

# Heritage Assets Impact Assessment for Potential Growth Locations within Braintree District

**Prepared for:** Braintree District Council : Alan Massow

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**Project Name:** Heritage Assets Impact Assessment for Potential Growth Locations within Braintree District

**Client:** Braintree District Council

**Date:** 18.05.2016

**Prepared by**

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1	27-5-16	R. Havis	
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# **Heritage Assets Impact Assessment for Potential Growth Locations within Braintree District**

## **1 Introduction**

- 1.1 Place Services at Essex County Council has been commissioned to undertake an assessment of the historic environment impact of the proposed site allocations to be considered for inclusion within the Braintree Site Allocation document.
- 1.2 As a first step a pro-forma assessment sheet was developed to hold the historic environment assessment data for each of the proposed Local Plan allocation sites.
- 1.3 Data for each allocation site comprised: site details; date and name of reviewer; the Historic Environment evidence base from the Historic Environment Record (EHER); a list of designated assets, including listed buildings, scheduled monuments and registered parks and gardens, and a description/interpretation of the historic environment of the area within and surrounding the allocation site, the associated Historic Environment Character Zone (HECZ) as detailed in the Braintree Historic Environment Characterisation report.
- 1.4 A rapid desk-based assessment was undertaken for each allocation site with the completion of the assessment pro-forma sheet (with specialists for listed buildings and archaeology undertaking the relevant assessment) following the methodology below:

- The evidence base section of the pro-forma included a summary description of the Historic Environment of the site allocation based on information extracted from the EHER and any available historic mapping within a 500 meter radius of the site. This included all Listed Buildings held on the EHER that were located within a 500 meter radius of the allocation site.
- A further assessment of designated heritage assets within a distance of 1000m was undertaken, which included Scheduled monuments, listed buildings of grade I and II\* status and registered parks and gardens.
- Overview of the Historic Environment Character for each allocation site. This utilises information from the Historic Environment Character Zone(s) (HECZs) as held in the Historic Environment Characterisation report for Braintree, Uttlesford and Colchester.
- The sensitivity of the historic environment that would be affected by the proposed allocation site was then scored using a 3-tier traffic light scoring system (RAG).

The scoring system is as follows:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

- Recommendations are made for each of the allocation sites where possible in relation to: specific archaeological work required for any future planning application; archaeological work that would be required post determination of

any planning consent (if known); and recommendations for mitigation required for the setting of listed buildings and conservation areas etc.

- 1.5 Separate RAG scores were created for the archaeological/ historic landscape and the listed building/conservation sections. These were then combined for a final historic environment score.
- 1.6 Following the completion of the above tasks the RAG score was added into an excel table which includes the site allocation unique identifying number, the address and then the RAG score. Specific notes were also added into some of the site allocations which had a specific impact which warranted identification.
- 1.7 The detailed assessment sheets for each allocation site are provided as supporting information as separate pdf files.

NEW_LP__SI	SITE_ADDRESS	Historic Environment RAG score	Archaeological site present within area	Highlighted impact
BURE 165	Land at Colchester Road, Bures	Amber	Two ring ditches (burial mounds) which should be preserved within the allocation site	Adds to erosion of conservation area
BURE 166	Land South of Cambridge Way, Bures	Amber	No recorded deposits however part of a ritual landscape with BURE 165 hence amber score	
COGG 506	Dutch Nursery, West Street, Coggeshall	Amber	Medieval deposits adjacent likely to extend into area, higher potential near road frontage for medieval and Roman	Sensitive location of group of listed buildings facing site
CRESS 201	Land at Appletree Farm Crossing	Amber		Potential impact on the setting of the two adjacent Listed Buildings
EARC 221	Land east of Monks Road, Earls Colne, CO6 2RY	Amber	None recorded. Lies on edge of historic town and close to a scheduled monument	Setting impact on the surrounding listed buildings and scheduled monument
FEER 232	Land south of Feering, west of A12	Amber	Potential impact on archaeological deposits	Potential impact on the Feering Conservation Area
FEER 233	Land south of Feering, west of A12 (south of Feering Hill/London Road)	Amber		Prested Hall and its setting is a major concern
GGHR 282	Land adjoining the east side of Bluebridge Ind Est, Halstead	Amber	None within, multi-period deposits along river valley and potential for waterlogged deposits near the river	Concerns regarding impact on listed buildings at Bluebridge House
GRSA 270	Boxted Wood	Amber	Excavated evidence for a Roman villa site and historic settlement	Impact on Stebbing Green listed buildings
GRSA 270A	See GRSA 270	Amber	WWII Airfield and surviving elements of a post medieval farm of possible earlier origin	Blake House farm complex
HASA 287	Land East of the High Street, Halstead	Amber	Group of WWII air raid shelters and elements of historic landscape within relating to postmedieval settlement	Impact on conservation area and on the listed buildings surrounding the site.
HATF 314	Land South of The Street, Hatfield Peverel	Amber		Setting of Hatfield Place and its associated grounds
SIBH 377	Former Tanners Dairy, Prayors Hill, Sible Hedingham	Amber		Setting and views of conservation area. Prayors Hall cottage and its setting
WITC 421	Towerlands Park, between Panfield Lane and Deanery Hill	Amber	Direct evidence for prehistoric cemetery in the area	Impact on listed buildings
WITW 431	Land off Blunts Hall Road, Witham	Amber	None recorded, lies adj to the scheduled monument at Blunts Hall, impact on setting and potential for below ground remains	
BOCS 140	Rayne Lodge Farm, Rayne Road, Braintree	Amber	Much of the site has had an archaeological evaluation with small concentration of features found, area near river not evaluated	Direct impact on Rayne lodge

NEW_LP__SI	SITE_ADDRESS	Historic Environment RAG score	Archaeological site present within area	Highlighted impact
BLAN 114	Land east of Great Notley/South of Braintree	Amber including elements of RED	Includes historic lanes/tracks, archaeological sites indicated by cropmarks and earthworks surviving from possible medieval farming practices within boundary	Complex of buildings at Hayeswood, Friars Farm and Cards would need significant mitigation. Potential for extensive archaeological deposits surviving
FEER 231	Land West of Marks Tey	Amber including elements of RED	Direct evidence for medieval activity, possible market place, cropmarks of probable agricultural origin	Major impact on Hornigals and clusters along the boundaries of the site
GRSA 269	Land centred on Saling Airfield between Stebbing and Rayne, Braintree	Amber with areas of Red	Elements of the medieval landscape survives well surrounding the WWII airfield which is also a non-designated monument. Registered parks and gardens setting will need to be considered	There is scope to develop some areas of the site without harm to heritage assets, but other areas cannot be developed without severely harming one or more heritage assets. In particular, the site includes and adjoins several Important clusters of listed rural buildings and the expansion of the development in a manner which would remove these buildings from their rural setting would be to the detriment of their significance. The development of the area directly adjoining Great Saling and the Registered Park and Garden is also particularly contentious and should be avoided.
BLAN 113	Lynderswood Farm, Lynderswood Lane, Upper London Road, Braintree	Green	None within, historic farm and LBs at Friars Farm to the north	Potential impact on Friars farm complex
BOCN 123	Highfield Stile Road, Braintree	Green	Cropmarks but likely to be agricultural in origin and low significance	
BOCN 127	Land off Convent Lane, Braintree	Green	None recorded, adjacent to a historic windmill site, no extant remains	
BOCN 132	Land bounded by A131, Broad Road and River Blackwater, Braintree	Green	Cropmark features including potential prehistoric enclosure within allocation site	Potential below ground remains of significance
BOCN 137	Towerlands Park, between Panfield Lane and Deanery Hill	Green	Cropmarks in adjacent areas may extend into area	Potential setting impacts on Panfield Hall which would need to be addressed in a Heritage Statement

NEW_LP__SI	SITE_ADDRESS	Historic Environment RAG score	Archaeological site present within area	Highlighted impact
BRAW 153	Broomhills Ind Estate, Pods Brook Road, Braintree	Green	Limited potential for survival of significant Pleistocene faunal remains and Palaeolithic archaeology	
BRSO 152	Land adjacent Braintree Railway Station, Station Road, Braintree	Green	Nothing within and probable previous disturbance	
COGG 181	Coggeshall	Green	None recorded	
COLE 188	Land east of Bluebridge Ind Est	Green	None recorded	
CRESS 202	Land South of Millennium Way, Braintree	Green	None within, potentially disturbed by surrounding works. Some cropmarks adjacent and possible historic lane along northern boundary	
GGHR 284A	Proposed School Site, Ravens Avenue, Halstead	Green	Impact on potential below ground remains associated with adjacent Roman Villa site	
GRSA 270B	See GRSA 270	Green	WWII Airfield	
HASA 289	Land at Cherry Tree Close, Halstead	Green		
HASA 295	Land off corner of Fenn Road and Brook Street, Halstead	Green		
HATF 315	Land at Woodend Farm, London Road, Witham	Green	Cropmarks recorded within the site, surrounding evidence for a multi-period landscape	
HATF 316	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham	Green	None recorded, adjacent to cropmarks and associated with site HATF 316	
HATR 298	Halstead Business Centre, Factory Lane West, Halstead	Green	None recorded	
HATR 299	Harrison Works, Kings Road, Halstead	Green	Iron smithy recorded on 1st edition	
KELV 335	Monks Farm, north of railway and south east of Coggeshall Road, Kelvedon	Green	Cropmarks features of uncertain origin within site, Iron Age and Roman settlement nearby	
RIVE 362	Land adjoining Burchey Brook Poultry Farm, Eastways, Waterside Business Park, Witham	Green	None recorded however archaeological deposits likely to extend into area	
RIVE 363	Burghey Brook Farm, London Road, Rivenhall	Green	None recorded however archaeological deposits likely to extend into area	
SILV 388	Crittall Works, Silver End	Green	Surviving industrial heritage	Need to secure high level of design due to sensitivity of Silver End
WETH 414	Land at Silver Street, Wethersfield	Green	None recorded	
WITN 425	No.s 4 & 6 Chipping Hill, Ramsden Mills and Chiping Hill Ind Est	Green	Within area of the Iron Age hillfort and Saxon Burh at Witham and below ground remains associated with The Grange	Potential for enhancement of the Grange as part of any development
WITN 426	Land to north west of Conrad Road, Witham	Green	Historic farm complex recorded on 1st ed maps	
WITN 427	Land North of Conrad Road (redundant allotments), Witham	Green	None recorded	
ASHE 104	Land to the west of Street Farm, Ashen	RED	Contains listed building and will contain other structures shown on the 1st ed OS maps	Major impact on setting of listed building



NEW_LP__SI	SITE_ADDRESS	Historic Environment RAG score	Archaeological site present within area	Highlighted impact
SILV 387	Land at Boars Tye (adj allotment gardens), Silver End	RED	Potential for survival of historic farm buildings in grounds of Boars Tye farm	Impact on farm complex, conservation area and listed buildings on Silver Street.
TOPP 412	Church Farm Barn, Church Lane, Toppesfield	RED		Impact on adjacent listed buildings, in particular the Grade I listed Church and Topesfield Conservation Area

# **Heritage Assets Impact Assessment for Potential Growth Locations within Braintree District**

## **Appendix – Site Assessment Sheets**

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	ASHE 104	<b>Site name</b>	Land west of Street Farm, Ashen
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<b>Date of desktop assessment</b>	26/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens 1000 m search.*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies to the rear of The Street within the historic settlement at Ashen and partially within the Conservation Area. Cartographic evidence shows that part of the site lies within the historic curtilage of Street Farm whose origins are likely to predate 1777 as it is depicted on the Chapman and Andre maps.

Settlement at Ashen can be traced back to the 13<sup>th</sup> century and it probably originated as a medieval church/hall complex. Ashen Hall is an isolated moated site located to the north while the Church and Rectory are located within the village, the Old Rectory is a moated site and is likely to be medieval in origin.

The moated site and fishpond at Ashen House, c.400m's to the north, are designated as a scheduled monument; many elements of the historic site survive well. The site contains a wide diversity of components associated with moated sites including the moat and island, the fishpond and the leats as well as the 16th century house and the buried remains of a chapel which is thought to have existed before the present house was built.

Little archaeological investigation has taken place within this area and it is likely that preservation and survival would be good. Evidence relating to the historic farmstead of Street Farm as well as domestic activity associated with the historic settlement of Ashen may survive below ground within this site and will be impacted upon by development.

**RAG score: Amber**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls on land to the rear of Street Farmhouse, a grade II\* Listed Building of sixteenth century origin with later seventeenth and nineteenth century extensions. It has such a high designation as a result of its

exceptional historic and evidential value, as a transitional house offering an important insight into the movement from medieval to post-medieval house plans. It also contains a substantial number of original features, including original doors and doorheads. The development site forms land which has been associated with the Listed Building for at least as far back as the earliest OS map. The site also falls directly to the rear of Thatches a fifteenth century house, extended in the sixteenth and seventeenth centuries. It is listed grade II for its historic value, as it retains many significantly original features, such as the diamond mullion of the hall window and the original smoke vent at the southern end of the roof. It also has the potential to impact on the setting of the Red Cow PH, a fifteenth century house, later altered and used as a public house, now back in residential use. This building is also listed grade II. Finally the proposed site would impact on the setting of the grade I listed Church of St. Augustine of Canterbury, located on the other side of the street from the proposed development site. The site is but visible in views from the Church, which includes the non-publically accessible views from the tower, and the views of the church from the public right of way across the western edge of the site contribute to the way in which the building is experienced and understood.

**Conservation Areas:** The site falls just outside the boundary of the Ashen Conservation Area, the boundary of which follows the rear building line of the houses along the Street. The Conservation Area is characterised by its historic linear development, which defines the character of Ashen as a settlement. The development of this site would be therefore atypical of the historic development of the settlement. The site would also be visible in glimpsed views from The Street, creating a sense of enclosure and development which currently non-existent. The development of the site would therefore erode currently tight settlement boundary to the west and would change the character of the Conservation Area when viewed from the west or when looking west from the heart of the heritage asset.

**RAG score: Red**

Historic Environment Characterisation Zone ref: HECZ 2.2

**Summary:** The zone comprises an area of the boulder clay plateau, dissected by tributaries of the River Stour. Prehistoric occupation is shown by cropmarks of enclosures and ring ditches. A number of Roman roads cross the zone indicating the potential of Roman occupation. The historic settlement pattern survives well with nucleated villages, church hall complexes and dispersed moats, farms and halls. Many of the nucleated settlements began life as church hall complexes.

**Recommendations**

<b>RAG score Red</b> <b><i>This site has the potential to significantly harm the setting of several Listed Buildings, including two listed grade I or II*, as well as undermining and eroding the character of the Ashen Conservation Area.</i></b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	<b>yes</b>
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
Trial trenching would be recommended post-determination	

### **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BLAN 113	<b>Site name</b>	Lynderswood Farm, Lynderswood lane, Upper London Road,
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<b>Date of desktop assessment</b>	26/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

There are no heritage assets within the allocation site which is currently used as a business park situated to the northeast of Lynderswood Court. Cartographic evidence reveals the site has been used as a farm since before c.1870 when a large house is depicted accessed from London Road. The house and grounds are improved over the following years with the addition of an associated lodge at the entrance and landscaped gardens. The farm is enlarged by the c.1920's with the addition of a model farm within the allocation site area. Remnants of the historic landscape survive in the fields surrounding the allocation site however the current landuse is likely to have destroyed any surviving archaeological remains within the site.

Friars Farm lies directly north of the site and has a number of surviving historic buildings which are listed. At the corner of Friars Farm is a listed parish boundary stone dating to 1679. The parish boundary follows part of the sites boundaries. The setting of the historic farm will need to be considered within the proposals.

The site lies along the route of the former Chelmsford-Braintree-Long Melford Roman road. Archaeological field evaluation by trial trenching along the path of the A131 Great Leighs Bypass, confirmed the presence of the Roman road at several points along its course, where metalling survived, but more generally through identifying its road-side ditches. The absence of finds suggests that the road is not within close proximity of any substantial settlements. The closest known settlement is the small Roman town which lies within the existing town. However there is the potential for isolated rural settlement within close proximity to the Roman road in the form of farmsteads.

Little archaeological investigation has taken place on this side of the Roman road and there is the potential for Roman as well as medieval archaeological remains relating to the rural settlement of the area to survive. However much of the site has been developed and this may have an impact on the level of survival.

**RAG score: Green**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site is located to the south of Great Notley, adjacent to Lyndeswood Court. To the north of the site is Friar's Farmhouse, which is a grade II Listed Building of sixteenth or seventeenth century origin. It is listed partly for its historic value, partly for the quality of joinery exhibited and partly due to the survival of internal feature of historic interest, such as the inglenook fireplace. The building is located on Dagnets Lane and its setting is partially defined by its relationship to this, rather than by its relationship to the land to the south, although there is some visual interrelationship. However, Dagnets Lane is a partially made road, with a strong rural character, and this is integral to the character of this Listed Building and to the others further along Dagnets Lane, and therefore the overdevelopment of the site in a manner which created a suburban character, would be harmful to the setting of the Listed Building. Similarly the development of a complex of tall buildings on the site would be visible looking south, and would be an overwhelming landscape feature.

**Conservation Areas:** *The proposed development site will impact on the setting of no Conservation Areas.*

**RAG Score: Green** *The principle of developing the site is acceptable and can be done without harm to any heritage asset, notwithstanding the caveats raised above.*

Historic Environment Characterisation Zone ref:

**HECZ 10.2: Fairstead and Ranks Green**

**Summary:** This zone comprises a rural landscape to the south of Braintree. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of manors, moats and farmsteads.

**Recommendations**

**RAG score – Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

**yes**

*Historic Environment DBA*

*Building Record/assessment*

<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

## **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BLAN 114	<b>Site name</b>	Land east of Great Notley, Braintree
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<b>Date of desktop assessment</b>	28/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

The site is bounded and crossed by a number of historic lanes, some of which date to the Roman period while others reflect remnants of the surviving medieval landscape which is evident both within the development site and beyond.

Immediately surrounding and within the site are the historic routes of Bakers Lane, Pickpocket Lane, Notley Road and Buck Hill, many of which will have a medieval origin and have been little altered. Another historic lane from The Friary to Row Green survives as a track and so will have retained much of its historic form and setting. Surrounded by the site are remains of historic farmsteads, many of which are designated and within the development area rare earthworks relating to medieval agricultural practises survive.

London Road follows the course of the Chelmsford-Braintree-Long Melford Roman Road, evidence of which has been uncovered further south. Little investigation has been carried out in this area, further south elements of the Roman road have been excavated and towards Braintree town evidence of roadside occupation has also been revealed. Where the development boundary lies adjacent to the Roman road there is potential for evidence surviving relating to roadside activity or elements associated with the Roman road

The John Ray Walk crosses the site across open fields and valleys and emerges from the site at John Ray cottage, which is a Grade II listed building and the birthplace and childhood home of the famous botanist and natural historian John Ray M.A.,F.R.S. 1627-1702. The landscape setting of this walk would be severely impacted upon by development.

