



Historic England

Mr Derek Macnab
Epping Forest District Council
Civic Offices
323 High Street
Epping
Essex
CM16 4BZ

Direct Dial:Redacted....

Our ref: PL00045894

17 September 2021

Dear Mr Macnab

Re: Emerging Epping Forest District Local Plan: Consultation on Main Modifications 15 July 2021 to 23 September 2021

Thank you for consulting Historic England on the Epping Forest District Local Plan Main Modifications. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully considered at all stages and levels of the local planning process.

Our comments below should be read with reference to our previous responses and Statement of Common Ground, March 2019

GENERAL COMMENTS

We welcome the inclusion of many of the changes agreed through our Statement of Common Ground, March 2019. These include MM54 and MM55 (DM7), MM56 (DM9), MM61 (DM14), MM71 (DM20), MM149 (WAL.R5), and MM198 (LSHR.R1). Whilst we support these modifications, we note that several the modifications in the Plan (including those discussed below) refer to 'preserve and enhance' in relation the historic environment. We recommend reference to '*conserve*' rather than '*preserve*'. Conservation is the (active) process of maintaining and managing change to a heritage asset in a way that sustains and enhances its significance. The references to 'preserve' should be amended to remain consistent with the Framework.

SITE ALLOCATIONS AND POLICIES

MM19 - Policy SP 4: Development and Delivery of Garden Communities in the Harlow and Gilston Garden Town.

We welcome the inclusion of the new criterion after (xvi) requiring the preparation of



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.



Heritage Impact Assessments to inform the masterplanning process for each of the Garden Communities. However, the wording proposed by the Council 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 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. Finally, as noted in our previous comments, 'conserve' is the recommended terminology. We strongly urge the Council to amend the text as follows:

"A Heritage Impact Assessment will be required to inform the design of the Garden Communities. ~~to ensure heritage assets within and surrounding the sites are preserved 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~~ Development will need to conserve, and where appropriate enhance, the significance of designated and non-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."

MM21 - Policy Sp 5: Garden Town Communities - SP5.1, SP5.2, and SP5.3

As with SP 4, whilst we welcome the inclusion of the new criterion in relation the historic environment, the wording proposed by the Council does not take into account that the significance of heritage assets can be harmed through development within their settings. We strongly advise that these criteria are amended to make it clear that proposals should preserve heritage assets from harm - that is harm to their significance, not simply their fabric. As noted in our previous comments, 'conserve' is the recommended terminology. We suggest the following:

SP5.1 - Latton Priory

We request that this criterion is amended to read:

(vi) A sympathetic design which ~~preserves~~ conserves and where appropriate enhances ~~responds to~~ the significance of the adjacent Ancient Woodland, and the



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Scheduled Monuments and listed buildings to the south of the site, and their settings.

SP5.2 - Water Lane Area

We request that this criterion is amended to read:

A sympathetic design which ~~preserves~~ conserves, and where appropriate enhances, the significance of Listed Buildings adjacent and within the site, Scheduled Monuments to the North and West and the Nazeing and South Roydon Conservation Area adjacent and within the site, and their settings.

SP5.3 - East of Harlow

We request that this criterion is amended to read:

A sympathetic design which ~~preserves~~ conserves, and where appropriate enhances, the significance of Listed Buildings adjacent and within the site, Registered Park and Garden to the West and nearby Scheduled Monuments, and their settings.

CONCLUSION

Historic England will provide further feedback at the masterplanning and planning application stages of the development process for these sites. Please note that absence of a comment on a policy, allocation or documents in this letter does not mean that Historic England is content that the policy, allocation or document is devoid of historic environment issues.

Finally, we should like to stress that this opinion is based on the information provided by the Council in its consultation. To avoid any doubt, this does not affect our obligation to provide further advice and, potentially, object to specific proposals, which may subsequently arise where we consider that these would have an adverse effect upon the historic environment.

If you have any questions with regards to the comments made, then please do get back to me. I would be very happy to meet to discuss these comments further. In the meantime, we look forward to continuing to work with you and your colleagues. I would be grateful if you could confirm receipt of this letter.

Yours sincerely,



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk





Historic England

Andrew Marsh

Historic Environment Planning Adviser, Planning Group

....Redacted....



24 BROOKLANDS AVENUE, CAMBRIDGE, CB2 8BU

Telephone 01223 582749
HistoricEngland.org.uk



Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any Information held by the organisation can be requested for release under this legislation.