

Chelmsford Local Plan

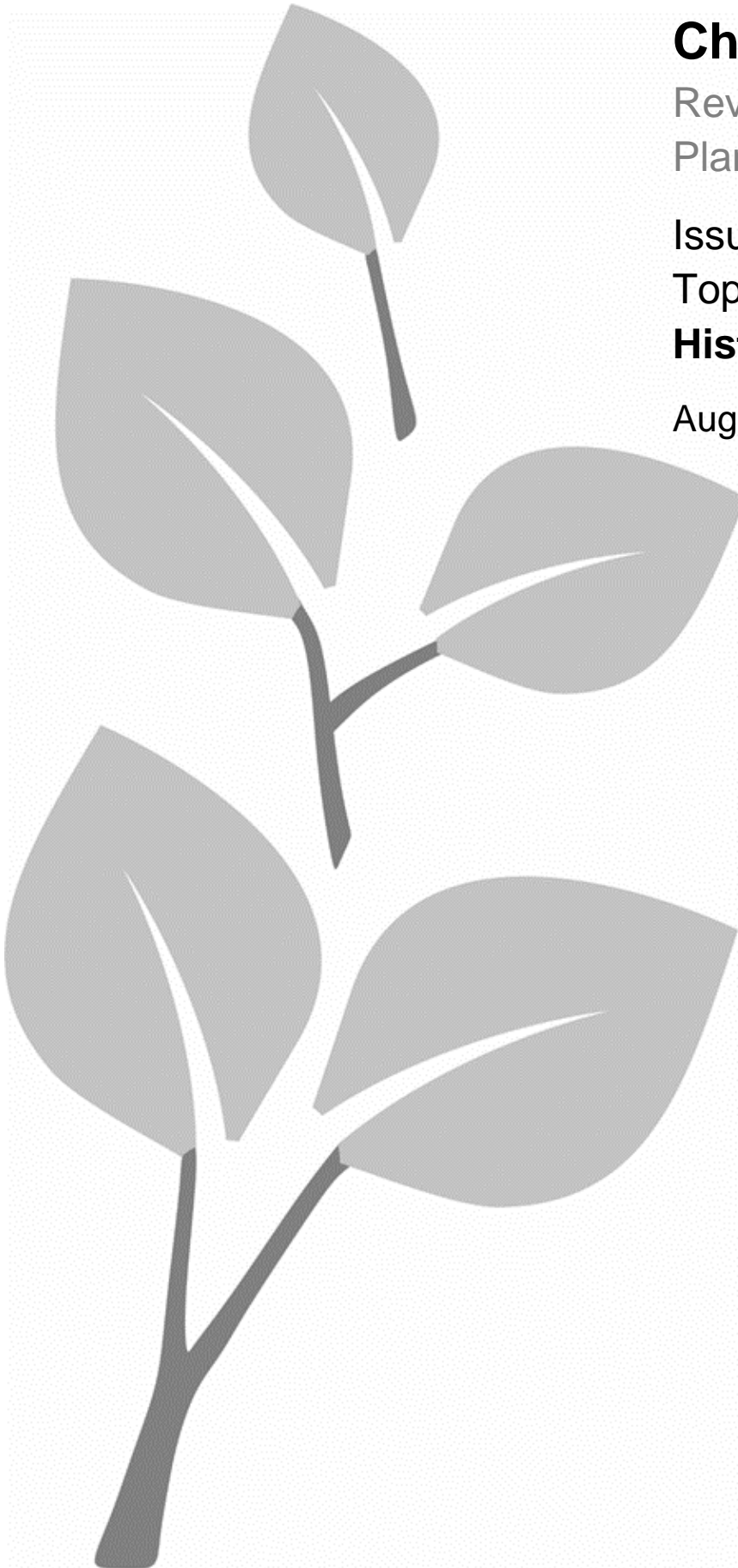
Review of the adopted Local
Plan

Issues and Options

Topic Paper:

Historic Environment

August 2022



1. Purpose

- 1.1. This Topic Paper is one of a number produced by Chelmsford City Council to set out how the review of the adopted Local Plan has been developed. Topic papers will be refreshed and updated at each stage of the Local Plan review process to ensure the latest information/position is available. This will avoid confusion and duplication and the latest topic paper will supersede any previous versions.
- 1.2. The intention of the topic papers is to provide background information; they do not contain any policies, proposals or site allocations. Topic papers will form part of the Local Plan evidence base which will be submitted alongside the Local Plan for independent examination.
- 1.3. This topic paper covers the Historic Environment, taking in all aspects including archaeology, built heritage, local character and distinctiveness.
- 1.4. The Topic Paper provides background information and provides context of how the Local Plan has been formulated. This Topic Paper should be read alongside the other Topic Papers produced, in particular:
 - Infrastructure - covers infrastructure needs to support the Local Plan and how requirements and delivery of various pieces of infrastructure will be provided for in the Review of the Adopted Local Plan
 - Transport – covers how transport matters and transport impacts have been considered when preparing the Review of the Adopted Local Plan.
- 1.5. The main issues covered by this Topic Paper are:
 - Definition of heritage assets
 - National planning policies covering heritage issues
 - Evidence on the historic environment
 - How the Local Plan will ensure that the historic environment is protected and enhanced (Spatial Principles S1 and S3, A Safer Greener Place and Health Active and Enjoyable Lives Strategic Priorities).

2. Background

- 2.1. The historic environment is all around the area, within the city, the villages and the countryside. It gives a connection to our past and shapes communities and local identity. It can be a constraint, but also presents opportunities.
- 2.2. This topic paper sets out the background to the historic environment so that the review of the adopted Local Plan is fully informed and any additional evidence base information is prepared.

- 2.3. Chelmsford has a rich and diverse heritage. It has many heritage assets which are worthy of protection for their significance and for their contribution to the special character of Chelmsford. Within Chelmsford's administrative area there are 1,012 listed buildings (April 2022). There are also 25 Conservation Areas, 19 Scheduled Monuments, and 6 Registered Parks and Gardens all of which are shown on the Policies Map. With the exception of Conservation Areas, these designated heritage assets are identified within the National Heritage List for England, administered by Historic England.
- 2.4. Buildings are listed on the basis of their special architectural or historic interest. These buildings are subject to special planning controls over their demolition, partial demolition, alteration or extension in any manner which affects their special character. Within Chelmsford there are a high number of timber frame buildings from the 14th-17th centuries reflecting the prosperity of the area in this period and displaying vernacular building techniques, notably within the rural areas and village centres, such as Stock, Writtle, Boreham and Great Waltham. The survival of vernacular buildings across the administrative area contributes to its distinctiveness. There are 64 Grade I and II* listed buildings, including medieval parish churches, structures at Pleshey Castle, Henry VIII's palace at New Hall, country houses (such as Langleys, Leez Priory and Boreham House) and exceptionally complete timber framed buildings and rectories.
- 2.5. Conservation Areas are designated under the Planning (Listed Building and Conservation Areas) Act 1990. Conservation Areas are defined and designated by the Council. They are areas of special architectural or historic interest where the Council has a statutory duty to preserve or enhance their character or appearance. The Council will produce character appraisals and management plans for its Conservation Areas. 5 Conservation Areas cover the City Centre, 17 historic village centres, St John's Hospital and John Keene Memorial Homes and are designated for their special character.
- 2.6. The Chelmer and Blackwater Navigation is also designated as a Conservation Area. This historic waterway, which extends through Braintree and Maldon districts, resulted in Chelmsford's expansion and development as an industrial centre from the late eighteenth century. It is significant for its structures (including 13 locks), landscape character, leisure and recreational value.
- 2.7. There are 6 Registered Parks and Gardens, including an 800m long Avenue at New Hall, the rare 'canal' water feature at Boreham House and the Humphry Repton landscape at Hylands Park. The public parks at Hylands and Danbury have an important role in the distinctness of Chelmsford and social wellbeing. They also contribute to the local economy through organised events and formal and informal recreation. The Council recognises that Registered Parks and Gardens should be protected.
- 2.8. Archaeological and/or historical features represent a finite and non-renewable resource that are vulnerable to damage and destruction. Any works to Scheduled Monuments require the consent of the Secretary of State. There are 19 Scheduled Monuments, including a number of moated sites, Roman villas, the Iron Age Hillfort at Danbury, the late twelfth century earthwork castle at Pleshey and medieval salt works at South Woodham Ferrers. The Essex Site and Monument Record records for over 3,000 archaeological sites in Chelmsford.