The site lies within a medieval landscape of scattered settlements with dispersed greens, manors, farms and moated sites. Cropmarks adjacent to the site provide evidence for former moated sites within the vicinity as well as historic agricultural activity. Beyond the development site further elements of

this medieval landscape survive well and some have gained protection as designated monuments, such as that of the moated enclosure and fish ponds adjoining the grounds of the 12<sup>th</sup> century Church of St Peter and Paul.

**Rag score: Amber Significant mitigation is likely in a number of areas across this large site. Some areas will need to be omitted from development and remain as green open space.**

### **Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site falls to the south of Braintree and to the west of Great Notley. It will completely surround Cards Farmhouse a grade II\* Listed Building of late fifteenth or early sixteenth century origin. This building has a high designation as a result of the completeness of the surviving timber frame, allowing a good understanding of the historic development of the building. It is also historically significant as a surviving example of an isolated rural farmstead. The building currently enjoys an open and rural setting, with almost nothing visible to the south and east, The Friary and associated buildings to the west, and the settlement of Great Notley visible at a distance to the north. The Friary, located to the west of Cards is a grade II Listed Building of fifteenth century origin, which is designated as a result of its age, and of the rare survival of some of its internal features, including a fireplace dated to 1577 and a surviving void, which would appear to be a priest hole or a void for a similar function. This building is located outside the edge of the development site, and its setting has been comprised by the panoply of tennis courts, offices buildings other build structures across the plot and its closer association with the modern development on London Road. There is a strong historic association between Cards and The Friary, as they are roughly contemporaneous in age and form part of a five hundred year old settlement pattern. The open fields around these assets emphasise the historic sense of isolation.

The development site would also completely surround the complex of buildings associated with Hayeswood Farm, which includes a dairy, cartlodges, byres and a pigsty. The complex was constructed c.1839, and is listed grade II in its entirety, although it is formed of five different Listed Building entries. The complex is listed partly for its interesting polygonal plan form, set around a central courtyard and partly for the unusual use of green glass bottle necks as an external decoration. The complex is relatively introspective in its setting, as its significance derives from the fact that it is a complete model complex of early/mid nineteenth century origin. The setting of the complex of buildings, is however also defined by their open setting, which allows them to be understood and appreciated as a designed model complex. Oak Farm House, a grade II Listed Building lies directly to the south of the development site, fronting virtually directly onto Bakers Lane. The house is of sixteenth century origin, and is listed for its historic value, as part of the series of fifteenth and sixteenth century farms along Bakers Lane. John Ray Cottage, and the associated listed smithy, also front directly onto Bakers Lane, and fall just to the south of the development site boundary. The house

is listed partly as a result of its sixteenth century origin, but also due to its historical associations as the birthplace and childhood home of botanist and natural historian John Ray. The setting of both these buildings is defined by their proximity to Bakers Lane, and by the relative sparse settlement pattern of the surrounding landscape.

20 Witham Road is located on the eastern edge of the application site, just within the proposed site, and is a grade II Listed Building of seventeenth century origin or earlier. Its setting is defined by its close proximity to Witham Road, a larger and busier road than Bakers Lane, and by its visual isolation to the north, east and west. Its significance has been compromised by the garage building to the north and the poor landscaping of the plot, as well as by the addition of the pebble-dash render. Buck Farm, located just outside the south-east boundary of the application site is a seventeenth century house with later alterations. The building is of a complex plan with some interesting pierced bargeboards on the crosswing gables. It is therefore of historic and architectural interest, and is listed grade II. The building is located at the summit of Buck Hill, and is opposite open fields. This means that it is visible in long views looking east along Bakers Lane and Buck Hill, and is experienced in a wide landscape.

Finally Friar's Farmhouse is located at the south-western edge of the proposed development boundary and is a grade II Listed Building of sixteenth or seventeenth century origin. It is listed partly for its historic value, partly for the quality of joinery exhibited and partly due to the survival of internal features of historic interest, such as the inglenook fireplace. The building is located on Dagnets Lane and its setting is partially defined by its relationship to this, rather than by its relationship to the land to the north, a relationship which is further eroded by the creation of a tennis court on the boundary with the development site. However, Dagnets Lane is a partially made road, with a strong rural character, and this is integral to the character of this Listed Building and to the others further along Dagnets Lane.

**RAG Score: Red- The area to the north-west of the site in the close proximity of Cards Farmhouse would be harmful to its current open and rural setting, which is significant in defining the character of the building. Similarly the significance of the complex of buildings around Hayeswood Farm are defined by the ability to understand and appreciate its interesting plan form in its currently isolated surroundings.**

**Amber- The rest of the site incorporates several Listed Buildings, particularly along the roads which boundary the site, all of which are experienced in relative isolation and most of which are visible in longer views. The rest of the site therefore requires detailed assessment and mitigation.**

Historic Environment Characterisation Zone ref:

**HECZ 10.2: Fairstead and Ranks Green**

**Summary:** This zone comprises a rural landscape to the south of Braintree. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of manors, moats and farmsteads.

**Recommendations**

**RAG score Amber with areas which should be regarded as red.**

*Specific work required for any pre app. submission:*

Heritage impact assessment	yes
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	yes
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BOCN 123	<b>Site name</b>	Highfield Stile Road, Bocking
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<b>Date of desktop assessment</b>	28/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies to the rear of modern residential properties along Broad Road, beyond the postmedieval extent of Bocking and Braintree. The area was open farmland until the 1930s when ribbon development along Convent Hill and Broad Road took place. Cropmarks in the adjacent field reveal the historic field pattern and possible prehistoric enclosures (ring ditches). There are recorded cropmark features within the site boundaries, these are likely to be agricultural in origin and may date to the medieval period or later.

Immediately adjacent to the site is Highfield Stile farmstead which is historic in origin, there are no designated buildings and few remaining historic structures. The Chapman and Andre map of 1777 depict buildings on both sides of the road at Highfields Stile farm which continues on to Thistley Green. The access to Highfields Stile Farm remains single track and is no longer accessible to through traffic. Its historic form and function may be impacted by the development.

Broad Road follows the route of a Roman road which ran from Braughing to Colchester. No evidence for activity associated with the Roman road has been uncovered within the immediate area, however Braintree was a small Roman town and the road provided the main route northwards.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls to the north of Bocking to the rear of a row of buildings fronting onto Convent Hill. The closest Listed Buildings, the Franciscan Convent and the associated Chapel of the Immaculate Conception, are located to the south, but these are screened from the site by an existing modern housing development. The site will therefore not impact on the setting of any Listed Buildings.

**Conservation Areas:** The site falls just to the north-east of the Braintree

Conservation Area. The existing large houses set back from the road screen views of the site from within the Conservation Area, and do not allow the site to be seen on the entrance and exit from the Conservation Area. The site will therefore not impact on the setting of any Conservation Areas.

**RAG Score: Green**

Historic Environment Characterisation Zone ref:

**HECZ 6.1: Blackwater Valley**

**Summary:**

This zone comprises the valley of the Blackwater running from the northern edge of Braintree to Coggeshall. The valley has been exploited from the prehistoric period. Prehistoric burial evidence may be indicated by cropmarks of a number of ring ditches. There is Roman occupation is evident along the length of the zone. During the medieval period there was a dispersed settlement pattern manor/church complexes, farms and moated sites. The base of the valley contains meadow pasture, probably of ancient perhaps medieval, origin.

**Recommendations**

**RAG score: Green**

*Specific work required for any pre app. submission: None*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

*Evaluation by trial trenching post determination*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BOCN 127	<b>Site name</b>	Land off Convent Lane, Braintree
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<b>Date of desktop assessment</b>	28/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site lies to the rear of modern properties along Broad Road which follows the route of a Roman road which ran from Braughing to Colchester. The site lies at the edge of the post-medieval extent of Bocking and Braintree. Historic mapping records a windmill in the adjacent field which must have predated c.1870. The site access is onto Convent Lane which historically continued from Convent Hill/Broad Road to Straights Mill. Convent Lane is named after the Franciscan Convent which lies adjacent to the site access. They comprise an irregular group of red brick buildings with stone dressings, designed by J F Bentley in 1898.

The area was open farmland until the 1930s when ribbon development along Convent Hill and Broad Road took place. Cropmarks in the adjacent field reveal the historic field pattern and possible prehistoric enclosures (ring ditches). The fieldscape is likely to be medieval in origin and there is some potential for further archaeological features of an agricultural nature to exist within the site.

Broad Road follows the route of a Roman road which ran from Braughing to Colchester. No evidence for activity associated with the Roman road has been uncovered within the immediate area, however Braintree was a small Roman town and the road provided the main route northwards.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls to the north of Bocking on land between Convent Hill and Convent Lane. The Franciscan Convent, and the associated Chapel of the Immaculate Virgin, both of which are listed grade II are located to the south of the application site, fronting onto Convent Hill. The former is a timber framed and plastered house built in the early nineteenth century, the latter was built in 1898 to serve the adjacent convent. Both are already surrounded by modern buildings to the north and east and there is no visual or



historic relationship between the site and these buildings. The development of this site would therefore have no impact on the setting of these buildings.

**Conservation Areas:** The site falls just to the north-east of the Braintree Conservation Area. The existing large houses set back from the road screen views of the site from within the Conservation Area, and do not allow the site to be seen on the entrance and exit from the Conservation Area. The site will therefore not impact on the setting of any Conservation Areas.

**RAG score : Green**

Historic Environment Characterisation Zone ref:

**HECZ 6.1: Blackwater Valley**

**Summary:**

This zone comprises the valley of the Blackwater running from the northern edge of Braintree to Coggeshall. The valley has been exploited from the prehistoric period. Prehistoric burial evidence may be indicated by cropmarks of a number of ring ditches. There is Roman occupation is evident along the length of the zone. During the medieval period there was a dispersed settlement pattern manor/church complexes, farms and moated sites. The base of the valley contains meadow pasture, probably of ancient perhaps medieval, origin.

**HECZ 8.5: Bocking Broad Road**

**Summary:**

This zone comprises roadside development along Broad Road on the northern edge of the town. Broad Road itself is part of the Roman road from Braintree to Sudbury. This zone was open farmland until the first half of the 20<sup>th</sup> century.

**Recommendations**

**RAG score: Green**

*Specific work required for any pre app. submission:*

Heritage impact assessment	
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<i>Historic Environment DBA</i>	
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<i>Building Record/assessment</i>	
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<i>Landscape assessment</i>	
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<i>Field Evaluation</i>	
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*Work required post determination ( if known)*

*possible*

## Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BOCN 137	<b>Site name</b>	Towerlands Park, between Panfield Lane and Deanery Hill, Braintree
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<b>Date of desktop assessment</b>	5/6/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site covers the area of the former Towerlands Equestrian Centre and existing golf course at the end of Panfield Lane within a largely rural landscape. The potential for survival of archaeological remains is likely to have been impacted upon by this previous development.

The boundary of the site follows the line of the historic parish boundary. Cropmarks including a trackway and possible ring ditch lie adjacent to the site and would likely continue into the area currently used as a golf course. Their origin is unclear and may predate the medieval period, elements of which survive within the wider landscape setting.

Beyond the site to the northeast along Deanery Hill lies the 17<sup>th</sup> century house and dovecote at The Deanery which are both designated sites. They lie within 500m of the site across an open rural landscape. Their setting may need to be considered if they are visible from the allocation site.

Directly west of the allocation site across open fields is the village of Panfield. Panfield has medieval origins as a loosely strung-out settlement around the fringes of a series of greens, with the manor and church sited at the eastern end. The 15<sup>th</sup> century church of St Mary the Virgin and 16<sup>th</sup> century house of Panfield Hall are both listed buildings and lie within 1km of the allocation site across an open rural landscape. The setting of these buildings may be impacted upon by any development upon the western edge of the allocation site.

**RAG Score : Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located to the west of Braintree on land between Braintree and Panfield, part of which is a brownfield site, formed of the old Towerland Centre. Directly to the west of the site is Panfield Hall, a grade I Listed Building of sixteenth century construction, which was later altered in the

eighteenth and twentieth centuries. The building has a high designation as a result of its high architectural and aesthetic quality and the quality of its surviving Tudor form and fabric. The Hall currently enjoys an open countryside setting to the east, which is significant to its understanding. A majority of the site, however, would appear to be screened from the Hall by the intervening topography. There is therefore a degree of potential for the proposed development site to cause harm to the setting of the Listed Building, if the development is continued up to the far western and south-western edges of the site. The Church of St. Mary the Virgin is also located to the west of the site, at the north-eastern edge of Panfield. The Church is mainly of fifteenth century origin, and is listed grade II\* for its historic, architectural and social significance. However this would seem to be almost completely screened from the proposed site by the intervening topography. Similarly, there would appear to be no visual or physical relationship between the proposed site and the cluster of three grade II Listed Buildings associated with Little Priory Farmhouse to the north-east.

**Conservation Areas:** The proposed development site will not impact on any Conservation Areas

**RAG Score: Amber** *The development of the western edge of the site has the potential to impact on the setting of Panfield Hall, but the majority of the site would seem to be uncontroversial.*

Historic Environment Characterisation Zone ref:

**HECZ 5.2: Panfield and Saling**

**Summary:** The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .

**Recommendations**

**RAG score**

**Amber-**

*Specific work required for any pre app. submission:*

Heritage impact assessment

yes

<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
<i>trenching</i>	

## **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BOCN 132	<b>Site name</b>	Land bounded by A131, Broad Road and River Blackwater, Braintree
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<b>Date of desktop assessment</b>	6/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site lies within a triangle of land bounded by Broad Road which follows the route of a Roman road which ran from Braughing to Colchester, the modern A131 and the River Blackwater. Much of the site has been subjected to mineral extraction and the industrial works are now disused but extant within the centre of the site. The area was open farmland until the 1930s when ribbon development along Convent Hill and Broad Road took place

Beyond the former quarried areas there is recorded evidence for cropmark features within the site. These relate to the historic field pattern and include possible prehistoric enclosures. Historically the fieldscape is complex, probably of medieval origin and some maybe even older. During the medieval period there was a dispersed settlement pattern with manor/church complexes, farms, moated sites and greens. The Chapman and Andre map of 1777 depicts a road leading off Broad Road at Highfields Stile farm which continues on to the small settlement at Thistley Green and back to Broad Road. The access to Highfields Stile Farm remains single track and beyond this the road is no longer accessible to through traffic. Its historic form and function may be well preserved and will be impacted by the development. The area constrained by this track towards Broad Road lies beyond the quarried areas and maintains some elements of the historic landscape including field boundaries, copse and ponds.

Part of the allocation area extends up to the course of the Roman road and may have potential for the survival of features associated with the road. Broad Road follows the route of a Roman road which ran from Braughing to Colchester. No evidence for activity associated with the Roman road has been uncovered within the immediate area, however Braintree was a small Roman town and the road provided the main route northwards.

Meadow pasture survives in the base of the Blackwater valley, with cropmark evidence nearby indicating water management along its length. However much of this area appears to have been subjected to quarrying.

**RAG score : Green**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** *The site incorporates a former gravel pit to the north and east of Braintree. Lyons Hall, a grade II\* Listed Building is located to the north-east of the application site. The building is of sixteenth century origin, has a high designation due to its architectural quality. The site is visually and physically separated from the hall by the A131, which means that there is no inter-relationship between the two. There are a multitude of Listed Buildings along Bradford Street and Convent Hill, but the development site falls outside their setting. Dorewards Hall, a grade II\* Listed Building, with associated grade II listed barn, is located to west of the site. The building has a high designation as a result of the fact that it retains a wing of a high status Tudor Hall or considerable architectural significance. The site is screened in views from the Hall by the existing houses on Broad Road.*

**Conservation Areas:** *The site is located to the north of the Braintree Conservation. There is no physical, visual or historic link between the site and the heritage asset.*

**RAG Score: Green- the proposed site will not impact on any of the considered heritage assets.**

Historic Environment Characterisation Zone ref:

**HECZ 6.1: Blackwater Valley**

**Summary:**

This zone comprises the valley of the Blackwater running from the northern edge of Braintree to Coggeshall. The valley has been exploited from the prehistoric period. Prehistoric burial evidence may be indicated by cropmarks of a number of ring ditches. There is Roman occupation is evident along the length of the zone. During the medieval period there was a dispersed settlement pattern manor/church complexes, farms and moated sites. The base of the valley contains meadow pasture, probably of ancient perhaps medieval, origin.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*yes*

<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

## Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BOC 140	<b>Site name</b>	Rayne Lodge Farm, Rayne Road, Braintree
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<b>Date of desktop assessment</b>	29/4/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

An archaeological evaluation by trial trenching upon this site has revealed limited evidence for medieval activity within the site boundary, represented by a cluster of ditches and pits containing pottery of broadly 11th to 13th century date. The features are likely to represent surviving archaeological elements of the agricultural medieval landscape, further evidence for this may be preserved in places within the site however this has been demonstrated to be of low density and limited in extent.

A small area along the western boundary of the allocation site has not been evaluated. It lies along the valley of the River Brain where there is potential for archaeological activity associated with the river crossing and also the preservation of palaeoenvironmental remains within waterlogged alluvial deposits.

Within the site boundary the house at Rayne Lodge survives, a 17<sup>th</sup> century house, which is a listed building. This was once part of a larger farmstead accessed via a track leading from Rayne Road. The site has remained in agricultural use until the present day with the removal of field boundaries and the addition of fishing lakes the only minor changes.

Despite the proximity to Rayne Road which follows the course of the Roman road known as Stane Street very little evidence for a Roman presence was uncovered during field investigation within the allocation site. A potential earthwork identified through aerial photography was investigated on the ground and through evaluation, no archaeological origin could be identified.

The evaluation established that no Pleistocene sediments of potential Palaeolithic significance were within the site boundary. An area of made-ground was also identified in the southwest of the site. Fishing lakes cover a significant area of the site and will have impacted on any possible archaeological remains within this area.

