

Issue Number	Policy/Paragraph Number	Issue	Officer Response	Proposed Amendment
<b>Introduction</b>				
21.1	21.1.1	Opening statement should read ‘The District is... and buried remains of significant <i><b>archaeological and</b></i> historic interest.’	Agreed.	<b>Amendment to text (para 21.1.1):</b>  The District is... and buried remains of significant <u>archaeological and</u> historic interest.
<b>Heritage Assets</b>				
21.2	21.2.1	The clear statement made in paragraph 21.2.1 concerning the valuable contribution made by heritage assets to the economic and social wellbeing of the District is welcomed.	Support noted and welcomed.	<b>No amendment in response to this issue</b>
21.3	21.2.2	Figures cited should be updated to reflect the HER records which contain: ‘Over 40 Scheduled Sites (43), 550 Areas of Archaeological Significance in the District.’ The figures cited in Chapter 2 (2.2.7) should also be revised.	Agreed.	<b>Amendment to text (para 21.2.2):</b>  <ul style="list-style-type: none"> <li>- Over <del>30</del><u>40</u> Scheduled Monuments</li> <li>- Nearly 3,100 Listed Buildings</li> <li>- 42 Conservation Areas</li> <li>- <del>450</del><u>550</u> Areas of Archaeological Significance</li> </ul>
21.4	21.2.4	Add the word ‘and’ to second sentence: ‘The Council will monitor the condition of heritage assets AND publish...’	Agreed. <u>It is also worth adding an information box to provide a web link to the English Heritage Buildings at Risk Register.</u>	<b>Amendment to text (para 21.2.4):</b>  The Council will monitor the condition of heritage assets <u>and</u> publish a heritage at risk register...

Issue Number	Policy/Paragraph Number	Issue	Officer Response	Proposed Amendment
				<p><a href="http://risk.english-heritage.org.uk/register.aspx">Further information on the English Heritage Buildings at Risk Register is available on the English Heritage website at: http://risk.english-heritage.org.uk/register.aspx</a></p>
21.5	HA1	Add 'designated' to title.	Agreed.	<p><b>Amendment to policy:</b></p> <p>HA1 <u>Designated</u> Heritage Assets</p>
21.6	21.2.5	The Hertfordshire Historic Environment Record (HER) recommends that it is referenced as the key historic environment source as indicated by NPPF guidance and should be cited as a primary source of information and good practice concerning the identification of heritage assets.	It is agreed that the HER is a source of local knowledge and information. Details to be added to the Plan.	<p><b>Amendment to text (orange box following para 21.2.5):</b></p> <p><a href="http://www.hertsdirect.org/services/envplan/archaeology/sites/">Further information on local heritage assets is available on the Hertfordshire Historic Environment Record website: http://www.hertsdirect.org/services/envplan/archaeology/sites/</a></p>
21.7	HA2	If there is a non-designated heritage asset lists, it should be referred to here.	No list exists as such. However non-designated heritage assets are being identified through the Conservation Area Appraisal work that the Council is currently undertaking. Additional wording suggested to paragraph 21.2.5.	<p><b>Amendment to text (para 21.2.5):</b></p> <p><a href="#"><u>Non-designated heritage assets are being identified through the Conservation Area Appraisal work that the Council is currently undertaking.</u></a></p>

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21.8	HA2	<p>NPPF guidance states that undesignated heritage assets are of equivalent significance to designated sites and should be treated in the same way.</p> <p>It is recommended that a further policy statement within HA1 should make this clear, as there are a number in EH that are worthy of national designation consideration.</p>	It is considered that HA2 II statement aims to mitigate any harm to currently non-designated heritage assets. Also 21.2.5 identifies that non-designated assets can be identified by the LPA if they are considered to be of local significance. Therefore it is considered that the existing policies already support the importance of non-designated assets.	<b>No amendment in response to this issue</b>
<b>Archaeology</b>				
21.9	21.3.2	<p>There is a concern that further clarification is necessary on potential Areas of Archaeological Significance (AAS) as it may cause difficulties for EH and HCC. A re-wording is suggested to include this statement:</p> <p><i>‘AASs are places within the District that are deemed to be of moderate or high archaeological potential, based on evidence from known heritage assets (buildings, sites, features and finds) held by the HER. This does not mean that areas outside the AASs are without archaeological potential. From time to time alterations to existing AASs, or identification of new AASs will be required based on new data or understanding of significance. Planning Policy does not necessarily prevent new development within AASs. Each application is assessed in the light of its size, position and design to determine the likely level of impact on the historic environment, and what, if any, mitigation is required.’</i></p>	Agreed in part. Proposed clarification is helpful. The final sentence is however already covered in paragraph 21.3.3.	<p><b>Amendment to text (para 21.3.1):</b></p> <p><u>Areas of Archaeological Significance (AAS) are places within the District that are deemed to be of moderate or high archaeological potential, based on evidence from known heritage assets (buildings, sites, features and finds). Alterations to existing AAS or identification of new AAS may be required based on new data or understanding of significance.</u></p>
21.10	21.3.2	It is recommended that the HER be stated as the point of reference for pre-application archaeological advice. And that the HER form part of the definition	Agreed.	<p><b>New Information Box (following para 21.3.2):</b></p> <p><u>The Hertfordshire Historic</u></p>

