

Planning Policy (Local Plan) Team

Colchester City Council

Our ref:

Your ref:

24<sup>th</sup> December 2025

Dear Sir/Madam

**Re: Colchester City Council Preferred Options Local Plan, Regulation 18 Consultation 2025**

Thank you for the opportunity to comment on the Colchester City Council Preferred Options Local Plan. As the Government's adviser on the historic environment, Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore, we welcome the opportunity to comment on this report.

**SUMMARY**

Due to limited capacity, we have not been able to review every policy and potential site allocation in detail. Instead, we have focused on sites identified through the Council's Heritage Impact Assessment Sift (January 2025) as having potential heritage sensitivities, and on policies with the most direct relationship to the historic environment.

**SPECIFIC COMMENTS**

**4. ENVIRONMENT**

**Policy EN6: Conserving and Enhancing the Historic Environment**

We support the overall direction of Policy EN6, and particularly the requirement for Heritage Impact Assessments for proposals related to or impacting on the setting of heritage assets. However, we recommend that the Council review the first paragraph, which addresses substantial harm to or total loss of significance of designated and non-designated heritage assets, to ensure consistency with the National Planning Policy Framework (NPPF).

**Distinction between designated and non-designated heritage assets**

It is particularly important that the policy distinguishes clearly between the tests of harm applicable to designated and non-designated heritage assets. Paragraph 214 of the NPPF sets out a high bar for substantial harm or total loss of designated heritage assets, requiring clear and convincing justification and demonstration of substantial public benefits. In contrast, paragraph 216 requires a balanced judgement for non-designated heritage assets, having regard to the scale of harm and the asset's significance. These distinct approaches should be reflected accurately in the policy

wording to avoid conflation.

### **Policy EN7: Archaeology**

We welcome and support Policy EN7.

## **12. PLACE POLICIES**

To date, the assessment of sites has been relatively high level and brief. While we acknowledge and welcome the Heritage Impact Assessment (HIA) Sift undertaken by Place Services in January 2025, further detailed assessment will be required to fully understand the significance of heritage assets, the potential impact on that significance, and opportunities for mitigation and enhancement. As such, we have not been able to offer detailed, site-specific comments at this stage, but we will continue to work closely with the Council and provide more detailed advice as further information emerges.

On this point, we understand that the Council intends to publish detailed HIAs in due course, and we welcome this commitment. These HIAs should be proportionate to the scale of the site and the assets affected and should follow the five-step methodology set out in Historic England Advice Note 3 (HEAN3). They should address both designated and non-designated heritage assets, including archaeology, and assess whether the site is suitable for allocation, the degree of harm to heritage, and provide clear recommendations for mitigation and enhancement. This might include measures such as density, height, open space, landscaping, heritage buffers, key views, restoration of heritage assets, and heritage interpretation.

Where sites are considered suitable, the recommendations from the HIAs should be incorporated into policy wording. Where sites are found unsuitable, they should be removed from the plan.

### **Policy PP1: Britannia Car Park, Colchester**

Like many potential allocations in Colchester, site PP1 lies within the setting of several designated heritage assets and therefore has the potential to affect their significance. We welcome the Council's Heritage Impact Assessment (HIA) Sift (January 2025), prepared by Place Services, which correctly identifies these sensitivities. The heritage assets include two Conservation Areas, six Grade II listed buildings, and, most notably, the St Botolph's Augustinian Priory Scheduled Monument (LEN 1013764), which the site adjoins. We also welcome the specific reference to these at criterion 'e'.

### **Initial assessment**

Effects uncertain. Given the sensitivity of this site, we agree that a full Heritage Impact Assessment will be necessary to inform the next draft of the Local Plan. This will help determine whether the site

is suitable from a historic environment perspective and to identify any mitigation measures or opportunities for enhancement. We understand from the Council (December 2025) that detailed HIAs for sites requiring a Proforma or full assessment have been considered within a Stage 2 report, which is expected to be published in January 2026. We look forward to reviewing this and providing further comments as necessary in due course.

### **Policy PP2: Vineyard Gate, Colchester**

Site PP2 lies within the setting of several designated heritage assets and therefore has the potential to affect their significance. We welcome the Council's Heritage Impact Assessment (HIA) Sift (January 2025), prepared by Place Services, which correctly identifies these sensitivities. The assets include the Colchester Area 1 Conservation Area, which partly overlaps the site, numerous listed buildings, and, most notably, the St Botolph's Augustinian Priory Scheduled Monument (LEN 1013764), which directly adjoins the site. We also welcome the specific reference to these at criterion 'f'.

