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Mr Neil Hargreaves  
Newport Quendon and Rickling Neighbourhood  
Plan  
Newport Parish Council  
Waterloo House  
High Street  
Newport  
CB11 4ER

Direct Dial: 01223 582746

Our ref: PL00410902

15 June 2018

Dear Mr Hargreaves

**RE: Regulation 14 Draft Neighbourhood Plan for Newport, Quendon and Rickling**

Thank you for consulting Historic England about your Regulation 14 draft Neighbourhood 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. We are therefore pleased to have the opportunity to review your neighbourhood plan at this early stage.

Your Neighbourhood Plan Area includes the Newport and the Quendon and Rickling Conservation Areas and contains a large number of designated heritage assets including two Scheduled Monuments and 133 Listed Buildings including fifteen that are of very high significance and listed Grade I or II\*. If you would like a full list of these assets, please contact me.

It is important that, as a minimum, the strategy you put together for this area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.

The NPPF (paragraph 58) sets out that Neighbourhood Plans should, amongst other things, include clear objectives for the future of the area and a robust evidence base that shows an understanding and evaluation of the area, in this case the Parishes of Newport and Quendon and Rickling. In light of this, we welcome Objectives 2, 5 and 7 of the plan in particular, and are pleased to see that considerations of character and design are also threaded into the other objectives also. The policies of neighbourhood plans should also ensure that developments in the area establish a strong sense of place, and respond to local character and history by reflecting the local identity of the place - for instance through the use of appropriate materials, and attractive design. This needs to be supported by a robust evidence base.



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The government's National Planning Practice Guidance <https://www.gov.uk/guidance/neighbourhood-planning--2> on neighbourhood planning is also clear that, where relevant, Neighbourhood Plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a *neighbourhood* scale. If appropriate this should include enough information about local non-designated heritage assets, including sites of archaeological interest, locally listed buildings, or identified areas of historic landscape character. Your plan could, for instance include a list of locally important neighbourhood heritage assets, and we refer you to our guidance on local heritage listing for further information: HE Advice Note 7 - local listing: <https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7>

In addition to considering designated heritage assets, a Neighbourhood Plan is an important opportunity for a community to develop a positive strategy for the area's locally important heritage assets that aren't recognised at a national level through listing or scheduling. This includes identifying any non-statutorily designated historic buildings, sites, views or places of importance to the local community, and setting out what factors make them special. These elements can then be afforded a level of protection from inappropriate change through an appropriately worded policy in the plan. We would recommend liaising with Uttlesford District Council, who have recently consulted on an updated Local Heritage List, to establish whether your neighbourhood plan can offer additional, more targeted, policy protection for any locally identified assets in your area. The plan could also include consideration of any Grade II listed buildings or locally-designated heritage assets which are at risk or in poor condition, and which could then be the focus of specific policies aimed at facilitating their enhancement.

The conservation officer at Uttlesford District Council is the best placed person to assist you in the development of the Plan with respect to the historic environment and can help you to consider and clearly articulate how a strategy can address the area's heritage assets. Although the neighbourhood area does contain a number of designated heritage assets, at this point we don't consider there is a need for Historic England to be involved in the detailed development of the strategy for your area, but we offer some general advice and guidance below.

We welcome the inclusion of a policy that aims to introduce Article 4 Directions where it is appropriate to preserve the character and appearance of buildings within the plan area's Conservation Areas. We would refer you to our Advice Note 1: Conservation Area Designation, Appraisal and Management (<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>), the Appendix of which contains specific advice with regard to the implementation of Article 4s. We would also encourage you to cross reference any survey work with



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buildings identified by Uttlesford District Council's Local Heritage List, even if they are outside Conservation Areas, as it may be appropriate to consider Article 4 Directions to protect the character of these buildings as well. We would recommend a photographic 'snapshot in time' survey of any buildings being considered for Article 4 Directions, and regular monitoring of these buildings, to aid with the enforcement of the Direction.

The heading on p.46 should be 'Historic Environment' rather than 'heritage', to reflect the current NPPF terminology and also the more holistic nature of the historic environment than just those buildings or sites that are designated either locally or nationally.

As you are aware, the neighbourhood area includes the Quendon Hall and Shortgrove Hall Registered Parks and Gardens (both Grade II). We would recommend that you contact the Gardens Trust who, as the statutory consultee for parks and gardens, will be able to offer advice and information on the significance of this historic landscape. You can then incorporate in the evidence base and policy regarding the historic environment within your plan.

If you have not already done so, we would recommend that you speak to the staff at Essex County Council who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also non designated locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may be available to view on-line via the Heritage Gateway ([www.heritagegateway.org.uk](http://www.heritagegateway.org.uk) <<http://www.heritagegateway.org.uk>>). It may also be useful to involve local voluntary groups such as a local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan, particularly in the early evidence gathering stages.