**RAG score: Green**

<b>Description/Interpretation of the Built Heritage</b>
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<p><b>Listed Buildings:</b> The proposed site is located between the settlements of Braintree and Rayne, to the north of the historic road between the two. At the north-east of the site is Rayne Lodge, a grade II Listed Building, dating to the seventeenth century, and re-fronted prior to the mid nineteenth century. The building currently has a mixed setting. Historically the lodge had a setting of a very open nature, characterised by the expanses of fields to all sides. The industrial estate to the east and south has substantially curtailed this, and has been harmful to the character of the Listed Building. The modern development to the south of Rayne Road can also be seen as an intrusion into it wider setting, albeit not a particularly harmful one. The formerly open setting of the Listed Building is partially retained to the west, although the subdivision of the land as it currently stands lessens this association. There is therefore some sensitivity in regard to the development of the site, and there would be the potential further harm the setting of the Listed Building, particularly given the proximity of the north-eastern site boundary to the Heritage Asset.</p>
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<p><b>Conservation Areas:</b> The proposed development will not have an impact on any Conservation Areas.</p>
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<p><b>RAG score Amber</b> <i>The proximity of the site to Rayne Lodge, a grade II Listed Building, makes the site sensitive. However, given the harm already caused to the setting of this building, there is a potential to development sections of this site without further exacerbating this harm.</i></p>
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<p>Historic Environment Characterisation Zone ref:</p>
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<p><b>HECZ 5.2: Panfield and Saling</b></p>
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<p><b>Summary:</b> The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .</p>
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<b>Recommendations</b>
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<b>RAG score</b>
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<b>Amber</b>
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<i>Specific work required for any pre app. submission:</i>
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<b>Heritage impact assessment</b>
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<b>yes</b>
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<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
yes	

## Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BRAW 153	<b>Site name</b>	Broomhills Ind Estate, Pods Brook Road, Braintree
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<b>Date of desktop assessment</b>	6/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies on the western edge of Braintree, between Rayne Road and London Road, separated from the edge of Braintree residential development by the B1256, Pods Brook Road. The site has been used as an industrial estate until recently and was historically a gravel quarry, the industrial buildings are sited within the quarried area at a lower elevation.

Cartographic evidence depicts the site of Broomhills Farm within the allocation site, situated set back from an important Roman Road, Stane Street, however any evidence relating to the farm is likely to have been destroyed during the previous quarrying activities. The historic farm was associated with a windmill to the east, a post mill known as Broom Hills or Digby's Mill, which is now demolished. Directly south of the site the 17<sup>th</sup>/18<sup>th</sup> century farmhouse of Clapgate Bridge survives and may have been contemporary with Broomhill Farm.

The site was a former gravel pit, extracting sand and gravels of the Kesgrave Formation which are deposits of the ancestral Thames before it was diverted by ice and migrated southwards. There are reports of various finds of Pleistocene faunal remains and Palaeolithic implements recovered during the quarrying activities. Evidence for prehistoric activity has been recovered from nearby, there is some potential for prehistoric remains and Pleistocene faunal remains to exist within the site where the gravels have not been previously quarried or which may survive in section within the quarries extent.

**RAG Score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located to the west of the centre of Braintree, and is currently occupied by various industrial uses. The only Listed Building located in close proximity to the Listed Building is Clapbridge Farmhouse, a late seventeenth or early eighteenth century farmhouse, listed mainly for its

historic value. It is already located in the midst of a modern estate, and so the development of the site will have no impact on the setting of this building.

**Conservation Areas:** The proposed development will not have an impact on any Conservation Areas.

**RAG Score: Green**

Historic Environment Characterisation Zone ref:

**Summary:** This zone comprises an area of largely mid-late 20<sup>th</sup> century housing on the western edge of Braintree. St Michael's Hospital, formerly the Union Workhouse, is also located within this zone. The zone contains a number of archaeological sites, including an important Palaeolithic/Pleistocene site at Hunnable's gravel-pit.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	<b>yes</b>
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
yes	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BRSO 152	<b>Site name</b>	Land adj Braintree Railway Station, Station Road, Braintree
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<b>Date of desktop assessment</b>	6/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site lies adjacent to the railway line, built in 1865 and still in use eastwards bound, while the line to the west has been dismantled and survives as the Flitch Way. To the south it is bounded by the River Brain and has historically been used as a quarry. Disturbance from both quarrying and works associated with the construction of the railway has probably occurred and is likely to have impacted upon survival of any surviving archaeological remains.

Prehistoric remains have been found to the north of the Flitch Way and to the south on the other side of the river. However the surrounding area had numerous historic small-scale quarry pits, for sand, gravel and clay, and several brickworks as well as more recent sewage treatment works and has suffered from previous disturbance caused by these activities.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located to the southern edge of the centre of Braintree adjacent to the train station and railway line. The station and associated station house were built in 1865 for Great Eastern Railway, and are listed grade II social and historic significance. The buildings are by their nature closely associated with the adjacent railway track, and this divides the Listed Building from the application site. The open space to the south of the track which forms this site is therefore incidental rather than integral to the setting of the Listed Building.

**Conservation Area:** The site falls beyond the southern boundary of the Braintree Conservation Area, and intervisibility is all but nullified by the curvature of Station Approach. The site therefore has little to no impact on the Conservation Area.

**RAG Score: Green- There is a minor potential to harm the setting of the**

**Listed Building if the site is substantially overdeveloped, but the level of sensitivity is low.**

Historic Environment Characterisation Zone ref:

**HECZ 8.11: Southern Braintree**

**Summary:** A large zone sited on the southern side of Braintree, between the historic core and the modern A120, it includes part of the valley of the River Brain. The area was formerly open farmland until the 19<sup>th</sup>- 20<sup>th</sup> centuries. There is evidence for occupation from the prehistoric period onwards.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green.</b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BURE 165	<b>Site name</b>	Land at Colchester Road, Bures
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<b>Date of desktop assessment</b>	6/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site contains evidence for prehistoric activity which has been identified from cropmark features and confirmed through fieldwork and identification of finds. Within the site are two recorded ring ditches, the largest of which was investigated in 1967 and was dated to the Bronze Age. Although limited archaeological investigations have occurred in this area due to the lack of modern development the geology is conducive to the formation of crop-marks. Aerial photographic evidence of these within the surrounding area and along the valley of the Stour has revealed a well preserved multi-period landscape of potential high significance for both ritual and domestic prehistoric activity. The site lies within this landscape and is likely to preserve further evidence related to the prehistoric occupation and activity within the Stour Valley.

To the north is the historic medieval village of Bures Hamlet which retains a large number of Listed Buildings dating from the late medieval period onwards. The site is bounded by the railway line to Marks Tey and Sudbury which stops at Bures. The railway was constructed in the mid-19<sup>th</sup> century and is raised on an embankment where it crosses the brook. The construction of the railway may have caused some limited disturbance. The Cambridge Brook runs along the southern boundary and feeds into the River Stour on the other side of the Colchester Road. Along the brook there is potential for waterlogged deposits which may preserve archaeological finds as well as palaeoenvironmental data.

A Second World War pillbox existed within the site and the line of an anti-tank ditch from Chappel Viaduct to Bures followed the course of the brook.

**RAG score : Amber direct impact on ring ditches which should be preserved within the development proposals**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls on Colchester Road at the southern end of the axial road running through Bures. Brook Farm, a grade II Listed Building

built c.1840, falls to the south of the site, but far enough away to preclude any visual or physical impact on its setting. There are several Listed Buildings within the settlement of Bures, the closest of which is Pilgrims, a timber framed and plastered building built c.1600. However the existing modern development at the southern edge of Bures acts as a break between the application site and the Listed Buildings within Bures. Parsonage Hall to the North-West is a grade II\* Listed Building of fifteenth and sixteenth century origin, which has a high designation as a result of its age and the survival of its internal features. It is set back in a well landscaped plot, and therefore there is no interrelationship between the site and the Listed Building. There is similarly no interrelationship between the site and Bakers Hall, a grade II Listed Building of sixteenth and seventeenth century origin.

**Conservation Areas:** The site falls outside the boundary, but on one of the main routes into the Conservation Area, which encompasses the historic core of Bures. The understanding of the historic plan form and development of the Conservation Area has already been harmed by the ribbon of modern development along Colchester Road, and the development of this site would further contribute to the erosion of the settlement boundary, and cause harm to the historic integrity of the Conservation Area.

**RAG Score : Green** *There is no concern in relation to its impact on the nearby Listed Buildings, but there is considered to be minor harm to the setting of the Conservation Area.*

Historic Environment Characterisation Zone ref:

***HECZ 1.3: The Stour Valley – Sudbury to Bures***

**Summary:** A small zone comprising one of the tributary valleys of the River Stour south of Sudbury. Crop-mark evidence for earlier agricultural settlements and landscape features is present. Extensive areas of historic meadow pasture adjoining the river. The historic settlement pattern comprises three medieval villages, isolated farms, and a large number of Listed Buildings.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber-</b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	<i>trial trenching</i>

<i>Work required post determination ( if known)</i>

## **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	BURE 166	<b>Site name</b>	Land south of Cambridge Way, Bures
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<b>Date of desktop assessment</b>	6/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site lies immediately adjacent to cropmark features which have provided evidence for prehistoric activity dated to the Bronze Age. Within the adjacent field are two recorded ring ditches, the largest of which was investigated in 1967 and was dated to the Bronze Age. Although limited archaeological investigations have occurred in this area due to the lack of modern development the geology is conducive to the formation of crop-marks. Aerial photographic evidence of these within the surrounding area and along the valley of the Stour has revealed a well preserved multi-period landscape of potential high significance for both ritual and domestic prehistoric activity. The site lies within this landscape and is likely to preserve further evidence related to the prehistoric occupation and activity within the Stour Valley.

To the north is the historic medieval village of Bures Hamlet which retains a large number of Listed Buildings dating from the late medieval period onwards. The site is bounded by the railway line to Marks Tey and Sudbury which stops at Bures. The railway was constructed in the mid-19<sup>th</sup> century and is raised on an embankment where it crosses the brook. The construction of the railway may have caused some limited disturbance.

**RAG Score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls adjacent to Cambridge Way, a modern development off Colchester Road, located at the southern end Bures, and partially bounded by the Railway. Brook Farm, a grade II Listed Building built c.1840, falls to the south of the site, but far enough away to preclude any visual or physical impact on its setting. There are several Listed Buildings within the settlement of Bures, the closest of which is Pilgrims, a timber framed and plastered building built c.1600. However the existing modern development at the southern edge of Bures acts as a break between the application site and the Listed Buildings within Bures. Parsonage Hall to the North-West is a grade II\* Listed Building of fifteenth and sixteenth century

origin, which has a high designation as a result of its age and the survival of its internal features. It is set back in a well landscaped plot, and therefore there is no interrelationship between the site and the Listed Building. There is similarly no interrelationship between the site and Bakers Hall, a grade II Listed Building of sixteenth and seventeenth century origin.

**Conservation Areas:** The site falls outside the boundary, but on one of the main routes into the Conservation Area, which encompasses the historic core of Bures. The understanding of the historic plan form and development of the Conservation Area has already been harmed by the ribbon of modern development along Colchester Road, and the development of this site would further contribute to the erosion of the settlement boundary, and cause harm to the historic integrity of the Conservation Area.

**RAG Score: Amber- There is no concern in relation to its impact on the nearby Listed Buildings, but there is considered to be minor harm to the setting of the Conservation Area.**

Historic Environment Characterisation Zone ref:

**HECZ 1.3: The Stour Valley – Sudbury to Bures**

**Summary:** A small zone comprising one of the tributary valleys of the River Stour south of Sudbury. Crop-mark evidence for earlier agricultural settlements and landscape features is present. Extensive areas of historic meadow pasture adjoining the river. The historic settlement pattern comprises three medieval villages, isolated farms, and a large number of Listed Buildings.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>RAG Score: Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	COGG 181	<b>Site name</b>	Coggeshall
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<b>Date of desktop assessment</b>	4/5/16 TOC & RB
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search  
Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies on the edge of the modern built up settlement at Coggeshall between a modern housing estate and the A120 bypass. Historically it would have been within a largely rural landscape on the fringe of an area of industrial activities such as brickworks and windmills which would have been utilised by the townspeople and wider area. Isolated farmsteads survive within the area however the wider rural landscape has been truncated by the bypass and there is no clear association of this site to the wider landscape setting.

The site lies beyond the known extent of the late medieval and post-medieval town of Coggeshall and beyond the Conservation Area. The origins of the town can be traced to the 12<sup>th</sup> century when the monks of Coggeshall Abbey gained a charter for a market. Coggeshall became a wealthy late medieval town which continued into the post-medieval period.

There is no known evidence for the survival of archaeological remains within the site and there may be disturbance to any potential archaeological remains associated with the construction works for the bypass.

**RAG : Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located on the eastern side of Coggeshall and is bordered by modern development to the west and the A120 to the north and east. The site is therefore visually and physically contained and will therefore not impact on the setting of any Listed Buildings.

**Conservation Areas:** The site lies in relatively close proximity to the Coggeshall Conservation Area, but the intervening modern development means that it will not impact on its character or appearance.

<b><i>RAG Score: Green- The proposed site will not impact on any of the considered heritage assets</i></b>
Historic Environment Characterisation Zone ref: <b>HECZ 6.3: Earls Colne Airfield and Land to east of Marks Hall</b>
<b>Summary</b> The Historic settlement pattern is dispersed and the field pattern is predominately pre-18th century irregular fields of ancient, probably medieval origin. Northern part is dominated by the Second World War airfield at Earls Colne. Cropmarks may indicate multi-period occupation

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	COGG 506	<b>Site name</b>	Dutch Nursery, West Street, Coggeshall
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<b>Date of desktop assessment</b>	
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

*See appendix HER record summary*

### Description / Interpretation of the historic environment

The allocation site had a former use as a Nursery and retains some buildings associated with this use, there may be some impact on the potential for survival of archaeological remains in the previously developed areas.

Immediately adjacent to the site a number of listed buildings survive along West Street which date from the 1500's onwards. The survival of these buildings reflects the exceptional preservation of many elements of the later medieval and post-medieval town of Coggeshall. The setting of these buildings will be impacted upon by development along the road frontage. In addition, excavation in the adjacent fields has also confirmed the continuation of medieval activity along this road and there is the further potential for archaeological remains relating to the medieval and post-medieval expansion of the town along the road frontage within the allocation area.

The site lies along West Street which follows the route of the Roman road, Stane Street, which ran from Braughing to Colchester. Roman settlement within the town has been shown to exist further to the east, however evidence for cremations and possible Roman cemeteries have been discovered to the north of the road and would have been located beyond the settlement areas. Potential for activity associated with the Roman road and nearby Roman settlement may survive.

The site boundary extends to the river valley where there is potential for the survival of waterlogged deposits which may contain archaeological and palaeoenvironmental evidence. There may be higher potential in this undeveloped area.

The core of the historic town and the Conservation Area lie over 250m to the east of the allocation site. The origins of the town can be traced to the 12<sup>th</sup> century when the monks of Coggeshall Abbey gained a Fair charter and Market charter soon after and a market was established at the junction of Stane Street. Coggeshall became a wealthy town and benefited from the late

medieval prosperity of the East Anglian cloth industry. Settlement soon spread from the centre along the roads and continued into the postmedieval period. The remains of the Abbey are scheduled and lay some distance to the east and would not be impacted upon by development within the allocation site.

#### **RAG-Amber in undeveloped areas**

#### **Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site falls on the southern side of West Street, one of the main axial routes into Coggeshall. It is currently occupied by a variety of industrial/business uses and poor quality of the buildings which make it a visually intrusive site in the surrounding context. 91-105 West Street Coggeshall are located directly on the border of the site, and are all listed grade II (as 91&93, 95-103 and 105). These buildings are of roughly contemporaneous date of construction, either sixteenth or seventeenth century, with later alterations. The site dog-legs around the plots of land associated with these Listed Buildings, and the existing buildings already enclose them, creating a sense of encirclement. There is therefore a chance to enhance the setting of these Listed Buildings, if the plot is developed sensitively. The site also sits directly opposite 114-116 West Street, an architecturally interesting building of late eighteenth century origin. The site currently forms a significant part of the setting of this building, namely simply due to the proximity between the two, which dictates the environment in which this building is experienced. The site currently makes a detrimental contribution to its setting, and therefore there is again an opportunity for enhancement. However the Listed Building would be significantly harmed by a poor development on this site, as the new development could theoretically be little more than a few metres away from the front elevation of the building. 104-112 West Street form a run of five individually listed buildings, all listed grade II. The earliest, 108, has been suggested to form the surviving section of a fifteenth century house, the rest of the row were built in the sixteenth and seventeenth century. These are less sensitive to the development of the site to 91-105 West Street, but the section of the site fronting onto the road makes a significant contribution to the context in which these Listed Buildings are experienced in views up and down West Street. To the west of the site on the northern side of the road are a series of Listed Buildings, all listed grade II, associated with the Isenglass Factory dating to the middle of the nineteenth century. The north-western edge of the site will directly face the former tannery building, now flats, and as such will inevitably make a substantial contribution and alteration to key views of this building, as the two would almost always be viewed together. The site, as mentioned before can be identified as one which makes a poor contribution to the streetscene, but the Isenglas building is relatively low in scale and therefore is sensitive to the erection of overly large or tall development on the front of the site.

**Conservation Areas:** The site falls outside the boundary of the Coggeshall Conservation Area, but occupies a prominent location on one of the main entry routes. The site currently makes a poor contribution to the streetscape, which negates the potentially positive contribution that this section, with the

cluster of Listed Buildings, could make to the setting of the Conservation Area. It is however a visually prominent site, so whilst its redevelopment could enhance the setting of the Conservation Area, it could also harm it.

**RAG Score: Amber- The site is a suitable one for redevelopment, which could enhance the character of the adjacent Listed Buildings and Conservation Area. The site is, however, in a very sensitive location, particularly in regard to Listed Buildings, and development would therefore need to be carefully considered and designed.**

Historic Environment Characterisation Zone ref:

**HECZ 6.1: Blackwater Valley**

**Summary:**

This zone comprises the valley of the Blackwater running from the northern edge of Braintree to Coggeshall. The valley has been exploited from the prehistoric period. Prehistoric burial evidence may be indicated by cropmarks of a number of ring ditches. There is Roman occupation is evident along the length of the zone. During the medieval period there was a dispersed settlement pattern manor/church complexes, farms and moated sites. The base of the valley contains meadow pasture, probably of ancient perhaps medieval, origin.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	yes
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	COLE 188	<b>Site name</b>	Land east of Bluebridge Industrial Estate, Halstead
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<b>Date of desktop assessment</b>	4/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies immediately to the east of the Blueridge Industrial Estate which lies on the outskirts of the residential settlement at Halstead.

Its western boundary follows the line of a historic parish boundary and the sites boundaries respect the historic field pattern. To the south this has been truncated by the Colne Valley railway line, opened in 1862 and now dismantled.

The adjacent industrial estate is built on the site of Moons Farm and Brook Farm, the owners of which ran the adjacent brickworks which had been in operation since 1782. There are a number of historic buildings along Colchester Road and Halstead Road, some of which were workers cottages possibly for the brickworks and other nearby industries. The land appears to have been rural for some time and cropmarks nearby record the former field pattern. No archaeological investigation has been carried out prior to the erection of the adjacent industrial estate and any archaeological features which may survive within the allocation site are likely to be agricultural in origin.

**RAG : Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located on the eastern approach into Halstead adjacent to an industrial site. Bluebridge House, an eighteenth century building, is located some way to the south of the site and is listed grade II\* due to the completeness of the surviving original features. The intervening topography and landscaping mean that there is no relationship between the Listed Buildings and the proposed site. The group of grade II Listed Buildings on the eastern side of Halstead are screened from the site by the existing industrial buildings.