#### **Initial assessment**

Effects uncertain. Given the sensitivity of this site, we agree that a full Heritage Impact Assessment will be necessary to inform the next draft of the Local Plan. This will help determine whether the site is suitable from a historic environment perspective and to identify any mitigation measures or opportunities for enhancement. We understand from the Council (December 2025) that detailed HIAs for sites requiring a Proforma or full assessment have been considered within a Stage 2 report, which is expected to be published in January 2026. We look forward to reviewing this and providing further comments as necessary in due course.

### **Policy PP3: St Runwalds Street Car Park, Colchester**

Site PP3 is located within the Colchester Area 1 Conservation Area and surrounded by numerous listed buildings. As before we welcome the Council's Heritage Impact Assessment (HIA) Sift (January 2025), prepared by Place Services, which correctly identifies these sensitivities.

Given the sensitivity of this site, a full Heritage Impact Assessment will be necessary to inform the next draft of the Local Plan. This will help determine whether the site is suitable from a historic environment perspective and identify any mitigation measures or opportunities for enhancement. However, it is unclear from the information provided whether a new HIA is planned for this site. The Sift report suggests that the Council may rely on a 2021 HIA, but it is not evident whether that earlier assessment has informed the current site boundary or the content of Policy PP3.

#### **Initial assessment**

Effects uncertain. A full Heritage Impact Assessment will be necessary to inform the next draft of the Local Plan. If the Council plans to rely on the 2021 HIA, we recommend confirming that it remains relevant and updating it where needed so that it reflects the current site boundary, policy wording, and best practice guidance.

If, once prepared, the evidence shows that harm cannot be adequately mitigated, the site should not be allocated.

#### **Policy PP5: Land at Chesterwell, Colchester**

Site PP5 is within the wider setting of the Grade II listed Braiswick farmhouse (LEN 1337395).

#### **Initial assessment**

While development at this site may be acceptable, we agree that a Heritage Impact Assessment (Proforma) will be necessary to confirm the site's suitability from a historic environment perspective and to identify any mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'f'.

#### **Policy PP7: Land off Bakers Lane, Colchester**

We have **serious concerns** regarding this site which adjoins and includes part of the Moat Farm Dyke: a northern extension of Lexden Dyke; part of the Iron Age territorial oppidum and Romano-British town of Camulodunum Scheduled Monument (LEN 1019964) and is potentially within the wider setting of two Grade II listed buildings.

Given this sensitivity, a full Heritage Impact Assessment will be necessary before the next draft of the Plan to determine whether the site is suitable from a historic environment perspective and to identify any mitigation measures or opportunities for enhancement. We understand from the Council (December 2025) that this HIA is expected to be published in January 2026. As previously noted, we have not been able to offer detailed, site-specific comments at this stage due to the high-level nature of the current assessment. However, we will continue to work closely with the Council and provide more detailed advice as further information emerges.

#### **Initial assessment**

Effects uncertain. A full Heritage Impact Assessment will be necessary to determine whether the site can be allocated. If this evidence demonstrates that harm cannot be adequately mitigated, the site should be deleted.

#### **Policy PP9: North-East Colchester**

The site appears to be within the wider setting of several Grade II listed buildings.

### **Initial assessment**

While development at this site may be acceptable, a Heritage Impact Assessment (Proforma) will be essential to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'm'.

### **Policy PP10: Land South of Berechurch Hall Road, Colchester**

We have **serious concerns** regarding the possible allocation of this site, which lies adjacent to the Gosbecks Iron Age and Romano-British Scheduled Monument (LEN 1002180). Given its proximity, there is a strong likelihood of archaeological remains of schedulable quality within the development area, as well as potential impacts arising from development within its setting.

Due to this sensitivity, a full Heritage Impact Assessment, rather than the Proforma HIA recommended by the Sift Report, will be essential before the next draft of the Plan. This assessment should determine whether the site is suitable from a historic environment perspective and identify any mitigation measures or opportunities for enhancement to be incorporated into criterion 'i'. We will continue to work closely with the Council and provide more detailed advice as further information emerges.

### **Initial assessment**

Effects uncertain. A full Heritage Impact Assessment will be necessary to determine whether the site can be allocated. If this evidence demonstrates that harm cannot be adequately mitigated, PP10 should not be allocated.