Your local authority might also be able to provide you with more general support in the production of your Neighbourhood Plan, including the provision of appropriate maps, data, and supporting documentation. There are also funding opportunities available from Locality that could allow the community to hire appropriate expertise to assist in such an undertaking. This could involve hiring a consultant to help in the production of the plan itself, or to undertake work that could form the evidence base for the plan. More information on this can be found on the My Community website here: <<http://mycommunity.org.uk/funding-options/neighbourhood-planning/>>.

Your Conservation Areas may have an appraisal document that would ordinarily set out what the character and appearance of the area is that should be preserved or enhanced. The neighbourhood plan is an opportunity for the community to clearly set out which elements of the character and appearance of the neighbourhood area as a whole are considered important, as well as provide specific policies that protect the





positive elements, and address any areas that negatively affect that character and appearance. An historic environment section of your plan could include policies to achieve this and, if your Conservation Area does not have an up to date appraisal, these policies could be underpinned by a local character study or historic area assessment. This could be included as an appendix to your plan. Historic England's guidance notes for this process can be found here: [HE Advice Note 1 - conservation area designation, appraisal and management <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>](https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/), and here: [<https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>](https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/). The funding opportunities available from Locality discussed above could also assist with having this work undertaken.

Your neighbourhood plan is also an opportunity for the community to designate Local Green Spaces, as encouraged by national planning policy (NPPF paragraphs 76 and 77). As your Green spaces are often integral to the character of place for any given area, and your plan could include policies that identified any deficiencies with existing green spaces or access to them, or aimed at managing development around them. Locality has produced helpful guidance on this, which is available here:  [<https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.>](https://mycommunity.org.uk/resources/neighbourhood-planning-local-green-spaces.)

You can also use the neighbourhood plan process to identify any potential Assets of Community Value in the neighbourhood area. Assets of Community Value (ACV) can include things like local public houses, community facilities such as libraries and museums, or again green open spaces. Often these can be important elements of the local historic environment, and whether or not they are protected in other ways, designating them as an ACV can offer an additional level of control to the community with regard to how they are conserved. There is useful information on this process on Locality's website here:  [<http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/>](http://mycommunity.org.uk/take-action/land-and-building-assets/assets-of-community-value-right-to-bid/) .

Communities that have a neighbourhood plan in force are entitled to claim 25% of Community Infrastructure Levy (CIL) funds raised from development in their area. The Localism Act 2011 allows this CIL money to be used for the maintenance and on-going costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, green and social infrastructure such as historic parks and gardens, civic spaces, and public places. As a Qualifying Body, your neighbourhood forum can either have access to this money or influence how it is spent through the neighbourhood plan process, setting out a schedule of appropriate works for the money to be spent on. Historic England strongly recommends that the community therefore identifies the ways in which CIL can be used to facilitate the conservation of the historic environment, heritage assets and their setting, and sets this out in the neighbourhood plan. More information and guidance on this is available from Locality, here:  [<https://mycommunity.org.uk/resources/community-infrastructure-](https://mycommunity.org.uk/resources/community-infrastructure-)





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[levy-neighbourhood-planning-toolkit/>](#)

Further information and guidance on how heritage can best be incorporated into Neighbourhood Plans has been produced by Historic England, including on evidence gathering, design advice and policy writing. Our webpage contains links to a number of other documents which your forum might find useful in helping to identify what it is about your area which makes it distinctive, and how you might go about ensuring that the character of the area is protected or improved through appropriate policy wording and a robust evidence base. The guidance document available to download also provides useful links to exemplar neighbourhood plans that may provide you with inspiration for your own. This can be found here:

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

The following general guidance also published by Historic England may also be useful to the plan forum in preparing the neighbourhood plan, or considering how best to develop a strategy for the conservation and management of heritage assets in the area. It may also be useful to provide links to some of these documents in the plan:

HE Advice Note 2 - making changes to heritage assets:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>

HE Good Practice Advice in Planning 3 - the setting of heritage assets:

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

With regard to the Site Allocations for housing or other land use purposes in your neighbourhood plan, we would recommend you review the following two guidance documents, which may be of use:

HE Advice Note 3 - site allocations in local plans:

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans>

HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment :

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

We recommend the inclusion of a glossary containing relevant historic environment terminology contained in the NPPF, in addition to details about the additional legislative and policy protections that heritage assets and the historic environment in general enjoys.



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Finally, we should like to stress that this advice is based on the information provided by the Neighbourhood Plan Steering Group in your correspondence of 10 May 2018. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Edward James  
Historic Places Advisor, East of England  
Edward.James@HistoricEngland.org.uk



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