- 2.9. In addition to designated heritage assets, Chelmsford has many non-designated assets which are worthy of protection and conservation for their architectural, townscape, landscape or historic interest. The Council will continue to update a list of heritage assets which have local value. This is titled Register of Buildings of Local Value and includes buildings, structures or features of local architectural or historic interest which make a positive contribution to their locality. 509 buildings are included on the current Register of Buildings of Local Value, and 12 sites are identified on the Inventory of Design Landscapes of Local Interest prepared by the Essex Gardens Trust. Both the designated and non-designated heritage assets reflect the expansion of Chelmsford as a manufacturing and technology centre in the early twentieth century, when Hoffmann, Marconi, and Crompton were located in the town.
- 2.10. A Heritage at Risk programme has been implemented by Historic England. It protects and manages the historic environment so the number of 'at risk' historic places and sites across England is reduced. The Heritage at Risk Register identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.
- 2.11. The Council also maintains a buildings at risk register (including designated and non-designated heritage assets) and proactively works to seek their protection and conservation. Sustaining appropriate uses is part of a strategy to ensure their conservation and their economic contribution. The 2022 Buildings at Risk Register includes 11 entries. In determining planning applications, the Council will take account of the desirability of sustaining and promoting opportunities to enhance the significance of both designated and non-designated assets and their settings.
- 2.12. There are a number of country lanes and byways which are of historic and landscape value, and which make an important contribution to the rural character of certain areas, as set out in the Essex County Council Protected Lanes Studies. The Council intends to protect these lanes and byways by preserving, as far as possible, the trees and hedgerows, banks, ditches and verges which contribute to their character, and by resisting development proposals which have a detrimental effect upon them.
- 2.13. The role of historic assets can also contribute towards the area's wider green infrastructure network, to local character and distinctiveness, and the economy. The Council also seeks opportunities to promote the local distinctiveness of Chelmsford through heritage interpretation, blue plaques and public art.

3. Types of heritage asset and historic environment

- 3.1. The following definitions set out various aspects of the historic environment:
- 3.2. Historic environment – all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

- 3.3. Heritage asset – a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. These include designated heritage assets and assets identified by the local planning authority (including local listing).
- 3.4. Designated heritage asset - A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
- 3.5. Non-designated heritage asset – includes buildings and landmarks which although not listed, are deemed to be of local historical significance and/or heritage value.
- 3.6. Setting – the surroundings in which a designated or non-designated heritage asset is experienced, including its own land or the wider street scene.
- 3.7. Conservation area – a defined area of special architectural and historic interest covering buildings, trees, public realm and historical association.
- 3.8. Conservation – The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 3.9. Landscape character – specifically including historic land use, settlement, field systems, valued historic features, and sensitivity to change.
- 3.10. Archaeological interest – an asset which holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

4. Issues and Options

Policy Context

National Policy

- 4.1. Section 1 of the NPPF (2021) sets out the overarching objective for achieving sustainable development:

Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*

- **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy. (Paragraph 8)

4.2. Section 16 of the NPPF (2021) sets out the objectives for the historic environment:

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as [World Heritage Sites](#) which are internationally recognised to be of Outstanding Universal Value⁶⁶. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁶⁷. (Paragraph 189)

Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(c) the desirability of new development making a positive contribution to local character and distinctiveness; and

(d) opportunities to draw on the contribution made by the historic environment to the character of a place. (Paragraph 190)

When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest. (Paragraph 191)

Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

(a) assess the significance of heritage assets and the contribution they make to their environment; and

(b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future. (Paragraph 192)

Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible. (Paragraph 193)

- 4.3. Table 1 below sets out the key issues to be considered at this Regulation 18 Issues and Options Stage. The table below assesses the adopted Local Plan against the key NPPF requirements in respect of the historic environment and identifies Chelmsford City Council's assessment of the adopted Local Plan's compliance with the 2021 NPPF. The proposed approach to the review of the adopted Local Plan is then set out using the following colour codes:

The following quick reference colour codes in **column A** helpfully identify new or revised NPPF requirements since the adoption of your plan (which was examined under 2012 NPPF):