### **Policy PP11: Europit Site, Colchester**

The site is located within the setting of the Colchester Area 1 Conservation Area, numerous listed buildings, and the St Botolph's Augustinian Priory Scheduled Monument (LEN 1013764).

Due to this sensitivity, a full Heritage Impact Assessment will be essential before the next draft of the Plan. This assessment should determine whether the site is suitable from a historic environment perspective and identify any mitigation measures or opportunities for enhancement to be incorporated into criterion 'f'. However, it is unclear from the information provided whether a new HIA is planned for this site. The Sift report suggests that the Council may rely on a 2021 HIA, but it is not evident whether that earlier assessment has informed the current site boundary or the content of Policy PP11.

### **Initial assessment**

Effects uncertain. A full Heritage Impact Assessment will be necessary to inform the next draft of the Local Plan. If the Council plans to rely on the 2021 HIA, we recommend confirming that it remains relevant and updating it where needed so that it reflects the current site boundary, policy wording, and best practice guidance.

If, once prepared, the evidence shows that harm cannot be adequately mitigated, the site should not be allocated.

#### **Policy PP14: Gas Works and Hythe Scrap Yard Site, Colchester**

The site is located adjacent to the Distillery Pond Conservation Area and Grade II listed Hull House immediately east of laundry.

#### **Initial assessment**

While development at this site may be acceptable, a Heritage Impact Assessment (Proforma) will be essential to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'i'.

#### **Policy PP15: Hawkins Road, Colchester;**

#### **Policy PP16: Coal Yard Site, Colchester; and**

#### **Policy OA2: Land East of Hawkins Road Opportunity Area**

These sites are located adjacent to the Colchester, Hythe Conservation Area, and numerous Grade II listed buildings.

#### **Initial assessment**

While development at these sites may be acceptable, a full Heritage Impact Assessment will be necessary to confirm its suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'g', 'f' and 'd' of the corresponding policies.

#### **Policy OA3: Magdalen Street Opportunity Area**

The site is adjacent to the New Town Conservation Area, and three Grade II listed buildings.

#### **Initial assessment**

While development at this site may be acceptable, a full Heritage Impact Assessment will be necessary to confirm its suitability from a historic environment perspective and to identify

appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'g' of the policy.

### **Policy PEP2 Knowledge Gateway**

The site is located partially within the Wivenhoe Park Registered Park and Garden (LEN 1000371), and potentially within the wider setting of a number of other designated heritage assets, including the Group of barrows at Annan Road Scheduled Monument (LEN 1464139). Development has potential for direct impact and indirect impact on setting of Registered Park and Garden and Scheduled Monument.

#### **Initial assessment**

Effects uncertain. We agree that a proforma Heritage Impact Assessment will be essential to determine whether the site is suitable from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'g' of Policy PEP2.

### **Policy PP17: Land South of A12, Marks Tey Growth Area**

We have **serious concerns** regarding the potential allocation of this site which includes the Medieval moat at Marks Tey Hall Scheduled Monument (LEN 1477794), and Grade II listed building, the Grade II\* Marks Tey Hall South Barn (1224577), and Grade II listed Barn To North West Of Marks Tey Hall (1266768), and is within the wider setting of other Grade II listed buildings, including Doggets Hammer Farm (1266767), as well as the Copford Green Conservation Area.

#### **Initial assessment**

**This site should not be allocated.** Development within the setting of these designated heritage assets would almost certainly result in a loss of significance. In the case of Marks Tey Hall Scheduled Monument (LEN 1477794), and Grade II listed building, the Grade II\* Marks Tey Hall South Barn (1224577), and Grade II listed Barn To North West Of Marks Tey Hall (1266768), mitigation is unlikely to be effective because the proposals would surround these assets on all sides, and the nature of the development (housing) means that any measures would have only very limited success. A full Heritage Impact Assessment will be essential to determine whether the site can be allocated. If this confirms that harm cannot be adequately mitigated, the site should not be allocated.

### **Policy PP18: Land North of A120, Marks Tey Growth Area**

This large site is located within the wider setting of a large number of listed buildings including two Grade listed churches.

**Initial assessment**

A full Heritage Impact Assessment will be essential to determine whether the site can be allocated, and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'l' of Policy PP12.

**Policy PEP5 Land South of A12, Marks Tey**

This site is located within the wider setting of four Grade II Listed Buildings, and Marks Tey Hall Scheduled Monument (LEN 1477794).

**Initial assessment**

While development at this site may be acceptable, a full Heritage Impact Assessment will be essential to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'c' of the policy.