**Conservation Areas:** The proposed development site will not impact on any Conservation Areas

**RAG Score: Green- The site will not impact on any of the considered heritage assets.**

Historic Environment Characterisation Zone ref:

**HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

Heritage impact assessment

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	CRESS 201	<b>Site name</b>	Land at Appletree Farm Crossing
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<b>Date of desktop assessment</b>	31/5/16 TOC & RB
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies within a small historic hamlet known as Hawbush Green which is probably medieval in origin and located south of the main settlement at Crossing. Adjacent to the site and within close proximity remnants of the medieval settlement and landscape survive in the listed buildings, moated sites, roads and field patterns. To the east evidence for prehistoric activity and Roman settlement exists within the churchyard of the Grade I listed parish church. Less than 400m south lies a scheduled monument of a potential prehistoric ceremonial centre, a small excavation nearby dated features to the Bronze Age which may have some association with the henge monument. The henge is no longer visible above ground and is evidence through the recording of cropmark features, therefore the development of the allocation site should not impact upon the scheduled monument.

The impact of the development site on the surviving above ground historic landscape, including the scheduled monument is minimal when compared to the existing use of the site. Previous development would have also impacted upon the levels of survival of any below ground archaeological remains,, however there may be the potential for the survival of deeper features such as boundary ditches associated with the nearby settlement or potential ceremonial features.

**RAG Score- Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls to the east of Hawbush Green, and is currently in industrial use. Within Hawbush Green are two Listed Buildings, Appletree Farm Cottage, a timber framed and plastered building of early sixteenth century construction, with later alterations, and The Bakery, a thatched building of eighteenth century or earlier origin. Both are listed grade II. The current use of the site has a harmful impact on the setting of these Listed Buildings, something which in the case of Appletree Farm Cottages is exacerbated by the row of modern houses to the rear. However the settlement pattern of both Hawbush Green and Crossing has a relatively low density of

housing, and so a heavily developed plot is likely to harmfully impact on the setting of these two Listed Buildings, to the detriment of their significance.

**RAG Score: Amber- There is no objection to the principle of developing the site, which could be substantially improved from its current use, but the form and density of development would need to consider the impact on the adjacent Listed Buildings.**

Historic Environment Characterisation Zone ref:

**HECZ 11.1: Tye Green and Black Notley**

**Summary:** This zone forms the northern end of the Brain Valley. It includes the largely 20<sup>th</sup> century settlements of Black Notley and Tye Green. Historically it is a rural landscape of dispersed small manors and farms and the manor/church complex at Black Notley. The zone is bisected by the Braintree railway and the river. Roman settlement is known overlooking the Brain Valley with medieval occupation spread throughout the zone. The surviving field pattern has its origins in the medieval period and survives well.

**Recommendations**

**RAG score Amber**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

*Trial trenching*

**Notes**

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**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	CRESS 202	<b>Site name</b>	Land South of Millennium Way, Braintree
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<b>Date of desktop assessment</b>	4/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments , registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site is bounded by the Millennium Way bypass, the Braintree-Witham railway line and a large electricity sub-station. Along the northern boundary a line of electricity pylons crosses the site. The eastern boundary bisects detached modern residential properties lying along the Crossing Road (B1018).

The allocation site lies within a former medieval landscape of dispersed settlement and farmsteads around linear greens and fields, depicted on historic mapping and evidenced in the surrounding fields by cropmark plots. The site may preserve elements of this, possibly of an agricultural nature, however there is evidence of a road along the northern boundary and there may be settlement associated with this.

Fowlers farm, a late 14<sup>th</sup>/early 15<sup>th</sup> century timber framed house lies less than 300m to the northeast and would have been directly linked to the allocation site, to the south was Deans Farm, another historic farmstead. Modern development has transformed much of the surrounding historic landscape and removed any association between the allocation site and the few surviving elements of it.

**RAG : Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located to the south-east of Braintree, directly to the south of the junction of Millennium Way, the A120 and the B1018. The site is therefore almost completely constrained by major roads, and therefore does not contribute to the setting of any Listed Buildings.

**Conservation Areas:** The proposed development will not have an impact on any Conservation Areas.

**RAG Score: Green- The proposed development site will not impact on**

<b>the setting of any considered heritage assets.</b>
Historic Environment Characterisation Zone ref:
<b>HECZ 11.1: Tye Green and Black Notley</b>
<b>Summary:</b> This zone forms the northern end of the Brain Valley. It includes the largely 20 <sup>th</sup> century settlements of Black Notley and Tye Green. Historically it is a rural landscape of dispersed small manors and farms and the manor/church complex at Black Notley. The zone is bisected by the Braintree railway and the river. Roman settlement is known overlooking the Brain Valley with medieval occupation spread throughout the zone. The surviving field pattern has its origins in the medieval period and survives well.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

## Notes

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**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	EARC 221	<b>Site name</b>	Land east of Monks Road, Earls Colne
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<b>Date of desktop assessment</b>	5/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies on the edge of the Conservation Area of Earls Colne, adjacent to an area of modern residential expansion and set back from the High Street.

No archaeological evidence has been identified from within the allocation site or in the immediate vicinity, however, the site lies to the rear of the known medieval and postmedieval extent of the historic town of Earls Colne. The origins of the Earls Colne can be traced back to the 10<sup>th</sup> century and by the 14<sup>th</sup> century the settlement had become a town.

Less than 400m east of the allocation site on the west bank of the river Colne lies the scheduled monument of Earls Colne Priory, identifiable as a low earthwork. Earls Colne Priory is a well documented example of a Norman priory with historical records dating from its construction in the 12th century to its destruction in the 16th century. Partial excavation has confirmed the unusually large size of the Benedictine complex and established that the site contains archaeological and environmental evidence relating to the monument, the landscape in which it was constructed and the economy of its inhabitants. Development within the allocation site would further erode the wider landscape setting of the scheduled site through the removal of the surrounding open landscape and encroachment of modern builtup development.

The Church of St Andrews lies c.100m to the south and dates from the 14<sup>th</sup> century, it is a Grade I listed building and lies at the eastern end of the High Street. The views to the north from the church are largely uninterrupted and undeveloped. Lying between the Church and the allocation site is the 19<sup>th</sup> century house formerly known as Colne Place which is a listed building whose grounds extend up to the boundary of the allocation site. The landscape setting from the Church may be impacted upon by development within the allocation site and the historic setting of the grounds of Colne Place would be directly impacted upon by the disturbance associated with the development.

**RAG - Amber**

<b>Description/Interpretation of the Built Heritage</b>
<p><b>Listed Buildings:</b> The site lies adjacent to the current north- eastern settlement edge of Earls Colne, and proposes to tie into an existing modern development. The site falls directly to the rear of 97 High Street, a grade II Listed Building, built in the nineteenth century, but incorporating vestiges of an earlier building. The proposed site falls outside land historically associated with the Listed Building, as the south-west boundary of the site follows the historic north-east boundary of the land associated with 97 High Street. The visual setting of 97 High Street has already been harmed by the current hard landscaping and the development directly to the east. Cobblestones, directly to the east of 97 High Street is also listed grade II, and is part of an inn of fifteenth century origin, albeit much altered. The site is screened from the Listed Building by 97 High Street and associated buildings.</p> <p><b>Conservation Area:</b> The site falls just outside the northern boundary of the Earls Colne Conservation Area. The boundary itself follows the boundary of the historic linear core of Earls Colne and excludes land outside the plot boundary of the plots fronting onto the High Street and the modern development to the north. This proposed development would be read as an extension to the existing modern development along Hillie Bunnies and Monks Road. Therefore it can be seen as further eroding the historic settlement boundary of Earls Colne, albeit within the confines of the scale of the existing modern extension to the settlement boundaries of Earls Colne.</p> <p><b>RAG Score: Amber-</b> The site has a minor potential to harm the setting of the adjacent Listed Building and Conservation Area.</p>

Historic Environment Characterisation Zone ref:

### **HECZ 3.1: Earls Colne**

**Summary:** This zone comprises the historic town of Earls Colne and the adjacent settlement in White Colne parish. The historic town was largely linear in form, comprising roadside development on the west side of the River Colne, this was linked to a smaller settlement at White Colne is focussed on the green on Colneford Hill to the east of the river. A small Benedictine Priory was sited next to the river and there are numerous surviving historic buildings. The 19<sup>th</sup> century saw the rise of the Atlas Iron-Works as a major employer within the town and there are surviving examples of worker's housing and civic buildings associated with it.

### **HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	yes
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
Evaluation	

### **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	FEER 232	<b>Site name</b>	Land south of Feering, west of A12 (between Coggeshall Road and New Lane)
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<b>Date of desktop assessment</b>	31/5/16 TOC & RB
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search  
Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site is bounded by the main London to Colchester railway line constructed in 1843 and the route of the Roman road to Colchester. Within the allocation site evidence of prehistoric occupation is indicated by cropmark features and also cropmark evidence of enclosures and trackways. Late Iron Age or Roman occupation is attested by the Roman roads, however it appears that the main defended settlement was at Kelvedon. The cropmark complex within the allocation site may contain significant ceremonial monuments as indicated by circular enclosures and has the potential for further significant archaeological remains such as those protected by designation in the surrounding area. Therefore the nature and scale of the archaeological evidence will need to be determined prior to an application being submitted.

Approx. 500m to the northwest lies a scheduled monument site. The monument includes the buried remains of a Neolithic mortuary enclosure and adjacent round barrow sitting on the northern slope of the Blackwater River Valley. Although the long mortuary enclosure and round barrow are no longer visible on the ground, their infilled ditches can be seen from the air as cropmarks. The allocation area is separated from the scheduled monument by the railway line and there is unlikely to be any impact on the setting of the scheduled monument. Further to the southwest lies another scheduled monument of an Anglo-Saxon cemetery and associated cropmark features are included within the scheduled extent. There is no direct impact upon the scheduled sites.

The railway serves to form a physical separation between the allocation site and the historic settlement at Feering to the north. A number of listed buildings survive including the Grade I listed Church and houses dating from the late medieval period to post-medieval period. Medieval settlement can be seen in the wider area surviving as dispersed halls (manors), moats and farms indicative of a rural character based on an agricultural economy.

**RAG score : Amber**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site falls to the north of the London Road, at the north-eastern edge of Kelvedon. To the south-west of the site is Cobham Oak Cottages, a house which retains elements of a thirteenth century construction, with later sixteenth and eighteenth century additions and alterations. It now forms two cottages, and is listed grade II\* as a result of its historic significance, and the Old Anchor Public House, a house built in the fifteenth or sixteenth century, which has now been converted to a PH, and is listed grade II. However the existing modern houses on London Road mean that there is no visual association between the Listed Buildings and the site. There are also several Listed Buildings within the core of Feering, to the north of the site, but the existence of the railway line to the south of these buildings, severs the associations between these buildings and the proposed site, and minimises the potential impact on their setting.

**Conservation Areas:** The northern edge of the site abuts the boundary of the Feering Conservation Area. The Conservation Area encompasses the core of the settlement of Feering. It currently is experienced as being distinctly separate from the main body of Kelvedon, and the houses fronting onto the main road. This is significant to its character and appearance, and therefore the development of the entirety of the whole proposed site, which would extend the residentially developed area from London Road to the edge of Feering would be substantially harmful. The development of the southern section of the site, associated with London Road is unlikely to harm the Conservation Area.

***RAG Score: Amber- The development of the whole site would result in harm to the character of the Conservation Area, however there is scope for developing areas of the proposed site.***

Historic Environment Characterisation Zone ref:

**HECZ 12.5: Feering and Langley Green**

**Summary:**

This zone comprises largely open countryside with a very dispersed settlement pattern. Although there has been some field boundary loss the overall structure of the landscape survives and is of ancient, probably medieval origin. The zone lies between the Roman roads the line of which is followed by the A12 and the A120. Prehistoric occupation is indicated by cropmarks on the slopes above the Blackwater Valley.

<b>Recommendations</b>	
<b>RAG score Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	Yes
<i>Work required post determination ( if known)</i>	

## Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which should NOT proceed due to significant adverse impacts

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	FEER 233	<b>Site name</b>	Land south of Feering, west of A12 (south of Feering Hill/London Road)
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<b>Date of desktop assessment</b>	5/5/16 TOC & RB
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies across the Inworth Road and to the rear of London Road, part of the site is divided by the railway and the southern boundary follows the Domsey brook.

Part of the site has been subject to archaeological and geoarchaeological investigation. In the area to the east of Inworth Road, near Thresholds Business Park there was only sparse evidence for archaeological features and no evidence for activity. This included a small concentration of possible prehistoric features. The geoarchaeological investigation failed to identify any significant Pleistocene sediments with potential for Palaeolithic archaeological remains.

The area to the west of Inworth Road contains some evidence for archaeological remains in the form of a concentration of finds and has not yet been subject to any archaeological investigation.

Less than 200m directly west of the allocation site lies a scheduled monument. The monument includes part of an Anglo-Saxon cemetery. The cemetery includes at least four ring ditches with central graves. These are visible as cropmarks revealed by aerial photography. Between the ring ditches, cropmarks indicate the positions of large numbers of pits identified as flat burials. They represent one of our principal sources of archaeological evidence about the Early Anglo-Saxon period, providing information on population, social structure and ideology. All surviving examples, other than those which have been heavily disturbed, are considered worthy of protection.

Lies within close proximity to the site of Prested Hall, a moated manorial site, the house dates to the 14<sup>th</sup> century and is Listed.

The site lies along the historic route through the village of Feering which follows the line of a major Roman Road. Cropmark features in the fields behind the site to the south of the Roman road comprise linear features and a possible small ring ditch, these are likely to be of prehistoric or Roman origin.

The river terrace sands and gravels in this area derive from an earlier route of the River Thames and have the potential for Palaeolithic and palaeoenvironmental remains. Geological mapping and borehole records record glacio-fluvial deposits within the area which are deposits from a shallow Pleistocene lake which extended from Witham to Marks Tey, the recovery of stray finds within the area suggests the presence of late Palaeolithic activity around the lake shores and the deposits themselves contain important palaeoenvironmental remains.

The site appears to have remained open and undeveloped since the post-medieval period and has the potential to preserve archaeological remains associated with the Roman Road, Saxon occupation and historic settlement at Feering, as well as potential significant Pleistocene deposits with potential for Palaeolithic remains.

**RAG: Amber**

### **Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site is located to the north-east of Kelvedon and the south of Feering village on abutting Inworth Road to the west and the old Roman Road to the north. To the west of the site is Cobham Oak Cottages, a house which retains elements of a thirteenth century construction, with later sixteenth and eighteenth century additions and alterations. It now forms two cottages, and is listed grade II\* as a result of its historic significance. An associated pump is also listed grade II in its own right. The site wraps around the land associated with the Listed Building. However the erection of a building to the rear of the Listed Building curtails its setting and creates visual and physical separation between the proposed development site and the Listed Building, which means that there would be little impact on the setting of this Listed Building unless the built development was brought right up to the western boundary of the site. Across Inworth Road, at the junction between this road and the main north-east-south-west thoroughfare is the Old Anchor Public House, a house built in the fifteenth or sixteenth century, which has now been converted to a PH, and is listed grade II. The building has a strong historic association to London Road, and is prominent in views looking south-west along this road. However the existing modern houses on the north-eastern side of Inworth Road mean that there is no visual association between the Listed Building and the site.

**Conservation Areas:** The site lies off the main thoroughfare through the Kelvedon Conservation Area. However there is sufficient distance between the Conservation Area boundary and the site, which is populated by modern housing, to mean that the proposed site does not contribute to the character and appearance of the Conservation Area.

**RAG Score: Green- There is a very limited scope for the development of the site to cause harm to the setting of any considered Heritage Assets.**

Historic Environment Characterisation Zone ref:

**HECZ 15.1: The Blackwater Valley south of Kelvedon**

**Summary:** This zone comprises the northern part of the Blackwater valley. There are known sites of considerable archaeological significance within this zone, including a Scheduled Saxon cemetery and the site of a late Iron Age warrior burial. The gravels have the potential for Palaeolithic remains. The landscape is of historic origin, although there has been field boundary loss and the A12 By-pass now bisects the zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	<b>yes</b>
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	FEER 231	<b>Site name</b>	Land West of Marks Tey
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<b>Date of desktop assessment</b>	17/5/16 TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The Roman roads of Stane Street (the old A120) and the former A12 run along much of the boundary of the allocation site. Evidence for the road itself as well as associated activity during the Roman period has been uncovered near Copford. The influence of the two roads on the historic and modern landscape is evident, influencing field alignment and settlement distribution.

Traces of the historic settlement pattern survive within the allocation area as existing field boundaries and dispersed settlement sites and farms. The allocation area also surrounds elements of former medieval sites along Stane Street comprising greenside settlements, farms, and moated sites. Further evidence for the historic rural landscape can be seen in cropmark features, largely in the eastern half of the site. A possible medieval marketplace or settlement has been identified through a concentration of finds along the A120 including a medieval seal and coins.

To the west of the allocation area lies a number of designated heritage assets which preserve substantial evidence for the wealth and status of the inhabitants during the medieval period which are of unique architectural and archaeological value. Coggeshall Abbey achieved a position of considerable influence in the region. The scheduled monument of Coggeshall Abbey lies to the west of the allocation site. The scheduling includes the buried and visible remains of the Savignac, later Cistercian, monastery of St Mary and St John, situated alongside the River Blackwater. The scheduling includes two areas of protection: one concerned with the site of the church, conventual buildings and other features within the abbey precinct to the west of the river, the other concerned with a flight of contemporary fishponds arranged alongside the river's eastern bank. The standing parts of the claustral range provide a vivid insight into the abbey's original appearance. Of particular importance is the sophisticated use of brick during all stages of the monastery's construction. It has been argued that the primary building phases represent the earliest use of purpose-made brick in medieval England, and are therefore considered to be of outstanding historical and archaeological interest. The setting of the Abbey, including views from and towards it will need to be considered within any proposals.



To the south, along Feering Road/Coggeshal Road lies Feeringbury Manor. The manor was held by the Abbot of Westminster until the Dissolution. The high quality of the features of the house indicates an original use of high status, probably a chapel.

Further south lies a scheduled monument identified through cropmark features. The monument includes the buried remains of a Neolithic mortuary enclosure and adjacent round barrow located some 400m north west of the Feering village and some 100m south west of Frame Farm sitting on the northern slope of the Blackwater River Valley. There are no above ground remains associated with this monument and the impact of any development should be minimal.

The current landscape setting along the existing A120 remains open and largely rural in nature, glimpses of historic churches can be seen along the route towards Marks Tey with dispersed settlement along the length of the road.

Excavations along the A120 further west have shown the presence of multi period archaeological deposits surviving beneath the ploughsoil and this may be seen as potentially existing across this allocation.

Evidence for Palaeolithic archaeological remains has been recovered from beyond the allocation site in association with gravels and lake deposits. The extent of these Pleistocene sediments is not known where they are more deeply buried and an assessment of the geoarchaeological potential may be required for the area within the allocation site.