Key:

New plan-making requirement of the NPPF 2019 and/or NPPF 2021 not contained within the previous 2012 version
Revised plan-making requirement of the NPPF, containing some changes from the 2012 version
Requirement of the NPPF which has not changed from the 2012 version in relation to plan-making

Column C then assesses the adopted Local Plan against the NPPF requirements and identifies CCC's assessment of the adopted Local Plan's compliance with the 2021 NPPF using the following colour codes:

Key:

Adopted Local Plan meets NPPF requirement
Adopted Local Plan partially meets NPPF requirement
Adopted Local Plan does not meet NPPF requirement

Table 1 - NPPF Compliance Checklist – Historic Environment

	A. NPPF Requirement	B. NPPF Paragraph Reference	C. Record your assessment results
106.	<i>Historic Environment</i>		
107.	Set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.	NPPF Para 190	Set out in adopted Local Plan through site allocations and a suite of policies (Strategic Policies S3 and DM1 and DM15) and supporting Heritage Assessment evidence. Need to ensure any amendments through the review remain compliant with the NPPF.

National Policy Guidance

- 4.4. The NPPF is supported by a series of PPGs on a range of subjects. Paragraph 45 of the Plan-making PPG states:

Planning policies need to be based on up-to-date evidence about the [historic environment](#) in their area. Strategic policy-making authorities can use this evidence to assess the significance of heritage assets and the contribution they make to their environment and to predict the likelihood of currently unidentified heritage assets being discovered in the future. Authorities may draw on a wide range of evidence sources, including the relevant historic environment record, the National Heritage List for England, conservation area management plans and appraisals, and local consultations that have identified assets of local historic importance.

Historic England Local Plan Guidance

- 4.5. The Historic Environment in Local Plans, Historic Environment Good Practice Advice in Planning: 1 (2015) states in paragraphs 4 and 5:

When gathering evidence, it is important to bear in mind that this is not simply an exercise in setting out known sites but, rather, in understanding the value to society (i.e. the significance) of sites both known (such as those on the National Heritage List for England, see www.HistoricEngland.org.uk/listing/the-list) and potential, without which an understanding of the sometimes subtle qualities of the local distinctiveness and character of the local area may be easily lost. In particular:

- *In some cases, it might be necessary to identify heritage assets outside a local authority area, e.g. where there are likely to be setting impacts caused by potential development proposals within that area*
- *Some asset types are not currently well-recorded. The Register of Parks and Gardens of Historic Interest in England, for example, is thought to represent only around two-thirds of sites potentially deserving inclusion*
- *Evidence gathering can help identify parts of a locality that may be worthy of designation as a Conservation Area, or may merit local listing*
- *Assessing the likelihood of currently unidentified heritage assets being discovered, particularly sites of historic and/or archaeological interest, will help to future proof the plan.*

It may be helpful to collate this information within a Heritage Topic Paper to draw together the evidence prepared and the subsequent implications and actions required.

<https://historicengland.org.uk/images-books/publications/gpa1-historic-environment-local-plans/gpa1/>

- 4.6. The Historic Environment and Site Allocations in Local Plans, Historic England Advice Note 3 (2015) states in paragraph 1.1:

The site allocation process is best informed by an up-to-date and robust historic environment evidence base. It is important that the gathering of this evidence begins prior to the commencement of work on the Plan, to provide baseline information at all stages in its preparation. The relevant Historic Environment Record (HER) and other evidence held by the local planning authority will help establish the baseline information. This in turn will help identify heritage assets affected (e.g. desktop analysis), whilst also identifying gaps in the evidence base where there may be a need to produce further information which will be needed in order to fully understand the potential impacts of potential site allocations on the historic environment. Discussions with community groups/organisations may, in some cases, also offer further evidence. The evidence gathered should relate to both designated and non-designated heritage assets, in accordance with the NPPF. It should be used at all stages of plan making if soundness is to be demonstrated, and inform the Sustainability Appraisal and Strategic Environmental Assessment.