**Policy PP19: Land North of Oak Road, Tiptree**

This large site is located within the wider setting of a number listed buildings, including the Grade II\* Messing Park (LEN 1224649).

**Initial assessment**

Effects uncertain. A full Heritage Impact Assessment will be essential to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'k' of the policy.

**Policy PP20: Land at Bonnie Blue Oak, Tiptree**

This site is potentially within the setting of a number of listed buildings, most notably the Elms Farm complex to east.

**Initial assessment**

While development at this site may be acceptable, a full Heritage Impact Assessment will be essential to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'g' of the policy.

**Policy PEP8 Land South of Factory Hill, Tiptree**

The site is potentially within the setting of the Grade II listed House, now part of Wilkins & Sons Jam factory and adjacent wall (LEN 1224938). According to the Council's Heritage Impact Assessment sifting report there may be some intervisibility between this and the site.

#### **Initial assessment**

While development at this site may be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'd' of the policy.

#### **Policy PP23: Land East Dawes Lane, West Mersea**

The site is potentially located within the setting of a number of Grade II listed buildings, and the Mersea Mount: a Roman barrow at Barrow Hill Farm scheduled monument (LEN 1019019).

#### **Initial assessment**

While development at this site may be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'j' of the policy.

#### **Policy PP25: View Park, Abberton and Langenhoe**

The site is potentially located within the setting of three Grade II listed buildings.

#### **Initial assessment**

While development at this site may be acceptable, a Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'g' of the policy.

#### **Policy PP26: Land North of Boxted Straight Road, Boxted Cross**

The site is potentially located within the setting of a number of listed buildings, including 1 x Grade I, and 17 x Grade II.

#### **Initial assessment**

While development here could be acceptable, a Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation

measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria ‘g’ of the policy.

#### **Policy PP27: Swan Grove, Chappel**

The site is located within the setting of a number of Grade II listed buildings, and potentially within the setting of the Chappel Conservation Area.

#### **Initial assessment**

While development at this site may be acceptable, a Heritage Impact Assessment will help to confirm the site’s suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria ‘f’ of the policy.

#### **Policy PP28: Land West of Station Road, Wakes Colne**

The site is located within close proximity of the Grade II\* Church of All Saints (LEN 1225059) and the Chappel Conservation Area.

#### **Initial assessment**

While development at this site may be acceptable, a proforma Heritage Impact Assessment will help to confirm the site’s suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria ‘j’ of the policy.

#### **Policy PEP12 Land at Wakes Hall Business Centre**

The site is potentially located within the setting of five Grade II listed buildings, and the Grade II\* Church of All Saints (LEN 1225059).

#### **Initial assessment**

While development here may be acceptable, a full Heritage Impact Assessment will be required to confirm whether the site is suitable from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion ‘c’ of the policy.

#### **Policy PP32: Land North of Halstead Road and West of Fiddlers Wood Eight Ash Green**

The site is potentially located within the setting of four Grade II listed buildings.

#### **Initial assessment**

While development here appears broadly acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'h' of the policy.

#### **Policy PEP9 Bullbanks Farm, Eight Ash Green**

The site is potentially located within the setting of four Grade II listed buildings.

#### **Initial assessment**

While development at this site may be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'c' of the policy.

#### **Policy PP33: Land East of Plummers, Fordham**

The site is potentially situated within the setting of nine Grade II listed buildings. As noted in the Council's Heritage Impact Assessment Sift Report, these buildings are in close proximity, arranged around a historic green, including a farmhouse opposite and dispersed farms to the southeast, within an open landscape setting.

#### **Initial assessment**

While development could be acceptable, a full Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'f' of the policy.

#### **Policy PP34: Land North of Coach Road, Great Horkesley**

The site includes the Grade II listed Woodhouse Farmhouse (LEN 1222684), and is situated potentially within the setting of the Small multivallate hillfort known as Pitchbury Ramparts Scheduled Monument (LEN 1019959).

#### **Initial assessment**

While development could be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'l' of the policy.

#### **Policy PP35: The Old School, Great Horkesley**

**We have concerns** regarding this site which includes two Grade II listed buildings and is potentially within the setting of several others.

#### **Initial assessment**

While development could be acceptable, a full Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'i' of the policy.

#### **Policy PP36: Land at Earls Colne Road, Great Tey**

This site is located within the setting of the Grade II listed Newbarn, Farmyard Buildings Round Open Square (LEN 1223379), and potentially within the wider setting of several other listed buildings, although these are some distance away.