**RAG score Amber**

### **Description/Interpretation of the Built Heritage**

**Listed Buildings:** The site falls on land between Coggeshall to the west and Marks Tey to the east, bordered to the north by the A120 and to the south by the A12. Within the boundary of the site there are two Listed Buildings, Hornigalls Farmhouse in the centre of the site, and Samsons Cottage at the eastern edge of the site. Hornigalls Farmhouse was constructed in the sixteenth century, with later eighteenth and twentieth century alterations and is listed grade II. The range of barns to the north-east of the farmhouse would also appear to be present on historic mapping, and would therefore be considered to be curtilage listed structures. The site currently enjoys an almost completely open setting, surrounded by countryside to all aspects. Its setting is therefore little altered from that legible on the 1<sup>st</sup> edition OS map. The development of the site therefore has the potential to substantially alter its setting. Samsons Cottage is located just within the north-eastern boundary, directly abutting an area of modern development, and was built in the eighteenth century. The setting of the building has therefore been partially harmed already, however the development site encloses the building's remaining open aspects, and therefore if it were developed up to the edge of the site, would give the building an entirely residential and suburban setting.

There are also several Listed Buildings adjoining the site, which include Poplar Hall to the south-west of the site. This is a timber framed and plastered building of partially fifteenth and partially seventeenth century origin, which is listed grade II. The house is located on Little Tey Road, a rural and relatively undeveloped road, and is visible in long views looking from the north-east. There would however seem to be enough physical separation between the proposed development site and the Listed Building that there would be no visual intrusion. The development of the site would however substantially increase the potential for traffic along Little Tey Road, with the associated alteration to the way in which the building is experienced.

Cockerell's Farmhouse and Bakehouse also abuts the western edge of the site, and incorporates a seventeenth century house and eighteenth century bakehouse. The complex as a whole is listed grade II, and at the time of listing was relatively complete and unaltered. A large modern metal clad barn and a line of mature hedging separates the Listed Building from the proposed development site, which partially reduces the impact which the proposed site would have on the setting of the Listed Building. However the physical proximity and the increased physical and vehicular activity do have the potential to impact on the setting of the building.

Lees Farmhouse, a late sixteenth century timber framed and plastered house is located to the just outside the north-west edge of the proposed site, and is listed grade II. The barns to the south of the Listed Building would appear to be evident on historic mapping, so would be considered to be curtilage listed. The site is bounded by Colchester Road to the north, with the A120 directly north of this. This partially reflects its historic setting, as Colchester Road was always the main route in Coggeshall from the east, albeit the A120 is a more substantial and busier road. It also retains its historic open setting to the south and east. The proposed development site, which comes right up to the southern and eastern boundary of the plot has the potential to completely surround and subsume the Listed Building and complex, and therefore would be considered to have a major potential for harm to the heritage asset.

To the north of the proposed site is Houchins Farmhouse, a timber-framed building, built c.1590. It is listed grade II\* as a result of its architectural significance, and as a result of the completeness of the surviving timber frame. Whilst it is close proximity to the site, it is separated physically and visually by the A120 and by the intervening topography, and so the development of the site will not impinge on the setting of the Listed Building, unless it is proposed to build on the land directly abutting the A120.

The proposed development site will also impact on buildings with Colchester District. In particular the northern boundary of the site encircles two groups of Listed Buildings to the south, east and west. The first of these is Broad Green which contains both Gull Cottage, a sixteenth century rendered building, and Broadgreen Farmhouse, a U-shaped house of seventeenth century origin. The setting of both these buildings is curtailed to the north by the A120, and has always been so historically by Colchester Road. They do, however retain an open setting to the south, east and west. The setting of these buildings is therefore relatively unaltered. The proposed development has the potential to significantly alter this, and therefore the potential to significantly harm the setting of these buildings.

Similarly, further to the east, the proposed development site will surround Godbolts Farmhouse, a building of suggested fifteenth century origin, as well as its associated barns, all of which are listed grade II in their own right. The proposed development site has a similar potential to harm the setting of these Listed Buildings as well, particularly if it is brought up to the northern edge of the site. The setting of this complex of the buildings has, however, be substantially more altered, with a large complex of modern barn buildings being erected to the south-east and to the south-west, which partially separate the development site from the Listed Building, and reduces the scale of the impact on the building's setting. To the north-west of Godbolts is 184 Coggeshall Road, a timber framed and plastered sixteenth century cottage, which is listed grade II. Its setting has already been severely compromised by modern development along the A120 which separate it from the proposed site.

To the east of the site, The Green, an seventeenth century house is enclosed to the north, east and west by modern development, it does however retain long open vistas to the south, which is the last remaining aspect of its former setting. The development site runs all the way up to Wilsons Lane, and if developed this far the Listed Building would be completely encircled by modern development, and thereby retain no understanding of its former setting.

**Conservation Areas:** The development site is in closest proximity to the Coggeshall Conservation Area. However it will not impact on this Conservation Area, as long as there is enough of a buffer retained to ensure that the development site does not have the effect of joining Coggeshall to Marks Tey.

**RAG Score: Amber (with an area of Red)-** The development site is bounded by clusters of formerly isolated buildings and farmsteads, many with an historic association with Colchester Road, the setting of which would be greatly harmed if they were surrounded and subsumed. In the case of Hornigals at the centre of the development, the surrounding section of site must be considered to be red, as it would be develop it without substantially the setting of the Listed Building.

Historic Environment Characterisation Zone ref:

### **HECZ 12.5: Feering and Langley Green**

#### **Summary:**

This zone comprises largely open countryside with a very dispersed settlement pattern. Although there has been some field boundary loss the overall structure of the landscape survives and is of ancient, probably medieval origin. The zone lies between the Roman roads the line of which is followed by the A12 and the A120. Prehistoric occupation is indicated by cropmarks on the slopes above the Blackwater Valley.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber with areas of red</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	<b>yes</b>
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

### **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GGHR 282	<b>Site name</b>	Land adjoining the east side of Bluebridge Ind Est, Halstead
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<b>Date of desktop assessment</b>	4/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies immediately to the south of the Bluebridge Industrial Estate separated by the dismantled Colne Valley railway line which opened in 1862. The land is rural in nature lying along the Clone Valley and beyond the limits of residential settlement at Halstead. Closer to the river there is potential for waterlogged deposits containing palaeoenvironmental evidence.

The Bluebridge industrial estate lies across the dismantled railway line to the north. It was built on the site of Moons Farm and Brook Farm, the owners of which ran the adjacent brickworks which had been in operation since 1782. This area surrounding the town of Halstead appears to have had a historic industrial use separating the settlement from the agricultural landscape.

Across the River Colne there are a number of historic buildings along the Colchester Road which are listed, including the Grade II\* listed Bluebridge House and further south, the scheduled monument of Stansted Hall. Stansted Hall is an early 16th century house, which is Listed Grade II\*, which occupies the centre of the moated island.. The scheduled monument includes the moat, the remains of a chapel, remains of a 16th century brick built tower and a 16th century brick built wall. The scheduled site is situated on a north facing slope overlooking the Colne Valley and evidence of a structure on this land dates from the medieval period.

Close to the site within the valley evidence for Iron Age, Roman and Saxon settlement has been uncovered, including a Roman villa building, and kilns. Iron Age activity is also indicated through cropmark features east of the villa site at Bluebridge Farm.

The potential for related archaeological remains along this stretch of the valley is high.

**RAG- Amber**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located on the eastern approach into Halstead to the south of an existing industrial site. Bluebridge House, an eighteenth century building, is located to the south of the site and is listed grade II\* due to the completeness of the surviving original features. A formal garden extends to the north of the building surrounded by walls and railings of seventeenth or eighteenth century origin. The proposed development site is formed of land which separates the Listed Building from Halstead. This sense of separation from Halstead has been substantially eroded over the course of the twentieth century, creating the current situation in which the formerly isolated Listed Building has almost been incorporated into the wider sprawl of Halstead. This sense of isolation is significant in terms of understanding the historic character of the building, as well as how the building is historically and currently experienced. The retention of this open space is therefore important to its setting. The grade II listed coach house associated with Bluebridge House, ad located to the south is screened from the development site by the grade II\* Listed Building. The group of grade II Listed Buildings on the eastern side of Halstead are screened from the site by the existing industrial buildings.

**Conservation Areas:** The proposed development site will not impact on any Conservation Areas

**RAG Score: Amber/Red- The development of the site will be detrimental to the setting of a grade II\* Listed Building and considerable care will need to be taken to overcome the harm.**

Historic Environment Characterisation Zone ref:

**HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	

<i>Landscape assessment</i>	<i>yes</i>
<i>Field Evaluation</i>	<i>yes</i>
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GGHR 284A	<b>Site name</b>	Proposed School Site, Ravens Avenue, Halstead
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<b>Date of desktop assessment</b>	4/5/16 RB & TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site is located at the edge of the modern expansion of Halstead, bounded by the dismantled Colne Valley railway line which opened in 1862, to the north and open countryside to the east and south. In the adjoining field a Roman villa site has been identified through finds, building remains and geophysics investigations.

Within the area further evidence for Iron Age, and Saxon settlement has been uncovered, Iron Age activity is also indicated through cropmark features east of the villa site at Bluebridge Farm.

Nearby, crop-marks also show evidence for water-management in the valley floor in the form of drainage gullies, the origin of which is unknown.

To the southeast lies the scheduled monument of Stansted Hall. Stansted Hall is an early 16th century house, which is Listed Grade II\*, which occupies the centre of the moated island.. The scheduled monument includes the moat, the remains of a chapel, remains of a 16th century brick built tower and a 16th century brick built wall. The scheduled site is situated on a north facing slope overlooking the Colne Valley and evidence of a structure on this land dates from the medieval period.

The potential for related archaeological remains along this stretch of the valley is high.

**RAG- Amber**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls to the south of the dismantled railway at the south-eastern edge of Halstead, adjacent to an existing modern development of low architectural quality. Bluebridge House, an eighteenth century building, is located some way to the east of the site and is listed grade II\* due to the completeness of the surviving original features. The intervening topography and landscaping mean that there is no relationship between the Listed



Buildings and the proposed site. Other grade II Listed Buildings to the north, south and east are screened from the site by the existing modern housing developments.

**Conservation Areas:** The proposed development site will not impact on any Conservation Areas

**RAG Score: Green- The proposed development site will not impact on any of the considered heritage assets.**

Historic Environment Characterisation Zone ref:

**HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

<b>Recommendations</b>	
<b>RAG score</b>	
<i>Green</i>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	<i>yes</i>
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	<i>?????</i>
<i>Field Evaluation</i>	<i>yes</i>
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

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**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GRSA 269	<b>Site name</b>	Saling Airfield
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<b>Date of desktop assessment</b>	5-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site allocation at Saling Airfield covers an area of 900 hectares of largely open farmland. The northern boundary of the allocation abuts the Conservation area of Great Saling which contains a range of listed buildings including grade II as well as registered parks and gardens. Any development will require careful consideration and protection of the setting of these heritage assets.

The eastern side of the allocation is formed by the Pods Brook with a protected lane (Shalford Road) running parallel to it within the eastern side of the allocation. The lane is a non-designated heritage asset which will need to be considered in the decision on this allocation.

A dispersed medieval settlement pattern can be discerned within the area comprising moated sites, farms and trackways. Many of the surviving farms are listed buildings along with their associated barns and cart lodges. Aerial photographic evidence adds to the evidence with indications of former trackways, enclosures and field boundaries.

Recent evaluation by geophysical survey in the south of the allocation has shown the presence of a number of trackways and field systems. The north western corner contains the Second World War airfield of Great Saling which is still a functioning airfield.

Cartographic evidence shows that a complete farmstead is situated beneath the Great Saling airfield. This would require full excavation in advance of any development.

Excavations along the A120 have shown the presence of multi period archaeological deposits surviving beneath the ploughsoil in this area and this must be seen as potentially surviving across this allocation.

**RAG score: Amber**

## Description/Interpretation of the Built Heritage

**Listed Buildings:** The site covers a large area to the west and north and Rayne, and to the south of Great Saling, taking in the Saling Airfield site. The site is mainly within Braintree District, but also crosses into Uttlesford District.

Within the proposed development site there are several clusters of Listed Buildings, mainly formerly isolated farmsteads. At the northern end of the site is Park's Farmhouse, a sixteenth century house, with later alterations, which together with an associated seventeenth century barn and eighteenth century cartlodge form an historic isolated historic farm complex. All the buildings are individually listed grade II. Directly to the west, Onchor's Farmhouse was built in the seventeenth century and re-fronted in the eighteenth century. It is listed grade II in its own right, and the surrounding complex of barns, which would appear to be visible on the first edition OS map, are considered to be curtilage Listed. The setting of the house has been altered to the south by the erection of modern barns to the south of the listed complex, and the erection of Onchor Cottages further to the south. However the heritage asset still retains historic understanding from the other aspects. To the east is Mounts Farmhouse, a house of seventeenth century origin or earlier, which fronts directly onto Shalford Road. Directly across the road is a complex of barns. Some of these are of historic value; however the complex as a whole makes a negative contribution to the setting of the Listed Building. Again, in all other aspects the setting of these buildings is relatively unaltered. In all these instances, as the proposed site outline completely encircles these buildings or complexes of buildings, there is therefore a strong potential to harm the setting of these heritage assets. This impact is limited to only a section of the whole site, but mitigation, buffering and physical and visual separation should therefore be considered in this areas.

There are also several complexes of Listed Buildings which directly adjoin the site. These include:

Pound Farm and associated barns and cartlodge- a house of sixteenth century or earlier and altered in the eighteenth century, with associated outbuildings of seventeenth and eighteenth century construction. These, along with a sixteenth century cottage located directly across the road, are located directly to the south of the development boundary and are all listed grade II.

Piccotts Farmhouse and associated barn and byre- The farmhouse was constructed in the late seventeenth century, but appears to have replaced an earlier farmhouse, as the associated byre would appear, according to the list entry to be of late sixteenth/early seventeenth century origin, and the associated barn is of fourteenth or fifteenth century origin. The farmhouse and byre are listed grade II, the barn, by virtue of its exceptional age and quality of construction has a higher grade II\* listing. These are located to the north-east of the development site.

Betts Farmhouse and associated granary, barn and cartlodge- A late seventeenth or early eighteenth century timber framed and plastered farmhouse, with associated seventeenth and eighteenth century outbuildings, all of which are listed grade II in their own right, and are located to the north-west of the application site.

All of these are historic farmsteads of greater or larger scale and significance.

All are relatively or totally isolated in their setting. The application site, therefore, if construction is taken right up to the boundary would cause harm to the setting of these heritage assets. There are therefore areas at the edge of the proposed site which cannot accommodate development sensitively.

Great Saling- The core of Great Saling is made up of sixteen Listed Buildings, including two- Saling Hall and the adjacent Church of St. James- which are listed grade II\*. There is a degree of separation between the development site and these heritage assets, but it is important to consider the contribution which the group value makes to their significance, and therefore the harm which would be caused if the current tight delineation of this group is diluted by the erection of new houses abutting to the south. To the south of the main body of Great Saling is Saling Grove, a mid-eighteenth century house, altered in the nineteenth century and set within landscape gardens designed by Humphrey Repton. Given that the house and gardens were built and laid at the same time there is a strong interrelationship between the two, as both were designed to complement the other. The house, as well as the associated lodge and entrance gate, is listed grade II. The proposed development site directly abuts the southern end of the associated garden, and given that the house is designed to be seen and understood as part of this wider landscape to the south, an intrusion into this landscape would be wholly harmful. (also see comments on Registered Parks and Gardens below)

The site also crosses into Uttlesford District, and will have the potential to impinge on several clusters of Listed Buildings. These include:

Badcocks Farm- A seventeenth century farmhouse, which replaced an earlier one on the site, and which was restored and extended in the twentieth century. Listed grade II. Historic mapping suggests that the barns to the north of the farmhouse may be curtilage listed. The site will surround this Listed Building on three sides, and similarly to above the proposed site will therefore have the potential to harm the setting of this building.

Gatehouse Farm- An early sixteenth century hall and crosswing, located to the north of the westernmost spur of the site. Not immediately adjacent to the site, but mapping would again suggest that development right up to the edge of the site would be harmful to the setting of this Listed Building, which is listed grade II.

Bacons Farmhouse and associated barn- House of mid-sixteenth century origin or earlier with associated potentially eighteenth century barn. Located to the south of the development boundary, but again there is a potential for development right up to the boundary to impact on the isolated, rural setting of the Listed Buildings, which are both individually listed grade II.

Graunts Court- House of late sixteenth or early seventeenth century origin, located to the south of the application site, which proposes to surround the building, which is listed grade II, to the north, east and west.

Gransmore Green- Group of seven listed buildings located either side of a north-south road between the Flitch Way and the A120, and to the south of the proposed site. The road is shown running south from Stane Street on the 1<sup>st</sup> edition map. Six are listed grade II, and include Sparlings, a sixteenth century house and associated pump, both listed in their own right; Brook

Cottage, a seventeenth century timber framed and plastered house with later alterations, Great Greenfields, a fifteenth century hall and crosswing, with a open hall and located on a moated site; and furthest to the south, Poplars, a cottage of seventeenth century or earlier. Gatehouse Farm is listed grade I, as a result of the early date of construction- c.1300- and the high quality of the mouldings and Queen post roof structure, which the list entry suggests is without compare on such an early building. The associated barn is listed grade II in its own right. The setting of these buildings, especially those at the northern end has been compromised by the building of the A120 and the Kinvara Business Centre, but their setting is still partially defined as part of a chain of 'greens', small, relatively rural settlements interspersed in the wider open landscape. The development boundary's proximity to the east has the potential to harmfully alter this, particularly at the southern end.

**Registered Parks and Gardens:** Saling Grove, located to the north of the development site, which directly follows its southern boundary is a grade II listed Registered Park and Garden, laid out around a mid-eighteenth century house and landscaped to a design by Humphrey Repton. The house and gardens were created contemporaneously, and the layout of the garden and orientation and design of the house were intended to complement each other. One great trope of Repton's design was the use of 'borrowed views', which is to say that whilst many of the key views within the design were constructed as part of the laying-out of the gardens, he also made use of landmarks or views outside the land directly laid out. In this instance this includes views of Onchor Farm and Park Farm, both located within the proposed development area. Indeed this area, between the two farm complexes and the Registered Park and Garden would seem to be even more significant and integral in relation to the intended appearance and form of the gardens, as they appear to be included within the area of park associated with Saling Grove on an estate map of 1795. The proposed development site therefore contains an area which could significantly harm the character and significance of the Registered Park and Garden, and therefore the development of this area should be avoided.

**Conservation Areas:** The development site adjoins the southern boundary of the Great Saling Conservation Area. If the whole site is developed it would result in Great Saling becoming virtually conjoined with Rayne to the east, which in turn would be to the detriment of its historic character and understanding. There is therefore a potential for the development to harm the character of the Conservation Area if separation isn't maintained. The development right up to the northern boundary could also be to the visual harm of the heritage asset, although this harm is greater in regard to the Registered Park and Garden.