[The Historic Environment and Site Allocations in Local Plans \(historicengland.org.uk\)](http://historicengland.org.uk)

Local Policy

Current policy

4.7. Relevant policies in the Adopted Local Plan are:

4.8. **STRATEGIC POLICY S1 – SPATIAL PRINCIPLES**

The Council will require all new development to accord with the following Spatial Principles where relevant:

- Optimise the use of suitable previously developed land for development
- Continue the renewal of Chelmsford City Centre and its Urban Area Locate development at well connected and sustainable locations
- Locate development to avoid or manage flood risk
- Protect the Green Belt Respect the character and appearance of landscapes and the built environment, and preserve or enhance the historic environment and biodiversity
- Focus development at the higher order settlements outside the Green Belt and respect the existing development pattern and hierarchy of other settlements
- Ensure development is deliverable
- Ensure development is served by necessary infrastructure Utilise existing and planned infrastructure effectively.

4.9. **STRATEGIC POLICY S3 – CONSERVING AND ENHANCING THE HISTORIC ENVIRONMENT**

The Council will conserve and where appropriate enhance the historic environment recognising the positive contribution it makes to the character and distinctiveness of Chelmsford through the diversity and quality of heritage assets. This includes wider social, cultural, economic and environmental benefits.

The Council will designate and keep under review Conservation Areas in order to preserve or enhance their special architectural or historic interest with an emphasis on retaining and where appropriate improving the buildings and/or features that make a positive contribution to their character or appearance.

The Council will conserve or enhance the significance (including any contribution made by its setting) of Listed Buildings, Scheduled Monuments and Registered Parks and Gardens with an emphasis on preserving and where appropriate enriching the social, cultural, economic and environmental benefits that these heritage assets provide. The Council will seek the protection, conservation, and where appropriate and important to their significance, re-use and/or enhancement of historic places and sites on the Heritage at Risk Register and the local buildings at risk register.

When assessing applications for development, the Council will place great weight on the preservation or enhancement of designated heritage assets and their setting.

The Council will encourage applicants to put heritage assets to viable and appropriate use, to secure their future preservation and where appropriate enhancement, as appropriate to their significance. Policy DM13 sets out how the Council will consider proposals affecting the different types of designated heritage assets and their significance.

The Council will seek to conserve and where appropriate enhance the significance of non-designated heritage assets and their settings, which includes buildings, structures, features, gardens of local interest and protected lanes. Policy DM14 sets out the Council's approach to the protection and retention of these assets. Chelmsford contains a number of sites of archaeological importance. As set out in Policy DM15, the Council will seek the preservation and where appropriate enhancement of sites and their setting of archaeological interest.

4.10. POLICY DM13 – DESIGNATED HERITAGE ASSETS

- A) The impact of any development proposal on the significance of a designated heritage asset or its setting, and the level of any harm, will be considered against any public benefits arising from the proposed development. Where there is substantial harm or total loss of significance of the designated heritage asset, consent will be refused unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss; or all of the following apply:
- i. the nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. use of the asset is not viable in itself in the medium term, or not demonstrably possible in terms of grant funding; and
 - iii. the harm or loss is outweighed by bringing the site back into use. Where there is less than substantial harm to the heritage asset this will be weighed against the public benefits of the development proposal, including securing the optimum viable use of the heritage asset. The Council will take account of the desirability of sustaining and enhancing the significance of heritage assets and the positive contribution that

conservation of heritage assets can make to sustainable communities, local character and distinctiveness.

B) Listed Buildings In addition to Part A) the Council will preserve Listed Buildings and will permit proposals where:

- i. any extension/alteration would not adversely affect its significance as a building of special architectural or historic interest, both internally and externally; and
- ii. development within the setting of a listed building would not adversely affect the significance of the listed building, including views to and from the building, landscape or townscape character, land use and historic associations; and
- iii. any change of use would preserve its significance as a building of special architectural or historic interest and ensure its continued use.

C) Conservation Areas In addition to Part A) development will be permitted in Conservation Areas where:

- i. the siting, design and scale would preserve or enhance the character or appearance of the area; and
- ii. building materials and finishes are appropriate to the local context; and
- iii. features which contribute to the character of the area are retained; and
- iv. important views are preserved.

