

Committee: Planning Policy Working Group

Agenda Item

Date: 23 August 2016

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Title: The Chesterfords Neighbourhood Plan
Historic Environment Assessment

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Summary

1. The Chesterfords Neighbourhood Plan Group commissioned Essex County Council Place Services to undertake a Historic Environment Assessment in July this year to help inform the neighbourhood plan.
2. The Chesterfords Neighbourhood Plan Steering Group has asked the Council to include this assessment in their evidence base documents.

Recommendations

3. To note the appended document and include it as part of the Local Plan evidence base.

Financial Implications

4. None

Background Papers

5. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

None

Impact

- 6.

Communication/Consultation	Internal consultation with Development Management, Landscape and Conservation Officers.
Community Safety	N/A
Equalities	N/A.
Health and Safety	N/A
Human Rights/Legal Implications	N/A

Sustainability	N/A
Ward-specific impacts	Little Chesterford and Great Chesterford
Workforce/Workplace	N/A

Situation

7. The Chesterfords Neighbourhood Plan Group commissioned Essex County Council Place Service to undertake a Historic Environment Assessment of the two parishes in order to inform the Chesterfords Neighbourhood Plan.
8. The report presents an overview of the historic environment within the parishes of Great and Little Chesterford and identifies the significance of the major heritage assets located within them, including the contribution to their significance made by their setting. The heritage assets include the Conservation Area, Grade I and II* listed buildings and scheduled monuments.
9. The assessment has been undertaken in accordance with the guidelines set out in the National Planning Policy Framework and the Historic England guidance on the Setting of Heritage Assets Historic Environment Good Practice Advice Note.
10. The report makes use of a number of sources, including the Essex Historic Environment Record, and Historic England's data on designated historic environment assets, The Great Chesterford Conservation Area Appraisal and Uttlesford District Historic Environment Characterisation Project.
11. There are a number of recommendations made at the end of the report (page 39) including:
 - **Preserve the Roman town and temple** – the area including the bowls club, allotments and adjacent fields between the monuments should be protected from development
 - **Temple area** – this open aspect should be retained to ensure the setting of the monument is preserved.
 - **Development along Newmarket Road** – if development does take place in other areas along the road it should be restricted to the road frontage in order to avoid further encroachment into the Roman Town.
 - **Indivisibility and spacing between Great and Little Chesterford** – any further erosion of this space should be resisted to ensure the historic settlements retain their distinct identity.
 - **Great Chesterford Conservation Area** – the recommendations in the Conservation Area Appraisal relating to the management of the Conservation Area should be followed when new development or

change is proposed. The open spaces identified with the appraisal should be protected and development avoided.

- **Open Space in Little Chesterford** – the open space around the church hall and the views along the river from the historic bridge southwards towards The Manor and northwards to Great Chesterford should be preserved with no development.
- **Infill development within Little Chesterford** – further infill should respect the nature of the historic buildings.
- **Bordeaux Farm** – development that does not relate directly to the agricultural role of the farm should be avoided in this area.

12. The group have asked the Council to include this report in the Council’s local plan evidence base and take it into account in the local plan process.

Risk Analysis

13.

Risk	Likelihood	Impact	Mitigating actions
If the NP evidence is not included and considered in the Local Plan process vital local evidence may be overlooked when allocating sites in the two parishes.	1 - Low	Delays in adopting the Local Plan	The NP, if ‘Made’ will become part of the Development Plan. The Council are working with all NP to ensure the LP and NP will be aligned and sharing evidence is part of that process.

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.