**RAG Score: Amber-** There is scope to develop areas of the site without harm to heritage assets, but other areas cannot be developed without severely harming one or more heritage assets. In particular, the site includes and adjoins several Important clusters of listed rural buildings and the expansion of the development in a manner which would remove these buildings from their rural setting would be to the detriment of their

**significance. The development of the area directly adjoining Great Saling and the Registered Park and Garden is also particular contentious and should be avoided.**

Historic Environment Characterisation Zone ref:

**HECZ 5.1: Rayne and immediate vicinity**

**Summary:** The zone comprises the village of Rayne and its immediate surroundings. Early occupation includes two Roman settlements located to the south of a major Roman road of Stane Street . The settlement developed as a manor/church complex with ribbon development along the main road. The historic village of Rayne has expanded significantly in the modern period however, a significant number of listed buildings survive with the Church and Hall complex at Rayne Hall Farm being a particularly fine example.

**HECZ 5.2: Panfield and Saling**

**Summary:** The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber with areas of red</b>	
<i>Specific work required for any pre app. submission:</i>	
Heritage impact assessment	yes
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GRSA 270	<b>Site name</b>	Boxted Wood, Great Saling
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<b>Date of desktop assessment</b>	5-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation lies within a sensitive historic environment area of known archaeological deposits. Excavations along the A120 and within the allocation area (beneath the reservoir) have identified a range of surviving archaeological deposits. The HER records the site of a Roman villa within the central part of the allocation with a Roman water mill already excavated beneath the existing reservoir. The historic settlement pattern is represented by the surviving listed structures and their associated farm buildings lying on the edge of the area. The setting of each of these building complexes will need to be carefully considered and mitigated against if the development proceeds

The Boxted Woods are likely to contain both earthworks which relate to the woodland as well as potentially evidence of earlier occupation. Overall could take some development but there would need to be careful master planning following detailed archaeological evaluation of the area.

**RAG score: Amber**

### Description/Interpretation of the Built Heritage

**Listed Buildings-** The site is located directly to north of the A120, adjoining Stebbing Green to the south-west. Almost all the site falls within Uttlesford District. Stebbing Green is a linear settlement, marked in roughly its current form on the 1<sup>st</sup> OS map. Either side of the road are nine grade II Listed Buildings dating from c. the sixteenth to the eighteenth century between which there is a strong inter-relationship. Five of these (Tilehouse Farmhouse, Byways Sunnyside, St. Judes, Old Leas and Mayview Willow Thatch) directly border the site, and currently enjoy a relatively open setting to the rear. The proximity of the application site could result in this linear settlement pattern being subsumed to the detriment of the understanding and experience of this group of Listed Buildings. Development up to the boundary of the site would also create a hitherto non-existent sense of enclosure to the five aforementioned buildings which directly adjoin the proposed site in a manner harmful to their significance.

**Conservation Areas:** The proposed development site will not impact on any Conservation Areas

**RAG Score: Amber-** The development of the majority of the site would not impact on any heritage assets. However the south-western corner, where it adjoins Stebbing Green, is sensitive due to its proximity to the cluster of grade II Listed Buildings.

Historic Environment Characterisation Zone ref:

**Braintree**

**HECZ 5.2: Panfield and Saling**

**Summary:** The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .

**Uttlesford characterisation**

**HECZ 7.4: Zone to the north of Stane Street**

**Summary:** This zone comprises rolling rural landscape, predominantly on the chalky boulder clay, bounded to the south by the line of the Roman road of Stane Street. The historic landscape and settlement pattern survives well, although boundary loss has occurred. The later prehistoric, Roman and medieval periods are very well represented in this zone.

**Recommendations**

**RAG score**

**Amber**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

Yes

<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	Yes
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GRSA 270A	<b>Site name</b>	Boxted Wood
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<b>Date of desktop assessment</b>	Richard Havis 5-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

This site allocation at Boxted Wood forms part of the larger Saling Airfield allocation. The allocation lies within an area where the medieval landscape is known to survive in reasonable condition. Within the allocation the site of Blake End Farm is identified as a post medieval farm complex. The farmhouse dates back to at least the 17<sup>th</sup> century and the site itself probably has earlier origins. A spread of 13<sup>th</sup> century pottery is likely to indicate the presence of a medieval farmstead in the central part of the allocation.

Excavations along the A120 have shown the presence of multi period archaeological deposits surviving beneath the ploughsoil in this area and this must be seen as potentially surviving across this allocation.

**RAG score: green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site lies to the north of Blake End and the A120, and is almost completely surrounded by the larger proposed Andrewsfield site allocation. At the western edge of the proposed site is Blake Hall Farm and associated outbuildings. Blake Hall Farm is located at the northern end of the range of buildings fronting onto the road. It is of seventeenth century origin or earlier, with later alterations, and is listed grade II. The associated railings are also listed grade II in their own right. It stands apart from its ranges of associated farm buildings to the south, which are of nineteenth century construction, and which form a horse-shoe, which follows the line of the road to the western side. These are listed grade II for their group value as part of the farm complex. The complex retains its historic rural, open setting, although this has been partially compromised by the erection of large modern agricultural buildings to the east.

**Conservation Areas:** The proposed development will not have an impact on any Conservation Areas.

**RAG Score: Amber-** The site is suitable for development, particularly as part of the wider site allocation between Rayne and Great Saling. However the historic farm complex on the edge of the site partially retains its historic open setting, and there will be a need to retain physical and visual separation between this complex and any new housing.

Historic Environment Characterisation Zone ref:

**HECZ 5.2: Panfield and Saling**

**Summary:** The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .

**Recommendations**

**RAG score**

**Amber**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

<i>Historic Environment DBA</i>	yes
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<i>Building Record/assessment</i>	
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<i>Landscape assessment</i>	
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<i>Field Evaluation</i>	yes
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*Work required post determination ( if known)*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GRSA 270B	<b>Site name</b>	Boxted Wood
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<b>Date of desktop assessment</b>	6-5-16 RB & RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

*See appendix HER record summary*

### Description / Interpretation of the historic environment

This site allocation at Boxted Wood forms part of the larger Saling Airfield allocation. The allocation lies within an area where the medieval landscape is known to survive in reasonable condition although the construction of the airfield had a significant impact on the upstanding features within this allocation. Within the allocation the site of Boreham's Farm is identified on the cartographic evidence as a post medieval farm complex, probably removed at the time of the construction of the World War II airfield. The below ground elements of these buildings are likely to remain.

The drain on the southern edge of the allocation was originally a woodland boundary prior to the construction of the airfield.

Excavations along the A120 have shown the presence of multi period archaeological deposits surviving beneath the plough soil in this area and this must be seen as potentially surviving across this allocation.

A detailed programme of archaeological evaluation would be required to support the planning application for this allocation

**RAG score: green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** *The site is located to the west of Great Saling, and does not contribute to the setting of any Listed Buildings.*

**Conservation Areas:** *The proposed development will not have an impact on any Conservation Areas.*

**RAG Score: Green-** *The proposed development site will not impact on the setting of any considered heritage assets.*

Historic Environment Characterisation Zone ref:

**HECZ 5.2: Panfield and Saling**

**Summary:** The zone comprises the area around the modern villages of Panfield and Great Saling on the boulder clay plateau bisected by the Pods Brook. The historic settlement pattern survives well with dispersed moats, farms and manors. Within the landscape there has been considerable field boundary loss, although the meadow pasture around the Pods Brook survives well. Historic parkland at Abbots Hall and registered gardens at Great Saling survive well. Little archaeological work has been undertaken within the zone although cropmark evidence indicate multi-period archaeological are likely to be present .

**Uttlesford characterisation**

**HECZ 7.4: Zone to the north of Stane Street**

**Summary:** This zone comprises rolling rural landscape, predominantly on the chalky boulder clay, bounded to the south by the line of the Roman road of Stane Street. The historic landscape and settlement pattern survives well, although boundary loss has occurred. The later prehistoric, Roman and medieval periods are very well represented in this zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	Yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:



**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	GRYE 273	<b>Site name</b>	Leeway, Windermere Cottage, Great Yeldham
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<b>Date of desktop assessment</b>	6-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens 1000 m search*

*Grade II and HER sites 500m search*

*No scheduled monuments or grade I or II\* in the study area.*

### Description / Interpretation of the historic environment

This is a small allocation area located between Castle Hedingham and Great Yeldham. It lies immediately adjacent to the disused railway line of the Colne Valley railway. A cremation burial is recorded located on the eastern side of the road close to the allocation area. In the wider landscape there are extensive cropmarks recorded in the area, along with chance finds of Late Iron Age and Roman material. There are no recorded deposits within the allocation area.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The proposed study area is situated on Poole Street (A1017), the main route into Great Yeldham along which are numerous listed heritage assets. The nearest of which is Lovington's Farm House (LB:1123013) a C16 timber-framed house with C20 additions. Given the open land and dense vegetation between the two, development is unlikely to significantly harm the setting of the designated heritage asset.

**Conservation Areas:** Development within the proposed study area is unlikely to affect the setting of the nearby Great Yeldham Conservation Area.

**RAG Score: Green**

Historic Environment Characterisation Zone ref:

**HECZ 3.6: The Colne Valley from the Hedinghams to Ridgewell**

**Summary:** This zone comprises the northern part of the Colne Valley between the Hedinghams and Ridgewell. The zone includes the historic villages of Toppesfield, Great Yeldham and Ridgewell. There has been limited archaeological work within this zone. There is widespread evidence for Iron Age and Roman activity within the zone in the form of stray finds. The Listed Buildings represent an important resource in understanding the development of the landscape and significant elements of the medieval and post-medieval landscape survive.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	Yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
Trial trenching and excavation	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HASA 287	<b>Site name</b>	East of High Street, Halstead
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<b>Date of desktop assessment</b>	11/5/16 TOC &
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies to the rear of the historic settlement of Halstead and backs onto a large number of historic properties along the High Street, Factory Lane East and Parsonage Street which are protected as listed buildings. It lies partially within the Conservation Area of Halstead.

The houses along the High Street date from the 15<sup>th</sup> century onwards, however Halstead has its origins in the medieval period. The small market town of Halstead benefited from the rise in the East Anglian cloth trade from the late medieval period through to the post-medieval period. The late post-medieval period saw major changes with the introduction of the silk-weaving trade by the Courtaulds in the 18th century and the building of Courtaulds factory in 1828. At the height of the cloth-manufacturing period the density of housing was much greater in Halstead, with crowded tenements in the yard areas behind the buildings on the frontage. The allocation site lies to the rear of a terrace of 19th century workers cottages which were built in a very distinctive style by the Courtaulds. Later pairs of houses were built at the end of Factory Lane East, and were probably amongst the first built by the company in the early 1920s. One pair of these houses appears to lie within the allocation site area and was one of the 45 houses that Samuel Augustine Courtauld had built for company staff. All were built in what became known as 'Courtauld Tudor' style, an Arts and Crafts / Garden Suburb style making use of traditional materials. These houses form part of the large diverse group of surviving industrial workers houses which form a significant element of the towns history.

In addition the allocation site contains 15 World War II Air Raid Shelters constructed for workers at the nearby (now demolished) Courtaulds silk factory. It is likely that the shelters formerly lay within the curtilage of the workers houses which are now protected through designation. The shelters form a unique and unusual group of WWII historic monuments and their local historic significance should be taken into consideration.

A desk based assessment has been carried out for much of this area which

has identified In the western part of the site elements of a degraded 19th century landscaped garden.

The impact of the loss of any remaining elements of the 19th century landscaped garden, the WWII Air Raid Shelters and the pair of industrial workers houses needs to be considered within the development proposals.

**RAG score: Amber?**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** The proposed study area is situated within central Halstead and therefore has the potential to affect the setting of numerous listed heritage assets.

The C14/15 Grade I Parish Church of St Andrew is the highest statutory listed asset within the immediate vicinity (LB:1338284) of the proposed site. Given the site is set apart from the church and buffered by other built structures development is unlikely to significantly harm the setting of church. However, careful consideration must be given to maintaining existing historic views to/from the church.

Two Grade II\* listed assets are situated across from *The Centre* which is a likely access route to the proposed site. These are 22 and 24 High Street (LB:1338312) and 26 High Street (LB:1169344). When considering future development, any alterations to this road junction or increased traffic flow must be considered as it is likely to impact upon the setting of these two structures.

In addition, given the number of Grade II listed heritage assets immediately adjacent to the proposed site, the area is considered of high sensitivity. Development of this site could potentially cause significant harm to numerous heritage assets and therefore must be carefully considered.

**Conservation Areas:** A proportion of the proposed site is situated in the Halstead Town Centre Conservation Area and. Any development within the proposed study area is therefore highly likely to affect the setting of the Halstead Town Centre Conservation Area.

**RAG Score: Amber – given the sensitivity of the site.**

Historic Environment Characterisation Zone ref:

### **HECZ 7.1: Historic Halstead**

**Summary:** This zone forms the medieval and post-medieval historic core of Halstead. It is located mainly on the northern valley slope of the River Blackwater. The original focus was around the church at the top of the slope, before gradually expanding down-slope along the High Street. The 19<sup>th</sup> century saw the rise of the silk-industry in Halstead and the zone includes the site of the Courtauld Silk-mills as well as numerous examples of workers housing and civic buildings associated with the Courtaulds.

### **HECZ 7.3: Southern Halstead**

**Summary:** This zone is located on the south side of Halstead. It largely comprises modern housing on what had been open fields until the 20<sup>th</sup> century. There has been no archaeological fieldwork within the zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	yes
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

### **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HASA 289	<b>Site name</b>	Cherry Tree Close, Halstead
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<b>Date of desktop assessment</b>	11/5/16 TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies on the outskirts of the modern residential expansion of Halstead.

The site lies beyond the extent of the medieval and post-medieval settlement at Halstead. Halstead is a historic medieval market town that spread along Head Street and the High Street. The post-medieval expansion spread along the Colchester Road where the cemetery and Courtaulds sports field lie.

Historic mapping show that the site lies close to the junction of the Colchester and Colne Road where a property identified as Snowden Fen was located.

The land is undeveloped and is likely to have been used for peripheral urban activities such as industrial work, such as those that operated at Abbots Shrub or in agricultural use as suggested by nearby cropmark features which preserve elements of the historic landscape such as field boundaries and trackways. A possible Roman road is indicated by a cropmark to the north.

The Historic Environment Characterisation Zone description (HECZ 3.2) indicated that there is potential for the survival of below-ground remains relating to the historic settlement pattern however there is currently little evidence for the presence of significant archaeological features within this site.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** Within the confines of this study, the only listed building in the vicinity is the Grade I Parish Church of St Andrew in Halstead. Development is unlikely to harm the setting of this heritage asset.

**Conservation Areas:** The nearest Conservation Area is *Halstead Town Centre*. Development on this site is unlikely to harm the setting of this heritage asset.

**RAG Score: Green**

Historic Environment Characterisation Zone ref:

**HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HASA 295	<b>Site name</b>	Fenn Road, Brook Street, Halstead
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<b>Date of desktop assessment</b>	11/5/16 TOC &
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies within a largely undeveloped area on the edge of the modern built up settlement at Halstead.

The site lies beyond the extent of the medieval and postmedieval settlement at Halstead. Halstead is a historic medieval market town that spread along Head Street and the High Street. The postmedieval expansion spread along the Colchester Road where the cemetery and Courtaulds sports field lie.

Historically this area was within a rural landscape relatively densely populated with farmsteads. It lies adjacent to an area with aerial photographic evidence for historic rural activity in the form of cropmark features.

Historic mapping show that the site lies close to the junction of the Colchester, Colne and Fenn Road where a property identified as Snowden Fen was located.

The Historic Environment Characterisation Zone description (HECZ 3.2) indicated that there is potential for the survival of below-ground remains relating to the historic settlement pattern however there is currently little evidence for the presence of significant archaeological features within this site.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** Within the confines of this study, there are four Grade I and II\* listed buildings in the vicinity of the proposed site. Given the distance and development between the sites, development is unlikely to significantly harm the setting of these heritage assets. Likewise, development is unlikely to

significantly harm the setting of any nearby Grade II heritage assets.

**Conservation Areas:** The nearest Conservation Area is *Halstead Town Centre*. Development on this site is unlikely to harm the setting of this heritage asset.

**RAG Score: Green**

Historic Environment Characterisation Zone ref:

**HECZ 3.2: Colne Valley, Halstead to Earls Colne**

**Summary:** This zone consists of the valley of the River Colne between Halstead and Earls Colne. It is a rural landscape, with dispersed polyfocal settlements. There were extensive areas of meadow pasture adjacent to the river settlement, together with crop-mark evidence for water management and a number of water mills. There is archaeological evidence for Pleistocene faunal remains, as well as occupation from the Mesolithic period onwards.

### Recommendations

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

### Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HAT 314	<b>Site name</b>	Land South of the Street, Hatfield Peverel
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<b>Date of desktop assessment</b>	6-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search  
Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

This allocation lies immediately to the south of the Roman road between London and Colchester. In the locality there are extensive cropmark complexes of multi-period date. The historic core of Hatfield Peverel lies to the north east of the allocation area whilst the grade II\* Hatfield Place lies on the western boundary. The setting of Hatfield Place would be impacted by the proposed development and if allocated appropriate mitigation would be required to separate the house from the urban area.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located to the west of Hatfield Peverel, on the southern side of The Street, the main axial route through the centre of the settlement. The site falls directly adjacent to the land associated with Hatfield Place and its grounds. The original section of the house was built between 1791 and 1795 for Colonel John Tyrell by the County Surveyor for Essex, John Johnson. A connecting block was constructed in 1905. The house is listed grade II\*, and has such a high designation partly as a result of its architectural and aesthetic merits, both internally and externally, and partly due to its historic associations with significant figures such as John Johnson. The current heavily landscaped boundary to the east of the house, which separate its plot from the development site, is evident on the 1<sup>st</sup> edition OS map, suggesting that the development site has never formed part of the wider designed landscape of Hatfield Place. However, the building is currently experienced as being set outside the boundary of Hatfield Peverel, and this isolation is significant in understanding its historic character, as a residence of the landed gentry, set apart from the rest of general society. Its location outside the edge of Hatfield Peverel was therefore intentional, and this relationship is still evident. The northern edge of the proposed site therefore forms an important physical break between the edge of Hatfield Peverel and the Listed Building, which is significant in understanding and retaining its setting.

**Conservation Areas:** The proposed development will not have an impact on any Conservation Areas.

**RAG Score: Amber-** The proposed development site, if developed in its entirety would harm the way in which a grade II\* Listed Building is experienced and understood. There would however be some scope to develop the southern edge of the site.