Development involving demolition or substantial demolition will only be granted if it can be demonstrated that:

- v. the structure to be demolished makes no contribution to the special character or appearance of the area; or
- vi. vi. it can be demonstrated that the structure is beyond repair or incapable of beneficial use; or
- vii. the substantial public benefit would outweigh the harm; or
- viii. viii. it can be demonstrated that the removal of the structure would lead to the enhancement of the Conservation Area.

D) Registered Parks and Gardens Development proposals should protect Registered Parks and Gardens and their settings. Harm should be assessed in accordance with the tests within Part A) of this policy.

E) Scheduled Monuments Development proposals should protect Scheduled Monuments and their settings. Harm should be assessed in accordance with the tests within Part A) of this policy

4.11. **POLICY DM14 – NON-DESIGNATED HERITAGE ASSETS**

Proposals will be permitted where they retain the significance of a non-designated heritage asset, including its setting. Where proposals would lead to harm to the significance of a non-designated heritage asset or its loss, proposals should demonstrate that:

- i. the level of harm or loss is justified following a balanced judgement of harm and the
- ii. significance of the asset; and
- iii. harm is minimised through retention of features of significance and/or good design and/or mitigation measures.

4.12. **POLICY DM15 – ARCHAEOLOGY**

Planning permission will be granted for development affecting archaeological sites providing it protects, enhances or preserves sites of archaeological interest and their settings. Applications shall have assessed the site in consultation with the Historic Environment Record and taken account of the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological interest of the site by record.

4.13. **Other relevant policies include:**

DM17 - TREES/LANDSCAPE

DM23 – HIGH QUALITY AND INCLUSIVE DESIGN

DM28 - TALL BUILDINGS

Duty to Co-operate

4.14. Key Duty to Co-operate stakeholders for the historic environment are Historic England and Essex County Council.

4.15. Other bodies such as The Chelmsford Civic Society also have a particular interest in heritage. Land owners of key heritage sites are also important stakeholders, including the National Trust.

Integrated Impact Assessment

4.16. The Council is carrying out an ongoing Integrated Impact Assessment (IIA) as the review of the adopted Local Plan develops. The IIA will assess the following aspects of sustainable development:

- Sustainability Appraisal (SA)
- Strategic Environmental Assessment (SEA)
- Habitats Regulations Assessment (HRA)
- Health Impact Assessment (HIA)
- Equality Impact Assessment (EqIA).

4.17. The SA, SEA and HRA are a requirement of national policy. The HIA and EqIA are voluntary, but the Council believes they will help to provide a complete picture of the sustainability of the review of the adopted Local Plan.

4.18. The IIA identifies the key sustainability issues for the review of the adopted Local Plan, which feed into a framework against which proposals will be assessed. It will cover the potential environmental, social, economic and health performance of the proposed changes to the adopted Local Plan and any reasonable alternatives. It will be used at each stage of reviewing the Plan, and be subject to separate consultation, as follows:

- Scoping Report
- Issues and Options – Current Stage
- Preferred Options
- Submission
- Adoption.

4.19. The Issues and Options IIA appraises key sustainability issues (Table 3.19) and Appraisal Framework Objectives (Table 4.1) relating to this Topic Paper. Please see the Issues and Options IIA for more information.

Evidence Base

4.20. In accordance with the requirements of the NPPF, policies and their requirements should be based on up to date evidence. The following documents are of particular relevance to heritage/historic environment requirements of the Plan:

- Conservation Area Plans and Character Appraisals – Chelmsford City Council, various dates 2003 to 2022
- Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessment - Chris Blandford Associates, September 2006
- Register of Buildings of Local Value – Chelmsford City Council, January 2009
- Living Landscape, A Vision for the Future of Essex – Essex Wildlife Trust, February 2009
- New Hall and Boreham House, Assessment of Setting of Listed Buildings - Beacon Planning, September 2009
- Historic Environment Characterisation – Essex County Council Historic Environment Branch, 2006
- Landscape Design and Management Plan, New Hall Registered Park and Garden – Chelmsford City Council, August 2012
- Issues and Options Sustainability Appraisal - Amec Foster Wheeler, November 2015
- Archaeological Impact Assessment – Place Services, February 2017