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		of the information that to be included in a desk based assessment.		<p><u>Environment Record (HER) is a computerised record of Hertfordshire's historic environment. It contains information on historic buildings, archaeological remains, historic sites and military remains. The HER can be used to identify significant historic remains and finds. It also contains information on surveys and archaeological excavations undertaken in Hertfordshire.</u></p> <p><u>Further information can be found from their website:</u>  <a href="http://www.hertsdirect.org/services/envplan/archaeology/sites/">http://www.hertsdirect.org/services/envplan/archaeology/sites/</a></p>
21.11	21.3.2	It is considered that this statement should be added to better reflect the NPPF paragraph 169 on heritage assets and the discovery of heritage assets. 'When applications are submitted for proposals affecting any heritage asset the applicant must clearly explain what the proposal is for and provide sufficient detail to allow for an informed decision to be made.'	It is considered that this requirement has sufficiently been covered in 21.3.2 for areas of archaeological significance and policies HA1 and HA2 deal with designated and non-designated heritage sites.	<b>No amendment in response to this issue</b>
21.12	21.3.2	<p>A statement is welcomed to outline the archaeological interest of a site can be 'actual or potential'. It is however important to stress that 'character, extent and relative quality of a <b>potential</b> archaeological resource' cannot be ascertained without an archaeological field evaluation, since by its very nature, it is buried and invisible.</p> <p>Due to the fact that archaeological remains are</p>	Agreed.	<p><b>Amendment to text (para 21.3.2):</b></p> <p>If features are present then a <b>A</b> field evaluation may also be necessary to define their character, extent and relative quality so that their worth may be assessed in local, regional and national contexts.</p>

Issue Number	Policy/Paragraph Number	Issue	Officer Response	Proposed Amendment
		predominantly underground, 'If features are present' should be deleted and replaced with: 'A field excavation may also be necessary to define their character, extent and relative quality so that their worth may be assessed in local, regional and national contexts'.		
21.13	21.3.3	Recommend the addition of a further requirement within this section which reflects the NPPF guidance, and ensures that funding is secured for the deposition, storage, care and accessibility of archaeological archives, via Section 106 Agreements or Planning Conditions.	It is considered that paragraph 21.3.3 appropriately deals with securing funding for these purposes through either Section 106 Agreements or planning conditions.	<b>No amendment in response to this issue</b>
21.14	21.3.3	Issues raised around the funding for collecting and storing of archaeological artefacts following excavations taking place on development sites. Many local museums are already overcrowded and concerned that the loss of archaeological remains will be detrimental to the community. Clause 141 from the NPPF has been referred to that states there is a requirement for archives to be deposited in a local museum or depository, therefore it is requested that the District Plan identifies that the Section 106 agreement should designate 75% of allocated funds to be paid upon implementation and 25% as contingency depending upon what is found and needs storing. Furthermore, it is requested that museums or depositories are informed at the start of archaeological work to allow time for storage.	It is considered that paragraph 21.3.3 and HA3 II appropriately deals with the recording and publication of potential archaeological remains. <u>However, it is proposed to add additional text to both this paragraph and Policy HA3 to reflect the need to consider storage as appropriate.</u> Any funding secured through Section 106 Agreements will be dealt with on a case by case basis.	<del><b>No amendment in response to this issue</b></del> <b><u>Amendment to text (Para. 21.3.3 and Policy HA3)</u></b>  21.3.3 ... This secures excavation <u>and, recording</u> and publication of information prior to development starting <u>and subsequent storage of material.</u> Where planning permission is given, conditions may be attached...  Policy HA3 Part II.  II. Where development is permitted on sites containing archaeological remains, planning permission will be subject to conditions and/or formal agreements requiring appropriate excavation and recording in advance of development <u>and the subsequent storage of material.</u>