Historic Environment Characterisation Zone ref:

**HECZ 15.5: Nounsley**

**Summary:** This zone comprises a rural landscape to the south of Hatfield Peveral and the A12. The geology is extremely mixed with the zone located on the northern side of the Chelmer Valley. Extensive cropmark complexes survive across the zone indicating multi-period occupation from the prehistoric period. The slopes of the Chelmer Valley are particularly rich in cropmark evidence. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of halls, moats and farmsteads.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	
Trial trenching, excavation	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of



archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HATF 315	<b>Site name</b>	Land at Woodend Farm, London Road, Witham
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<b>Date of desktop assessment</b>	12/5/16 TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site allocation lies within an area where there is considerable understanding of the historic environment with a number of archaeological excavations providing evidence for a multi-period landscape.

Within the site cropmark features of probable agricultural origin are recorded, evidence for agricultural use of the surrounding area has been demonstrated to survive from the Roman period.

Recent excavation has revealed areas of prehistoric to Roman activity to the east and northeast of Lodge Farm. These include a concentration of Bronze Age features which will be further investigated and it is apparent that they extend beyond the limits of the current investigation. Closer to the road, which is Roman (or earlier) in origin, traces of a Roman agricultural field system survive. This site lies close to Witham Lodge and Ivy Chimneys where extensive evidence for Iron Age and Roman settlement and activity is recorded, including a Roman religious complex.. Saxon pottery is also recorded from Witham Lodge. South of the London Road further evidence of a multi-period landscape has been revealed in advance of the Maltings Lane development . Late Bronze Age and Iron Age settlement appears to have continued into the Roman period. An early Anglo Saxon settlement including two sunken featured buildings together with an associated cemetery were also located within this landscape.

The site surrounds the historic farmstead at Wood End Farm, which pre-dates c.1870 and may be earlier in origin. The development will directly impact on the historic setting of the farm, however the survival of any historic structures within the farmstead is unknown and they are not protected through designation.

The site is bounded to the south by London Road therefore further evidence of activity associated with the road or nearby settlements and temple site is possible. The road has been modified along this stretch and therefore this may have impacted upon the potential for survival of any archaeological remains. The remainder of the site appears undeveloped and therefore the

potential for survival is good.

**RAG score: Green**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** The proposed development site will not have an impact on any Listed Buildings.

**Conservation Areas:** The proposed development site will not have an impact on any Conservation Areas.

**RAG Score: Green-** The proposed development site would not have an impact on any designated heritage assets.

Historic Environment Characterisation Zone ref:

**HECZ 10.2: Fairstead and Ranks Green**

**Summary:** This zone comprises a rural landscape to the south of Braintree. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of manors, moats and farmsteads.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HAT 316	<b>Site name</b>	Land at Woodend Farm, including Mayfield Nursery, London Road, Witham
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<b>Date of desktop assessment</b>	12/5/16 TOC
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site allocation lies within an area where there is considerable understanding of the historic environment with a number of archaeological excavations providing evidence for a multi-period landscape.

Within the adjacent site cropmark features of probable agricultural origin are recorded, evidence for agricultural use of the surrounding area has been demonstrated to survive from the Roman period.

Recent excavation has revealed areas of prehistoric to Roman activity to the east and northeast of Lodge Farm. These include a concentration of Bronze Age features which will be further investigated and it is apparent that they extend beyond the limits of the current investigation. Closer to the road, which is Roman (or earlier) in origin, traces of a Roman agricultural field system survive. This site lies close to Witham Lodge and Ivy Chimneys where extensive evidence for Iron Age and Roman settlement and activity is recorded, including a Roman religious complex.. Saxon pottery is also recorded from Witham Lodge. South of the London Road further evidence of a multiperiod landscape has been revealed in advance of the Maltings Lane development . Late Bronze Age and Iron Age settlement appears to have continued into the Roman period. An early Anglo Saxon settlement including two sunken featured buildings together with an associated cemetery were also located within this landscape.

The site is bounded to the south by London Road therefore further evidence of activity associated with the road or nearby settlements and temple site is possible. The road has been modified along this stretch and therefore this may have impacted upon the potential for survival of any archaeological remains. The remainder of the site appears to have been used as a nursery and therefore the potential for survival of archaeological remains may have been impacted upon through previous development. This would need to be assessed.

**RAG score Green**

**Description/Interpretation of the Built Heritage**

**Listed Buildings:** *The proposed development site will not have an impact on any Listed Buildings.*

**Conservation Areas:** *The proposed development site will not have an impact on any Conservation Areas.*

**RAG Score: Green-** *The proposed development site would not have an impact on any designated heritage assets.*

Historic Environment Characterisation Zone ref:

**HECZ 10.2: Fairstead and Ranks Green**

**Summary:** This zone comprises a rural landscape to the south of Braintree. The present landscape largely reflects that of the medieval period with a very dispersed settlement pattern of manors, moats and farmsteads.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

<b>Heritage impact assessment</b>	
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<i>Historic Environment DBA</i>	
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<i>Building Record/assessment</i>	
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<i>Landscape assessment</i>	
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<i>Field Evaluation</i>	
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<i>Work required post determination ( if known)</i>	
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**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of

archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HATR 298	<b>Site name</b>	Halstead Business Centre, Factory Lane West, Halstead
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<b>Date of desktop assessment</b>	Richard Havis 9-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation site lies to the east of the historic town and conservation area of Halstead. It lies within an area which contains a number of buildings of interest for their industrial heritage. These include the Powerhouse to the immediate west, of the allocation area. There is potential for palaeo-environmental deposits surviving close to the river.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls within the town of Halstead, to the east of the historic core. The site is currently occupied by various brick and metal framed industrial buildings of varying quality. To the north of the site is Parsonage House, a timber framed and plastered building of early seventeenth century origin, with later alterations, which is listed grade II. The current buildings on the site make a negative contribution to the setting of this building, and there is therefore a potential for a well-designed development to enhance the setting of the building. To the west is a cluster of Listed Buildings located around the junction between Factory Lane West and the Causeway. The physical separation and intervening buildings mean that the development of the site will not impact on their setting.

**Conservation Area:** Halstead Conservation Area, which incorporates the historic core of Halstead, is located to the north-west of the site, but the intervening buildings mean that the proposed site will not impact on the Conservation Area.

**RAG Score: Green- There is only a minor potential for the development of the site to impact on the setting of Parsonage House.**



Historic Environment Characterisation Zone ref:

**HECZ 7.3: Southern Halstead**

**Summary:** This zone is located on the south side of Halstead. It largely comprises modern housing on what had been open fields until the 20<sup>th</sup> century. There has been no archaeological fieldwork within the zone.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission: None required*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	HATR 299	<b>Site name</b>	Harrison Works, Kings Road, Halstead
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<b>Date of desktop assessment</b>	Richard Havis 9-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation site lies to the east of the historic town and conservation area of Halstead. It lies within an area which contains a number of buildings of interest for their industrial heritage. These include the Powerhouse to the immediate north, of the allocation area which is still standing as well as the site of an Iron Smithy on the allocation site which although not now extant will survive as below ground features.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls within the town of Halstead, to the east of the historic core. The site is currently occupied by a variety of metal clad industrial buildings of varying quality. To the north of the site is Parsonage House, and to the north-west is a cluster of Listed Buildings located around the junction between Factory Lane West and the Causeway. The physical separation and intervening buildings mean that the development of the site will not impact on their setting.

**Conservation Area:** Halstead Conservation Area, which incorporates the historic core of Halstead, is located to the north-west of the site, but the intervening buildings mean that the proposed site will not impact on the Conservation Area.

**RAG Score: Green- The development of the site will not impact on the setting of any considered heritage assets.**

Historic Environment Characterisation Zone ref:

**HECZ 7.3: Southern Halstead**

**Summary:** This zone is located on the south side of Halstead. It largely comprises modern housing on what had been open fields until the 20<sup>th</sup> century. There has been no archaeological fieldwork within the zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known) Trial trenching and excavation</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	KELV 335	<b>Site name</b>	Monks Farm, north of Railway and SE of Coggeshall Road, Kelvedon
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<b>Date of desktop assessment</b>	5-5-16 (RH)
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site is of archaeological potential lying just outside the settlement at Kelvedon. Kelvedon was situated on the main London to Colchester Roman Road and developed as a Roman and Medieval town. Settlement originated in the Iron Age with evidence of timber structures and enclosures; a Roman fort has been postulated in the mid-1<sup>st</sup> century AD with civil occupation then spreading along the main road to the northeast.

The allocation site lies close to a multi-period site which has revealed the earliest settlement evidence for Kelvedon prior to the establishment of the Roman town. Evidence for Middle and Late Iron Age settlement was uncovered which was seen to extend beyond the limits of the excavated site and preservation of features close to the railway line was demonstrated. Evidence for exploitation of the site after the Late Iron Age/Early Roman period was revealed dating to the medieval period, later post medieval disturbance occurred closer to the High Street which may indicate that the site has the potential to preserve evidence relating to the early settlement of the area. The site contains linear features as recorded from aerial photographic evidence and is recorded as a HER site though the cropmarks have not been established as having an archaeological origin. The archaeological implications can be dealt with within the planning process.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls on land to the north of Kelvedon, separated from the main body of the settlement by the railway line. The existence of the railway line, and some later development to the rear of the High Street means that the proposed development site would fall outside the setting of the Listed Buildings along the High Street. Moorings, marked as Mill Farm on earlier OS mapping, is a seventeenth century house which was altered in the eighteenth century, and is located to the north of the site. Modern development along Coggeshall Road, and on Observer Way separate the Listed Building from the development site, and this effectively screens the site from the Listed Building,

to the extent that it would not impact on its setting.

**Conservation Area:** The site is located to the north of the Kelvedon Conservation Area, but is separated from the Conservation Area by the railway line and by modern development. The development of this site could be seen to further harm the historic linear form of Kelvedon by infilling areas between existing roads. However the site is in effect already screened in views entering and exiting the Conservation Area by existing development, and so the impact can be said to be limited.

**RAG Score: Green- The proposed development is unlikely to impact upon any heritage assets.**

Historic Environment Characterisation Zone ref:

### Recommendations

#### RAG score

**Green**

*Specific work required for any pre app. submission:*

#### Heritage impact assessment

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination ( if known)*

### Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	RIVE 362	<b>Site name</b>	Land Adjoining Burghley Brook, Waterside Business Park, Witham
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<b>Date of desktop assessment</b>	4-5-16 (RH)
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

*No grade I or 2 star, or SMs*

### Description / Interpretation of the historic environment

The proposed development contains no known Historic Environment assets within the allocated area, however, a large number of archaeological deposits are known in the vicinity. Immediately to the East lies an extensive ritual landscape centred on the slopes of the River Blackwater dating from the Neolithic through to the Saxon period. On the opposite side of the A12 quantities of Saxon material have been recovered in advance of the construction of a pipeline. A Sequence of cropmarks are recorded on the northern side of the railway line which are likely to extend into this allocation area. On our present evidence all of the archaeological requirements could be dealt with as part of the planning process.

**RAG score:Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** *The proposed development site will not have an impact on any Listed Buildings.*

**Conservation Areas:** *The proposed development site will not have an impact on any Conservation Areas.*

**RAG Score: Green-** *The proposed development site would not have an impact on any of the considered designated heritage assets.*

Historic Environment Characterisation Zone ref:

**HECZ 13.3: Freebourne Industrial Estate, Witham**

**Summary:** This zone comprises the 20<sup>th</sup> century Freebourne Road Industrial Estate, on the south eastern side of Witham. Prior to its development this zone had been open fields with a single farm. Aerial photographic evidence indicates there had been prehistoric occupation within this zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	<i>Trial trenching</i>
<i>Work required post determination ( if known)</i>	
Excavation	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	RIVE 363	<b>Site name</b>	Burghley Brook Farm, Waterside Business Park, Witham
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<b>Date of desktop assessment</b>	5/5/16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed development contains no known Historic Environment assets within the allocated area, however, a large number of archaeological deposits are known in the vicinity. Immediately to the East lies an extensive ritual landscape centred on the slopes of the River Blackwater dating from the Neolithic through to the Saxon period. On the opposite side of the A12 quantities of Saxon material have been recovered in advance of the construction of a pipeline. A Sequence of cropmarks are also recorded on the northern side of the railway line which are likely to extend into this allocation area. On our present evidence all of the archaeological requirements could be dealt with as part of the planning process.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The proposed development site will not have an impact on any Listed Buildings.

**Conservation Areas:** The proposed development site will not have an impact on any Conservation Areas.

**RAG Score: Green-** The proposed development site would not have an impact on any of the considered designated heritage assets.

Historic Environment Characterisation Zone ref:

**HECZ 13.3: Freebourne Industrial Estate, Witham**

**Summary:** This zone comprises the 20<sup>th</sup> century Freebourne Road Industrial Estate, on the south eastern side of Witham. Prior to its development this zone had been open fields with a single farm. Aerial photographic evidence indicates there had been prehistoric occupation within this zone.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	<i>Trial trenching</i>
<i>Work required post determination ( if known)</i>	
Probable excavation	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	SIBH 377	<b>Site name</b>	Tanners Dairy, Prayors Hill, Sible Hedingham
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<b>Date of desktop assessment</b>	4-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation lies on the former Tanners Dairy. A number of archaeological find spots have been made in the field immediately adjacent to the site of Roman and medieval finds. The conservation area of Sible Hedingham lies to the south east of the site containing grade I, II\* and II buildings and the Scheduled Monument of a moated enclosure. The site itself has been significantly developed with ground reduction in areas which would have removed some of the archaeological deposits.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings-** The site incorporates the former Tanners Dairy complex on Prayors Hill, the northern-eastern approach into Sible Hedingham. A desk based assessment would suggest that the site is currently occupied by a series of modern agricultural buildings, of poor visual and aesthetic character. Directly to the south of the proposed development site is Prayors Hill Cottage, a timber framed and plastered building, constructed in the seventeenth century or earlier and fronting virtually directly onto the road, which is listed grade II. There is some intervisibility between the Listed Building and the area at the front of the site, which will therefore need to be handled sensitively in order to retain the currently undeveloped nature of this section of road. The rest of the site is screened by boundary hedging, and if this is retained, there is very little association, physical or visual between the site and the Listed Building. Further to the south is the Church of St. Peter, the parish church within Sible Hedingham, which as a result of its fourteenth and sixteenth century date of construction and its high architectural quality is listed grade II\*. The church is visible in views looking south along Prayors Hill., beginning just before the entrance to the site. It can also therefore be assumed that the site is visible in views looking north from the church tower. Therefore whilst the site does not make an integral contribution to the setting of the church, there

is a potential for new development to harm key views of, and from, the church. Prayers Hall Farm and its associated barn, both of seventeenth century origin are located to the south of the proposed development site, and are both listed grade II. They sit across an open field from the proposed site, and there is therefore a strong degree of intervisibility between the two, the extent of which is partially eroded by the level of landscaping at the edge of both plots, and by the multitude of single storey outbuildings to the north of the farmhouse. Greys Hall, located to the south and east of the church was constructed c.1714 and is listed grade II\* due to its historic integrity and architectural quality. The intervening buildings mean that the proposed development site does not contribute to its setting. To the north-east of the site is Rookwoods, a nineteenth century brick building, which is listed grade II, as are two associated outbuildings. The site itself is relatively self-contained, and its setting is already compromised to the south-west by existing modern development.

**Conservation Areas:** The site is located to the north of the Sible Hedingham Conservation Area, the northern boundary of which is defined by the church and by Prayers Hall Farm. The site could potentially impact on key views into and out of the Conservation Area, but these mainly relate to views of key buildings, such as the church, which have already been considered.

**RAG Score: Amber- The site is suitable for development, but is constrained by the sensitivity of key heritage assets located to the south, in particular Prayers Hill Cottage and the Church of St. Peter.**

Historic Environment Characterisation Zone ref:

**HECZ 3.6: The Colne Valley from the Hedinghams to Ridgewell**

**Summary:** This zone comprises the northern part of the Colne Valley between the Hedinghams and Ridgewell. The zone includes the historic villages of Toppesfield, Great Yeldham and Ridgewell.

There has been limited archaeological work within this zone. However crop-mark analysis has identified ring-ditches and enclosures of probable prehistoric and Roman date. There is widespread evidence for Iron Age and Roman activity within the zone in the form of stray finds. The Listed Buildings represent an important resource in understanding the development of the landscape and significant elements of the medieval and post-medieval landscape survive. There is considerable potential for the survival of palaeoenvironmental evidence in the alluvium in the valley floor. The woodland may well preserve earthworks of a multi-period date. (From archaeology summary)

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

### Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	SILV 387	<b>Site name</b>	Land at Boars Tye, Silver End
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<b>Date of desktop assessment</b>	4-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation contains a grade II listed building comprising the Granary associated with the Boars Tye Farm which will be affected by the proposed access. The farm complex is shown on the first edition OS maps with potential further buildings to the west of the existing listed structures. The village is a Conservation Area and was conceived as a model village in the early part of the 20<sup>th</sup> century established around the Crittall Window Factory. A group of listed 20<sup>th</sup> century buildings forming part of the Crittalls village back onto the proposed allocation site.

**RAG score: Amber**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site is located on land to the rear of the junction between Boars Tye Road and Silver Street, within the heart of Silver End. It directly bounds the rear gardens of 1-3, 5-7, 9-11, 13-15, 17-19 and 21-23 Silver Street, all of which are list grade II, and form part of the most architecturally significant buildings with Silver End, designed as part of a set-piece around the junction with Boars Tye Lane, by the architects Tate and Mcmanus. It also lies adjacent to Boars Tye Farmhouse, a seventeenth century farmhouse, with associated surviving barn and granary, which are all individually listed grade II. This farmhouse is one of a series of farmhouses along Boars Tye Lane which predated Crittall's Silver End, which give an indication as to the historic land use and pattern of development. Historic mapping would suggest that the development site was land formerly directly associated with the farmhouse. The development of this land would further constrain the farmstead, eroding the ability to read its historic use as a farm complex. It would also seem to be unnecessarily cramped on a backland site, in stark contrast to the generous spacing of plots an large-back to back distances currently enjoyed by the houses on Silver Street, which would directly harm the way in which they are experienced.

**Conservation Area:** The masterplan for Silver End was set out under the auspices of the Crittall family in the late 1920s and 1930s, and is an early example of the 'Garden Village' movement. The entirety of this phase of Silver End was laid as a single considered development, with different architects tasked with designing the houses for different sections of the settlement. As such the urban design of Silver End, down to the rhythm and design of the houses, and the spaces in between, is key to the character and appearance of the settlement, and therefore integral to the character and appearance of the Conservation Area. As such new dwellings, which break up this intended rhythm and harmony by infilling intentionally left gaps in the building line and to the rear of the streets are unavoidably harmful to the Conservation Area. In this instance the development of this site would infill the land to the rear of the houses on Silver Street, which would be at odds with the deliberate open nature of Silver End, which is characterised by its relatively low plot densities.