#### **Initial assessment**

While development could be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'g' and 'h' of the policy.

#### **Policy PP37: Land north of Park Lane, Langham; and**

#### **Policy PP38: Land opposite Wick Road, Langham**

These sites are located in close proximity to numerous Grade II listed buildings

#### **Initial assessment**

While development could be acceptable, a full Heritage Impact Assessment will be needed to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria 'm' and 'j' of the corresponding policies.

#### **Policy PP42: Land at White Hart Lane, West Bergholt**

The site is situated within the setting of several listed buildings including, the Grade II\* High Trees Farmhouse (LEN 1225133).

#### **Initial assessment**

While development at this site may be acceptable, a proforma Heritage Impact Assessment will help to confirm the site's suitability from a historic environment perspective and to identify

appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criteria ‘i’ of the policy.

#### **Policy PP44: Land off Colchester Road, West Bergholt**

The site is located immediately to the south of the historic brewery complex which comprises the Grade II listed Main Building At Truman's Brewery (LEN 1225083), The Brewery House (Truman's) (LEN 1225082), and West Range at Truman's Brewery (LEN 1225084), and is potentially within the wider setting of other Grade II listed buildings.

#### **Initial assessment**

While development here could be acceptable, a detailed Heritage Impact Assessment will be required to confirm the site’s suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion ‘k’ of the policy.

#### **Policy PEP11 Land at Pattens Yard, West Bergholt**

The site is situated potentially within the setting of the Small multivallate hillfort known as Pitchbury Ramparts Scheduled Monument (LEN 1019959), and several Grade II listed buildings.

#### **Initial assessment**

While development here could be acceptable, a Heritage Impact Assessment will be required to confirm the site’s suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion ‘k’ of the policy.

#### **Policy PP45: Land off New Road, Aldham**

The site is located opposite the Grade II\* Church of St Margaret and St Catherine (LEN 1170063). Although the Council’s Heritage Impact Assessment notes that the church is screened by a tree belt, the site forms part of a wider rural landscape that contributes to its setting, and development could therefore affect the church’s significance.

#### **Initial assessment**

Effects uncertain. While development here could be acceptable, a Heritage Impact Assessment will be required to confirm the site’s suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion ‘g’ of the policy.

#### **Policy PP46: Land at Birch Green, Birch**

The site is located to the immediate north-west of two Grade II listed buildings, on the edge of the historic Green.

### **Initial assessment**

Effects uncertain. While development here could be acceptable, a proforma Heritage Impact Assessment will be required to confirm the site's suitability from a historic environment perspective and to identify appropriate mitigation measures or opportunities for enhancement. The resulting recommendations should then be incorporated into criterion 'h' of the policy.

### **Policy PP48: Kelvedon Road, Messing**

We have **concerns** regarding the potential allocation of this site, which is located to the south-west of the Messing Conservation Area. The Conservation Area includes several listed buildings, most notably the Grade II\* Church of All Saints (Messing) (LEN 1224665). The Council's Heritage Impact Assessment Sift Report notes that the site is prominent within the rural landscape setting of the Conservation Area and listed buildings. Therefore, development here has the potential to affect the significance of these heritage assets through changes within their setting.

### **Initial assessment**

Effects uncertain. Due to this sensitivity, a full Heritage Impact Assessment, rather than the Proforma HIA recommended by the Sift Report, will be required before the next draft of the Plan. This assessment should determine whether the site is suitable from a historic environment perspective and identify any mitigation measures or opportunities for enhancement to be incorporated into criterion 'g'.

### **Policy PP49: Land at St Ives Road, Peldon**

We have **concerns** regarding the potential allocation of this site which is located within the setting of several listed buildings, most notably the Grade I Church of St Mary the Virgin (LEN 1224702) - development here has the potential to diminish key views of the Church that contributes to its significance.

### **Initial assessment**

Effects uncertain. Due to this sensitivity, a full Heritage Impact Assessment, rather than the Proforma HIA recommended by the Sift Report, will be required before the next draft of the Plan. This assessment should determine whether the site is suitable from a historic environment perspective and identify any mitigation measures or opportunities for enhancement to be incorporated into criterion 'h'.

## **CONCLUSION**



We look forward to engaging with you as these proposals progress over the coming months. 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 (either as a result of this consultation or in later versions of the plan/guidance) where we consider that these would have an adverse impact upon the historic environment. If you have any queries about any of the matters raised above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

**Andrew Marsh**

Historic Environment Planning Adviser