



ENGLISH HERITAGE

EAST OF ENGLAND

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Our Ref: HD/P 5258

Your Ref: DCES/RM/CM

25th July 2014

Dear Ms. May

COMMUNITY INFRASTRUCTURE LEVY DRAFT CHARGING SCHEDULE CONSULTATION

Further to your letter dated 2nd July 2014, thank you for providing English Heritage with the opportunity to comment upon the Draft Charging Schedule for the Community Infrastructure Levy in the Three Rivers District.

English Heritage does not wish to make detailed comments on the level at which the Community Infrastructure Levy (CIL) charge is set for the Three Rivers District. We recognise, however, that it will be important to ensure that the charge does not have an adverse effect on the protection that the Council affords to heritage assets.

Three Rivers District's heritage assets include 348 listed buildings, 3 scheduled monuments, 1 registered park and garden, plus 1 registered park and garden shared with an adjoining local authority and 22 conservation areas.

The National Planning Policy Framework (NPPF) sets out a presumption in favour of sustainable development and clearly identifies the historic environment as a relevant matter for consideration in achieving this.

In certain contexts, it may be appropriate to consider exemptions or discretionary relief from CIL, where the viable future of a heritage asset is at issue, or its significance is threatened by intrusive development.

With regard to the Draft CIL Regulation 123 List, we note that CIL money is not specifically identified for heritage-related infrastructure provision.

However, it is noted that Transportation in the form of Strategic and Local Transport Proposals, is. We also note that Publically Accessible Leisure Facilities, Open Space Provision (including, children play areas and

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outdoor/indoor sports and leisure facilities, allotments) is also Infrastructure that could be funded, or part funded, through CIL.

Strategic Transport Proposals identified in the Infrastructure Delivery Plan include proposals relating to the M25, which at a number of points within Three Rivers District, is in proximity to conservation areas and listed buildings. Batchworth Lock is referred to in the Infrastructure Delivery Plan (IDP), this is adjacent to the Rickmansworth Conservation Area and a number of listed buildings. There is a registered park and garden in Three Rivers District at Moor Park. This heritage asset also includes a number of listed buildings and a scheduled monument. Moor Park also adjoins conservation area and a number of listed buildings. Part of Cassiobury Park registered park and garden is within Three Rivers District. Any funding for Strategic and Local Transport Proposals and Publically Accessible Leisure Facilities and Open Space Provision (including, children play areas and outdoor/indoor sports and leisure facilities and allotments) should be complementary to the heritage assets and the historic environment in the areas if these are present where the infrastructure is being provided.

We understand that heritage assets will continue, for the present, to be eligible for s106 contributions; this should be confirmed in the documents; the important issue will be to ensure that this aspect is not vulnerable to being sacrificed as the last call on a prospective developer's financial contributions.

With regard to relief from CIL, we urge the Council to reserve the right to offer CIL relief for particular cases which affect heritage assets in order to avoid unintended harm to the historic environment through the application of CIL. For example, there may be instances where the requirement to pay CIL would threaten the viability of schemes designed to ensure the reuse of heritage assets identified as being 'at-risk' through enabling development.

We do not wish to object to the draft schedule, but hope that there will be opportunities for discussion and flexibility in the future where significant heritage issues arise, to ensure heritage protection is sustained in accordance with the NPPF.

We also strongly advise that local conservation staff are involved throughout the further preparation and implementation of the Draft Charging Schedule as they are often best placed to advise on local historic environment issues.

Please do not hesitate to contact me if you wish to discuss any of these comments.

Yours sincerely

Mark White
Historic Environment Planning Adviser, East of England and East Midlands

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