**RAG Score: Red-** The development of any area of the site to any degree would have a harmful impact on the setting of the adjacent Listed Buildings, particularly Boars Tye Farm, and would compromise the character and appearance of the Conservation Area in an unacceptable way.

Historic Environment Characterisation Zone ref:

**HECZ 12.2: Silver End**

**Summary:**

This zone comprises the historic model industrial village of Silver End, which was conceived as a model village in the early part of the 20<sup>th</sup> century established around the Crittall Window Factory. Although many of the industrial buildings have been lost the remainder of the village survives well and is protected by a conservation area. No archaeological investigation has occurred within the village.

**Recommendations**

**RAG score**

**Red**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

<i>Historic Environment DBA</i>	yes
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<i>Building Record/assessment</i>	
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<i>Landscape assessment</i>	
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<i>Field Evaluation</i>	
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*Work required post determination Trial trenching and excavation of the*

<i>structures associated with the farm complex.</i>

## **Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.



## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	SILV 388	<b>Site name</b>	Crittall Works, Silver End
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<b>Date of desktop assessment</b>	4-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

This site contains the surviving industrial buildings from the former Crittalls Works (HER 40477) within the historic model industrial village of Silver End. The village is a Conservation Area and was conceived as a model village in the early part of the 20<sup>th</sup> century established around the Crittall Window Factory. Many of the industrial buildings have been lost and the surviving buildings represent the industrial heritage for the model settlement of Silver End. Although the factories may have been altered internally they provide an important historical link to the industrial past.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The proposed development site will impact on the setting of no Listed Buildings.

**Conservation Area:** Silver End was designed as a worker's village, utilising the ideology of the Garden Village movement. The heart of the village was therefore the factory, which provided the employment for the villagers, the *raison d'être* for its initial construction. The site has been allowed to dilapidate over the previous decade, with many of the buildings on the site taken down. Those which survive are therefore of significance in regard to establishing both the character and appearance of the Conservation Area. Its current appearance, characterised by its open nature and the visual expanse of concrete, is harmful to the character and appearance of the Conservation Area, and the principle of its redevelopment would therefore be actively supported from a conservation perspective. However, given the high quality of architectural design inherent in Silver End when it was constructed, and the high level of masterplanning which was carried out in laying out Silver End, it is important to ensure a high level of design on the site. Given its former factory use, it would be beneficial to look at larger, factory-like buildings on the site, rather than smaller units.

**RAG Score: Green- The site is a positive one for development, and**

should be included as an allocated site from a heritage perspective. There would however be a need to secure a high quality of design and urban planning, and any application should be required to include a design framework or detailed masterplan and designs alongside their application.

Historic Environment Characterisation Zone ref:

**HECZ 12.2: Silver End**

**Summary:**

This zone comprises the historic model industrial village of Silver End, which was conceived as a model village in the early part of the 20<sup>th</sup> century established around the Crittall Window Factory. Although many of the industrial buildings have been lost the remainder of the village survives well and is protected by a conservation area. No archaeological investigation has occurred within the village.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/</i>	yes
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	TOP 412	<b>Site name</b>	Church Farm Barn, Church Lane, Toppesfield
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<b>Date of desktop assessment</b>	4-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The site allocation area lies immediately to the north of the Conservation Area boundary. The Historic Environment Record shows no known archaeological deposits on the site although it does show the site lies immediately adjacent a post medieval farm complex. The Church of St Margaret, which is Grade I listed lies immediately to the south east of the allocation area and would have formed the focus for settlement in the medieval period.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site occupies a small plot of land on the northern edge of Toppesfield, outside the current edge of the settlement. The site forms part of a linear plot associated with Church Farmhouse, a grade II Listed Building which was altered in the sixteenth and nineteenth century, but would appear to have been of fifteenth century origin or earlier and have been a guild hall associated with Church of St. Mary of Antioch directly opposite. It is directly adjacent to a barn which is evident on the 1<sup>st</sup> edition OS map, and would therefore be considered to be a curtilage listed structure. The development of this plot of land would comprise the currently fairly unaltered plot, and harm its historic significance and understanding. In particular it would difficult to develop such a small site, in such close proximity to a curtilage listed building, without harming its setting. The site would also be directly opposite the Parish Church of St. Mary of Antioch, a building of mainly fourteenth century origin and of substantial architectural significance, which is accordingly listed grade I. Views from the church tower and looking back onto the church from the north should also be taken into account, as these make an important contribution to the building's setting. The proposed development site has the potential to sever one of these views, as any new development on this site would be directly in the middle of views of the Church looking south in Toppesfield from Stambourne Road.

**Conservation Areas:** The site directly adjoins the northern boundary of the Toppesfield Conservation Area, which incorporates the historic core of

Toppesfield. The boundary of this historic core has remained relatively unchanged since the 1<sup>st</sup> edition, and the settlement is therefore relatively sensitive to new development, particular that proposed on backland sites, given the relatively linear nature of the settlement pattern. The site would also be prominent in views looking into the Conservation Area from Stambourne Road.

**RAG Score: Red- The restricted nature of the site means that it cannot be developed without harming the setting of several of the considered heritage assets, including the Church of St. Mary of Antioch and the Toppesfield Conservation Area.**

Historic Environment Characterisation Zone ref:

**HECZ 3.6: The Colne Valley from the Hedinghams to Ridgewell**

**Summary:** This zone comprises the northern part of the Colne Valley between the Hedinghams and Ridgewell. The zone includes the historic villages of Toppesfield, Great Yeldham and Ridgewell.

There has been limited archaeological work within this zone. However crop-mark analysis has identified ring-ditches and enclosures of probable prehistoric and Roman date. There is widespread evidence for Iron Age and Roman activity within the zone in the form of stray finds. The Listed Buildings represent an important resource in understanding the development of the landscape and significant elements of the medieval and post-medieval landscape survive. There is considerable potential for the survival of palaeoenvironmental evidence in the alluvium in the valley floor. The woodland may well preserve earthworks of a multi-period date.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>RED</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

## Notes

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WETH 414	<b>Site name</b>	Land at Silver Street, Wethersfield
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<b>Date of desktop assessment</b>	13/5/16 TOC & RB
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies along Silver Street in the historic village of Wethersfield beyond the Conservation Area and on the edge of the historic extent of the settlement. The site lay on the outskirts of a medieval settlement and close to the area of postmedieval industry and agriculture and has potential to contain further evidence for activities relating to the historic settlement.

Historic mapping shows it lay adjacent to a windmill and group of buildings identified as Mill House. The buildings are shown on the 1<sup>st</sup> edition OS map and so must pre-date c.1870. Some of these buildings survive along the street frontage and retain features associated with their original function. The setting of this group of buildings will be directly impacted upon by the allocation site.

To the northwest lies the moated manorial site at Nortofts, a brick outhouse survives from the manorial complex that was probably built in the late 16th century as a banqueting hall. The site lies in an isolated position with open uninterrupted views across a rural landscape. The setting of the site should be considered.

Cropmark features are visible in the surrounding area which relate to former field boundaries, these may be medieval in origin.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The core of Wethersfield contains a substantial number of Listed Buildings, the closest of which is The Gables a fifteenth and sixteenth century building, altered in the eighteenth century. However there is a substantial number of modern houses which separate this and the other Listed Buildings from the proposed development site, meaning that it does not contribute to the setting of any of them.

**Conservation Areas:** The site falls to the north of Wethersfield Conservation

Area, and is located on the edge of the settlement of Wethersfield on one of the main roads into the village. However there is a band of modern development between the Conservation Area boundary and the proposed development site, which erodes the sense of entry from the north-west and means that the proposed site makes very little contribution to the character and appearance of the Conservation Area.

**RAG Score: Green- The development site would not impact on any of the considered heritage assets.**

Historic Environment Characterisation Zone ref: 5.5

***Rayne and immediate vicinity***

**Summary:** The zone comprises the village of Rayne and its immediate surroundings. Early occupation includes two Roman settlements located to the south of a major Roman road of Stane Street . The settlement developed as a manor/church complex with ribbon development along the main road. The historic village of Rayne has expanded significantly in the modern period however, a significant number of listed buildings survive with the Church and Hall complex at Rayne Hall Farm being a particularly fine example.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:



**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WITC 421	<b>Site name</b>	Land south of Newland Street/off Kings Road Witham
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<b>Date of desktop assessment</b>	3-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

The area of the housing allocation lies above the river Brain with the HER recording the presence of a group of prehistoric urns in the central area of the development. These comprised a series of probable hand-made decorated urns which are likely to have originated from a cemetery. The western and northern side of the allocation area abuts the Witham (Newland Street) conservation area.

**RAG score : Amber** (Potential cemetery in centre of study area)

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The site falls on land to the rear of Newland Street in Witham, albeit accessed from Maldon Road. It abuts the eastern edge of land associated with three sets of Listed Buildings; 117-119 Newland Street, a grade II\* Listed Building of eighteenth century origin, which has a higher designation as a result of its architectural quality and the survival of original features, 125-127, a seventeenth century timber framed and plastered house, which is listed grade II and 129 Newland Street, an eighteenth century brick building, listed grade II\* as a result of its architectural merit. The setting of these buildings is more substantially associated with their relationship with Newland Street, the historic main street through Witham, than it is with the land to the rear, a relationship which has been further severed by the hard landscaping to the rear of the property, and partially eroded by the erection of large buildings to the north and south of the site. The development site is however in close proximity visually to the Listed Buildings, and a development on this site would need to consider views looking east from the Listed Building.

**Conservation Area:** The site is located directly adjacent to the eastern edge of the Witham Newland Street Conservation Area, which abuts the site to the north, west, south-west and north east. The land to the north was included as part of a recommendation to extend the boundary of the Conservation Area within the Conservation Area Appraisal, whereas this site was deliberately still excluded. The Conservation Area Appraisal does however comment on the

contribution which these plots to the rear of Newland Street make to the character of the Conservation Area, in particular where the half acre plots of the planned town are still visible. However in this case the historic plot pattern would appear to have already been considerably eroded.

**RAG Score: Amber- The site has the potential to cause harm to the setting of the adjacent Listed Buildings, but could be developed in an appropriate manner.**

Historic Environment Characterisation Zone ref:

**HECZ 13.4: River Brain, Witham**

**Summary:** This zone comprises the valley bottom of the river Brain running through the centre of the urban area of Witham. Historically this land comprised mainly grazing marsh, whereas today it is largely laid to grass, being maintained as a riverside walk and community open space.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	yes
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WITN 425	<b>Site name</b>	Nos 4 & 6 Chipping Hill, Ramsden Mills and Chipping Hill
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<b>Date of desktop assessment</b>	3-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The allocation site lies in the north western part of the Iron Age Hillfort and later Saxon burh. There is no evidence of surviving earthworks above ground to show where the hillfort was originally constructed but archaeological excavations have identified both the external earthworks as well as surviving features on the interior. The nature of the buildings on the site means that it is unlikely that these structures have caused significant harm to the archaeological deposits. At the southern end of the allocation there is a grade II 18<sup>th</sup> century house (The Grange) which is shown on cartographic evidence to have a series of structures to its rear within the allocation area. These may be impacted by development on the site. The general area has been developed since the coming of the railway with areas developed through to the end of the 20<sup>th</sup> and start of the 21<sup>st</sup> century.

Although there will be archaeological requirements there is no archaeological reason for this allocation not to proceed.

**RAG score :Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** *The proposed development site is located at the eastern edge of Chipping Hill, to the north-east of the core of Witham. The proposed site is adjacent to two warehouse buildings, associated with Thomas Cullen and Sons, one built in brick, the other timber framed and weatherboarded. The easternmost was constructed in the late nineteenth century and the western constructed between 1897 and 1920 and are individually listed grade II. These are however screened from the proposed development site by modern shed buildings of indeterminate architectural quality. Within the site Grange House, a building of eighteenth century origin, was formerly listed grade II, but has been de-listed.*

**Conservation Areas:** *The site falls within the eastern boundary of the Chipping Hill Conservation Area. Aside from the aforementioned Grange*

*House and the adjacent house to the north, the buildings on the site make a negative contribution to the character and appearance of the Conservation Area, and there is therefore no objection in principle to redeveloping the site.*

**RAG Score: Green** *The proposed development site, if developed in an appropriate manner, will have a neutral or positive impact on the assessed heritage assets.*

Historic Environment Characterisation Zone ref:

**HECZ 13.2: Chipping Hill, Witham**

**Summary:** This zone comprises the Prehistoric and early medieval centres of Witham, along with the later medieval and post-medieval expansion of the town. The most significant archaeological asset comprises the probable Iron Age hillfort, later reused as a Saxon Burh. Nothing survives above ground of this monument. This zone forms the centre of the early urban development of Witham, being the main area of occupation through to 1212, and contains the medieval church. It was occupied throughout the medieval and post medieval period as attested by the number of listed structures within the conservation area. The arrival of the railway in the mid 19<sup>th</sup> century resulted in urban expansion and the linking of Newland Street with Chipping Hill.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	<i>yes</i>
<i>Building Record/assessment</i>	<i>yes</i>
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	<i>yes</i>
<i>Work required post determination : Likely to be open area excavation</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of

archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WITN426	<b>Site name</b>	Land to the North of Conrad Road, Witham
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<b>Date of desktop assessment</b>	3-5-16
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II, and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation lies on the northern edge of the modern town of Witham. Historic mapping shows that Elm Hall Farm lay within the allocation site area, evidence relating to the historic farmstead may survive below ground.

A number of archaeological sites comprising cropmarks are recorded within 500m the majority of which relate to historic field boundaries or field boundaries of a medieval date.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** *The proposed development site is located to the northern edge of Witham, adjacent to the B1018. Its development would not impact on the setting of any Listed Buildings.*

**Conservation Areas:** *The proposed development site would not impact on the setting of any Conservation Areas.*

**RAG Score: Green- The proposed allocated site will not impact on any designated heritage assets considered.**



Historic Environment Characterisation Zone ref:

**HECZ 11.2: Brain valley**

**Summary:** This zone forms the southern half of the Brain Valley. There are extensive surviving archaeological deposits known from aerial photographs and excavation. Multi-period settlement evidence has been identified with both the field pattern and historic buildings surviving well. The zone contains the internationally important site of Cressing Temple and the important historic park, gardens, church and house at Faulkbourne Hall.

**Recommendations**

**RAG score**

**Green**

*Specific work required for any pre app. submission:*

**Heritage impact assessment**

*Historic Environment DBA*

*Building Record/assessment*

*Landscape assessment*

*Field Evaluation*

*Work required post determination : Trial trenching and excavation post determination*

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WITN427	<b>Site name</b>	Land to the North-West of Conrad Road, Witham
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<b>Date of desktop assessment</b>	Search copied from WITN 426 (RH)
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

### Description / Interpretation of the historic environment

The proposed allocation lies on the northern edge of the modern town of Witham. A number of archaeological sites comprising cropmarks are recorded within 500m the majority of which relate to historic field boundaries or field boundaries of a medieval date. It is possible that archaeological deposits do survive within the allocation, however, on our present knowledge this cannot be defined.

**RAG score: Green**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** The proposed development site is located to the northern edge of Witham, adjacent to the Rickstones School. Its development would not impact on the setting of any Listed Buildings.

**Conservation Areas:** The proposed development site would not impact on the setting of any Conservation Areas.

**RAG Score: Green- The proposed allocated site will not impact on any designated heritage assets considered.**

Historic Environment Characterisation Zone ref:

**HECZ 11.2: Brain valley**

**Summary:** This zone forms the southern half of the Brain Valley. There are extensive surviving archaeological deposits known from aerial photographs and excavation. Multi-period settlement evidence has been identified with both the field pattern and historic buildings surviving well. The zone contains the internationally important site of Cressing Temple and the important historic park, gardens, church and house at Faulkbourne Hall.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Green</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	
<i>Work required post determination : Trial trenching and excavation post determination</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.

## Braintree Heritage Assessment Sheet

<b>Site ref no.</b>	WITW 431	<b>Site name</b>	Land Off Blunts Hall Road, Witham
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<b>Date of desktop assessment</b>	4-5-16 RH
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### Historic Environment Evidence Base

*Grade I and II\* and Scheduled Monuments, registered parks and gardens  
1000 m search*

*Grade II and HER sites 500m search*

*Scheduled monument at Blunts Hall*

### Description / Interpretation of the historic environment

The allocation area lies in close proximity to the scheduled monument at Blunts Hall. This comprises a medieval ringwork which is a fortification built from the Late Anglo Saxon period through to the later 12<sup>th</sup> century. It comprises a water filled ditch with a large bank on the interior which would have had a wooden palisade on top. The proposed allocation will impact on the setting of the monument as it will bring the urban edge of Witham in to close proximity to the monument. This will erode the setting of the monument.

The lane to the west of Blunts Hall (Blunts Hall Road) is a protected lane which will potentially be impacted by an increase of traffic from the residential allocation.

Although no known historic environment assets are recorded on the allocation area there is a high potential that archaeological deposits will be identified on this site.

**RAG score: Amber impact on the scheduled monument**

### Description/Interpretation of the Built Heritage

**Listed Buildings:** *The proposed development site is located to the western edge of Witham, on the northern side of Blunts Hall Road. Blunts Hall is an eighteenth century timber framed and plastered house, later re-fronted in gault brick. It is listed grade II. Historic mapping suggests that the application site historically was located across the road from a complex of ancillary buildings associated with Blunts Hall. However these buildings have been lost, and a group of modern houses has been built between the proposed development site and the Listed Building, severing all physical and visual links. The development of this site would therefore not impact on the setting of any Listed Buildings.*

**Conservation Areas:** *The proposed development site would not impact on the setting of any Conservation Areas.*

**RAG Score: Green-**

Historic Environment Characterisation Zone ref:

**HECZ 13.5: Powers Hall End, Witham**

**Summary:** This zone comprises the 20<sup>th</sup> century urban expansion in the north west of Witham. Prior to its urban expansion this zone had been rural farmland with a dispersed settlement pattern. Earlier occupation comprises a probable Roman farmstead on the valley slopes above the Brain and a scheduled medieval ring work at Blunts Hall.

<b>Recommendations</b>	
<b>RAG score</b>	
<b>Amber</b>	
<i>Specific work required for any pre app. submission:</i>	
<b>Heritage impact assessment</b>	<b>Yes for SM</b>
<i>Historic Environment DBA</i>	
<i>Building Record/assessment</i>	
<i>Landscape assessment</i>	
<i>Field Evaluation</i>	yes
<i>Work required post determination ( if known)</i>	

**Notes**

Sensitivity is identified on a three-tier Traffic Light Scoring system where:

**GREEN** represents sites which present no concerns for inclusion as a site allocation although may well still require mitigation in the form of archaeological investigations or landscape enhancements to protect setting of heritage assets.

**AMBER** represents sites presenting moderate to major impacts which will affect the allocation but can be overcome by design solutions and needs detailed assessment in order to achieve this.

**RED** represents sites which have a significant adverse effect which would be difficult to mitigate.