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21.15	HA3	The use of Article 4 Directions regarding the removal of permitted development rights is a useful and an appropriate instrument in the management of heritage assets. Recommend that the LPA includes this measure in the draft Plan	Not agreed. Policies HA1, HA2 and HA4 sets out appropriate arrangements for the management of heritage assets	<b>No amendment in response to this issue</b>
21.16	HA3 II	This should include the provision for the preservation and enhancement of features of known archaeological interest, the appropriate archaeological investigation of such remains prior to development, and the analysis and publication of the results of such investigations.	It is considered that paragraph 21.3.3 and HA3 II appropriately deals with this.	<b>No amendment in response to this issue</b>
<b>Conservation Areas</b>				
21.17	21.4	Section 21.4 should make clear that Landscape can also be a heritage asset.	Paragraph 21.2.1 sets out that heritage assets include a building, monument, site, place, area or landscape.	<b>No amendment in response to this issue</b>
21.18	21.4.2	21.4.2 could be amended to "The special interest of an area can derive from a combination of characteristics, such as the historic street pattern, traditional or notable building styles, or landscape features."	Agreed.	<b>Amendment to text (para 21.4.2):</b>  The special interest of an area can derive from a combination of characteristics, such as the historic street pattern, <u>and traditional or notable building styles, or landscape features.</u>
21.19	21.4.5	Typo 'Conservation Area' not Conservations	Agreed	<b>Amendment to text (para 21.4.5):</b>  Within the plan period consideration will be given to further areas which may merit designation as Conservations Areas...
21.20	HA4	Issue raised concerning existing development in Conservation Areas. HA4 conforms to the Conservation Area Appraisal, it is suggested that the	This issue is raised with reference to a particular site.	<b>No amendment in response to this issue</b>



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		policy should include a caveat at the end of HA4, to state: 'unless proposals can justify a departure from the Appraisal based on detailed evidence and evaluation.' The Conservation Area Appraisal is argued to be too prohibitive of development in existing development where open spaces, views and vistas are protected against further/future development. This is written in particular about Bishop's Stortford College.	It is however considered entirely reasonable to require conformity with relevant Conservation Area Appraisals.  No change is therefore proposed in response to this issue.	
21.21	HA4	Policy HA4 is supported as it seeks to maintain the importance of retaining the historical character and setting of such areas.	Support noted and welcomed.	<b>No amendment in response to this issue</b>
21.22	HA4	Concern that the terms 'preserve' meaning no change and 'enhance' meaning change, conflict with NPPF guidance where 'conserve' is used meaning to protect from harm.  A suggested re-wording is provided: "New development or extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they <b>conserve</b> or enhance the character or appearance of the area, or better reveal its significance."	Agreed.	<b>Amendment to Policy HA4 I:</b>  I. New development, extensions and alterations to existing buildings in Conservation Areas will be permitted provided that they <del>preserve</del> <u>conserve</u> or enhance the established character or appearance of the area...
21.23	HA4	Definition of the word 'setting' in Chapter 21 should be defined and illustrated by NPPF definition to make it clear how the impact of a development proposal on the setting of a heritage asset and in Conservation Areas will be assessed.	The definition of 'setting of a historic asset' is set out in the glossary.	<b>No amendment in response to this issue</b>
21.24	HA6	The inclusion of the advertisement policy in Conservation Areas is welcomed.	Support noted and welcomed.	<b>No amendment in response to this issue</b>

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21.25	HA6 (b)	Comment that illumination should be externally illuminated only.	Not agreed. It is considered that external illumination may have a detrimental effect upon the quality of a Conservation Area.	<b>No amendment in response to this issue</b>
<b>Historic Parks and Gardens</b>				
21.26	21.6.1	The Nun's Triangle in Ware, adjoining the A10 is designated under an area tree preservation and as an historic park & garden. This has not been properly maintained by the owners over some time and as correctly stated in the DDP at 21.6.1 this should not inhibit the desire to retain the amenity, managed properly for the benefit of the community.	Noted.	<b>No amendment in response to this issue</b>
21.27	HA8	A more assertive statement should be made to identify those historic parks and gardens are retained and not available for development.	HA8 is clear that development proposals that materially harm the special historic character, appearance or setting of sites listed on the English Heritage 'Register of Historic Parks and Gardens' will not be permitted. The same level of protection also applies to other locally important sites.	<b>No amendment in response to this issue</b>
21.28	HA8	Support the inclusion of Policy HA8, concerning the protection of both nationally important and locally important historic parks and gardens.	Support noted and welcomed.	<b>No amendment in response to this issue</b>