

APPENDIX F - TEMPLEFIELDS NORTH EAST – Consultation Summary

Respondent	Comment	Council Response
1. Environment Agency	No comments to make on the amended wording.	Noted.
2. Highways Agency	The LDO is subject to condition PDH1 in respect of the land shaded red on Appendix H. There is also a condition (H10) requiring a Travel Plan for each phase of the development. This condition is welcomed.	Noted.
3. Member of public	<p>The revisions to Templefields LDO arising from the new phasing condition PH1 are not implementable as there is no phasing plan in appendix I. In fact, Appendix I is a map of archaeological constraints.</p> <p>A more appropriate way of achieving this aim may be to revise conditions to refer to plots or parcels and then either:</p> <ul style="list-style-type: none"> (a) define numbered plots or parcels either on a plan (taking into account land ownership and existing boundaries); or (b) provide a more worded definition of a plot in Section 1 of the LDO (interpretations or definitions) by reference to curtilage, fencing and the public highway. <p>In this way there would be no need for an overall phasing condition. Instead, each condition could state, 'on each development plot/ parcel.....'.</p>	Noted. Wording has been changed to refer to phasing arrangements. See schedule of changes.
	<p>A more fluid definition could be sufficiently flexible to allow a number of small plots in different ownership to be merged to allow for larger and more comprehensive development and allow change over the time period of the LDO.</p> <p>Whereas in sticking strictly to numbered plots on an existing ordinance survey plan of Templefields you may encounter issues where existing plots are subdivided, with a map soon becoming obsolete. Though this could be regularly updated to reflect change.</p>	See schedule of changes.
4. English Heritage	<p>There is a scheduled monument (Roman Temple EX62) adjacent to the boundary of the site covered by the LDO and archaeological potential within the site. There are a number of listed buildings to the north of the site covered by the LDO. Archaeological evaluation within the site area will be required.</p> <p>For Templefields North LDO, we welcome the inclusion of Environmental Conditions in relation to a Detailed Landscaping Scheme (E1), Tree Re-Planting (E2) and Façade Building Material Samples along Cambridge Road (E6) East and that E1 has been amended to establish phased implementation. We would welcome the addition of the reference to phased development on condition E6 for consistency.</p>	<p>Noted.</p> <p>Noted. The amendments set out in the schedule of changes are considered sufficient.</p>

We note that "The Written Scheme of Investigation shall take account of the Historic Environmental Assessment for London Road North LDO, Harlow (January 2013)" this should be amended to refer to the Historic Environment Assessment for Templefields North East, Harlow.