site Assessment (EB1500).</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</p>

				through development within its setting. It also does not take account of the varying tests for harm depending on whether that harm is 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>Heritage Impact Assessments should be prepared prior as part of the evidence base to inform appropriateness and, if so, revised policy wording in Policies SP5.3 (East of Harlow).</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 and Registered Parks and Gardens and set out how the masterplanning process should take the historic environment into account.</p>	<p>through development within its setting. It also does not take account of the varying tests for harm depending on whether that harm is 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.</p> <p><b>EFDC position:</b></p> <p>Proposed LPSV modification: Policy SP5 – East of Harlow (Point H)</p> <p><u>(vi) A sympathetic design which responds to listed buildings adjacent and within the site, Registered Parks and Gardens to the west and Scheduled Monuments in close proximity to the site</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 (EB805Fiv)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>

<sup>1</sup> <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>

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				<p>The site will need to undertake an Environmental Impact Assessment where any heritage issues will be identified.</p> <p><b>HE position:</b></p> <p>The site assessment does note that given the scale, further assessment is required on landscape impact (possible setting impact of Registered Parks and Gardens and Scheduled Monument), 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 through 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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## Appendix 3

## 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	<a href="#">North Weald Bassett Masterplanning Study</a> (Allies and Morrison, 2014)	Section 3.3 Landscape, Character and Heritage (Pages 33-40)
Latton Priory	<a href="#">AECOM Strategic Sites Assessment</a> (AECOM, 2016)  Latton Priory Harlow and Gilston Garden Town Strategic Masterplan Framework (Hallam Land Management and ceg, 2018)  <a href="#">Appendix B1.6.6 Results of Identifying Sites for Allocation</a> (EB805G) (Arup, 2018)	Page 44, Figure 5: Heritage Context, Appendix 2: Site M landscape appraisal  Page 34  Page B1094
Water Lane	<a href="#">AECOM Strategic Sites Assessment</a> (AECOM, 2016)	Page 51 and 55



	Epping Forest District Local Plan 2011-2033 Response to Planning Inspector's Examination Question (Asset Heritage Consulting, 2019)	Whole document.
East of Harlow	<a href="#">AECOM Strategic Sites Assessment</a> (AECOM, 2016)  <a href="#">Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4</a> (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><b>Vision<sup>1</sup>:</b> 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><b>Heritage assets:</b> 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><b>Key historic features:</b> <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>

<sup>1</sup> North Weald Bassett Masterplanning Study (Allies and Morrison, 2014)



**Estate Lands:**

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.

**North Weald Airfield:**

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.

**Listed Buildings:**

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.

**Airfield heritage:**

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.

**Constraints to development:**

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.

Latton Priory	<p><b>Heritage assets<sup>2</sup>:</b></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> <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><b>Setting<sup>3</sup>:</b>  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</p>
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<sup>2</sup> Latton Priory Harlow and Gilston Garden Town Strategic Masterplan Framework (Hallam Land Management and ceg, 2018), p. 34

<sup>3</sup> Harlow Strategic Site Assessment (AECOM, 2016), Appendix 2, p. 72-73

	<p>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> <p><b>Mitigation<sup>4</sup>:</b></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</p>
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<sup>4</sup> See Footnote 3.

	<p>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><b>Opportunities to avoid harm<sup>5</sup>:</b></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 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><b>Heritage assets:</b></p> <p><u>West of Katherines<sup>6</sup>:</u></p> <p>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 Sumners<sup>7</sup>:</u></p>

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

<sup>6</sup> Harlow Strategic Site Assessment (AECOM, 2016), p. 51

<sup>7</sup> Harlow Strategic Site Assessment (AECOM, 2016), p. 55

	<p>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><b>Assessment of potential harm<sup>8</sup>:</b></p> <p><u><b>Black Swan Public House (Grade II)</b></u></p> <p>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> <p><u><b>Fairlawn, Epping Road, Broadley Common (Grade II)</b></u></p> <p>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.</p> <p><u><b>Richmond Farmhouse, Jacks Hatch, Parsloe Road, Kingsmoor (Grade II)</b></u></p> <p>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.</p>
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<sup>8</sup> Epping Forest District Local Plan 2011-2033 Response to Planning Inspector's Examination Question (Asset Heritage Consulting, 2019), p. 5-8

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.

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.

Weatherwhites Car Showroom Epping Road, Broadley Common (Locally Listed)

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.

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.

The Nazeing and South Roydon Conservation Area

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.

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.

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 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.

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 apace 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.

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.

East of Harlow	<p><b>Heritage assets<sup>9</sup>:</b></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> <p><b>Mitigation<sup>10</sup>:</b></p> <p>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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<sup>9</sup> Harlow Strategic Site Assessment (AECOM, 2016), p. 40

<sup>10</sup> Appendix B1.4.2 - Results of Stage 2 and Stage 6.2 Assessment Part 4 (EB805Fiv), p. B590