- Landscape Capacity and Sensitivity Assessment – Amec Foster Wheeler, March 2017
- Heritage Assessments Technical Note – Chelmsford City Council, March 2017
- Preferred Options Sustainability Appraisal - Amec Foster Wheeler, March 2017
- West End Vision – Chelmsford City Council, July 2017
- Chelmsford Green Infrastructure Strategic Plan 2018-2036 – Amec Foster 4 Wheeler, January 2018
- Pre-Submission Sustainability Appraisal - Amec Foster Wheeler, January 2018
- Heritage Assessments Technical Note Addendum – Chelmsford City Council, May 2018
- Regulation 22 Consultation Statement – Chelmsford City Council, May 2018
- The National Heritage List for England – Historic England (<https://historicengland.org.uk/listing/>)
- Essex Historic Environment Record – Essex County Council (http://unlockingessex.essexcc.gov.uk/uep/custom_pages/home_page.asp?)
- Buildings at Risk Register - Chelmsford City Council, 2022
- Heritage at Risk Register – Historic England, 2022.

Local Plan Approach

4.21. Current Local Plan policy remains consistent with the NPPF and national guidance. It has also been tested through the development management process and at appeals and found to be working effectively. The main change to the historic environment section of the NPPF the 2021 revision was the introduction of paragraph 189:

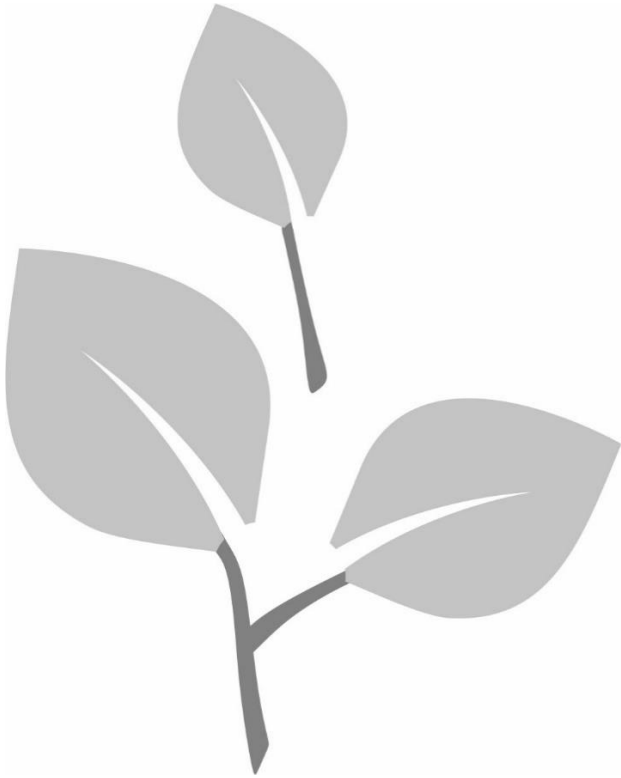
In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

4.22. However, where relevant proposals are under consideration the tests set out within DM13 and DM14 are considered adequate to address this issue.

4.23. Historic England have recently issued revised guidance on tall buildings affecting the historic environment [Tall Buildings: Historic England Advice Note 4](#), the policy should be reviewed in light of current guidance, including an assessment of the current city centre and designated allocations where tall buildings are appropriate.

4.24. National guidance is based on ensuring an up to date evidence base informs the Local Plan. Where a site allocation is being considered, the existing Historic Technical Notes' concentrate on sites being considered for allocation in the review plan preparation. When there is a list of sites being considered for allocation following the call for sites, a new technical note will be required to assess potential impacts on the historic environment and inform the site allocation process.

4.25. Stakeholder views will be important in shaping the review – key stakeholders will be consulted throughout the review process through formal consultations. A key goal is to enhance and celebrate the historic environment, rather than concentrating on preservation or avoiding harm. This objective is reflected in the proposed updated vision (see Part 3 of the Review of the Local Plan Issues and Options Consultation Document). The Council will also consider developing a new strategy to reinforce local distinctiveness and promotion of heritage to inform the Review of the Local Plan – Preferred Options.



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Please call 01245 606330

Spatial Planning Services
Directorate for Sustainable Communities
Chelmsford City Council
Civic Centre
Duke Street
Chelmsford
Essex
CM1 1JE

Telephone 01245 606330
planning.policy@chelmsford.gov.uk
www.chelmsford.gov.uk

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