



Historic England

Philip Elliot
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N22 8LE

Your Ref: HGY/2023/3141
Our Ref: 218544

Contact:
Greer Dewdney

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2024-01-30

Dear Philip Elliot,

**TOWN & COUNTRY PLANNING ACT 1990 (AS AMENDED)
NATIONAL PLANNING POLICY FRAMEWORK 2021**

New River Eade Road, London, N4 1DN

Request for a formal Environmental Impact Assessment (EIA) Screening Opinion under Part 2, Regulation 6 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 ('the EIA Regulations') for proposed works on the New River, Eade Road to install sheet piling on the northern bank with two areas of concrete lining in locations where there are below ground services which prevent the use of sheet piles for repair and renewal of the existing long-distance aqueduct.

Recommend Scope in to EIA

Thank you for your consultation received on 2024-01-04.

The Greater London Archaeological Advisory Service (GLAAS) provides archaeological advice in accordance with the National Planning Policy Framework and GLAAS Charter.



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Appraisal of this proposed development using the Greater London Historic Environment Record and information submitted with the application indicates a need for further information to reach an informed judgment of its impact on heritage assets of archaeological interest. The proposed development lies within the New River Archaeological Priority Areas in Hackney and Haringey.

The New River is an unusually early example of water management in London's metropolitan development. The 2001 an English Heritage thematic review of the Water and Sewage Industries assessed that 70% of the original New River channel survive in some form, and states that the channel and associated structures are assessed as of outstanding national and international importance as a unique, multi-period ensemble in the history of the water industry. Some nineteen sites along the New River were identified as suitable candidates for scheduling during this report, and the remainder of the river was considered appropriate for management through designation as a Conservation Area, as has been done here. The proposals therefore involve substantial works to the key defining feature of the conservation area and archaeological priority areas.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 200 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 195 and 203 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 211 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Paragraph 206 and footnote 72 of the NPPF state that non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

Recommendation: Desk Based Assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.



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The site requires a Desk Based Assessment which considers the character of the New River in this specific stretch and how that relates to its entirety, , and how the proposed works may affect the setting and interpretation of this heritage asset. This should include a review of the historic mapping, previous archaeological interventions along the river and any available deposit modelling of the area. The specialist consultant should have appropriate expertise in historic industry/water management and we request an early stage walkover with them and the scheme promoters to focus their work to best effect.

This response relates solely to archaeological issues.

Yours sincerely

Greer Dewdney

Archaeology Adviser
Greater London Archaeological Advisory Service
London and South East Region



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