

# Land at Feering Heritage Impact Assessment



**Client:**  
Braintree District Council

**Date:**  
5<sup>th</sup> May 2021





# Land at Feering Heritage Impact Assessment

## Project Details

---

Client: Braintree District Council  
Project Number: F1759

Address: Causeway House,  
Bocking End,  
Braintree  
CM7 9HB

## Quality Assurance – Approval Status

---

Issue: 1  
Date: 05/05/21  
Prepared By: Maria Medlycott and Azizul Karim  
Checked By: Vicky Simon and Katie Lee-Smith  
Approved By: Tim Murphy

### Prepared by:

#### **Place Services**

Essex County Council  
County Hall, Chelmsford, Essex CM1 1QH

T: +44 (0)333 013 6840

E: [enquiries@placeservices.co.uk](mailto:enquiries@placeservices.co.uk)

[www.placeservices.co.uk](http://www.placeservices.co.uk)

[@PlaceServices](https://twitter.com/PlaceServices)



### **Disclaimer**

This report has been prepared by Place Services with all reasonable skill, care and diligence within the terms of the Contract with the client, incorporation of our General Terms and Condition of Business and taking account of the resources devoted to us by agreement with the client.

We disclaim any responsibility to the client and others in respect of any matters outside the scope of the above.

This report is confidential to the client and we accept no responsibility of whatsoever nature to third parties to whom this report, or any part thereof, is made known. Any such party relies on the report at its own risk.

### **Copyright**

This report may contain material that is non-Place Services copyright (e.g. Ordnance Survey, British Geological Survey, Historic England), or the intellectual property of third parties, which Place Services is able to provide for limited reproduction under the terms of our own copyright licences or permissions, but for which copyright itself is not transferable by Place Services. Users of this report remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

All OS maps reproduced by permission of Ordnance Survey® on behalf of the Controller of Her Majesty's Stationery Office. ©Crown Copyright. Licence number **LA100019602**

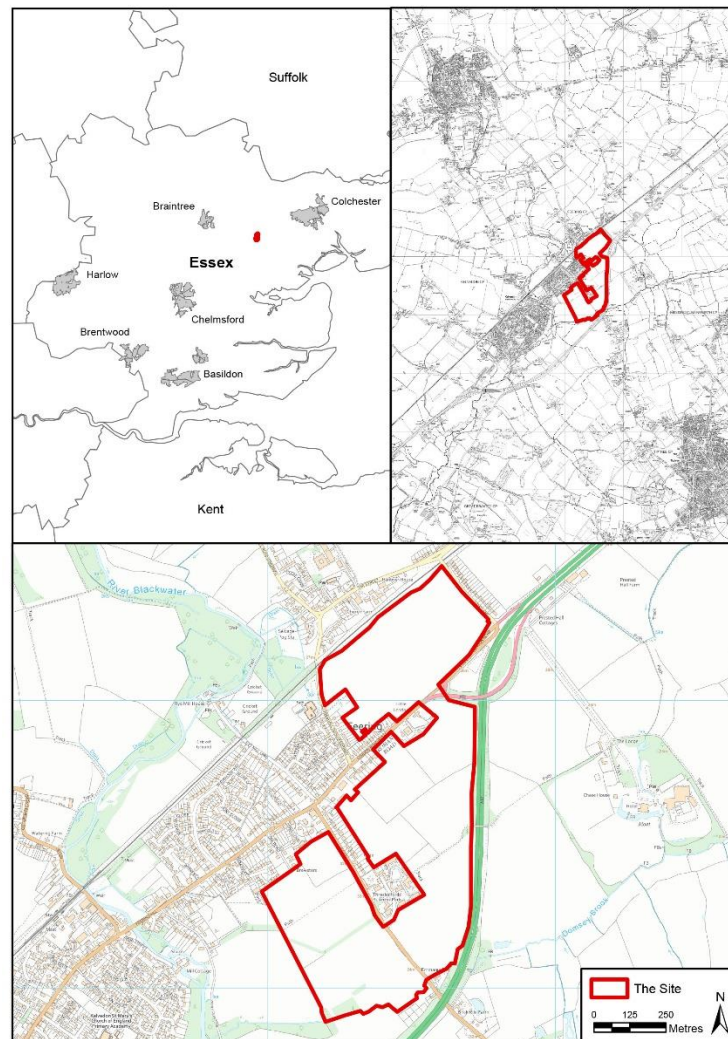
Maps reproduced from Historic Ordnance Survey material are with permission and are © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2010).

# Contents

Project Details	2
Quality Assurance – Approval Status	2
<b>1. Introduction</b>	<b>5</b>
The Site	6
<b>2. Methodology</b>	<b>7</b>
<b>3. Heritage Baseline</b>	<b>9</b>
Heritage Assets	9
Archaeological and Historical Overview	14
<b>4. Site Assessment</b>	<b>21</b>
<b>5. Assessment of Significance</b>	<b>24</b>
Significance Criteria	24
Statements of Significance	25
<b>6. Potential Impact of Development</b>	<b>33</b>
Heritage Assets within the Site (Direct Impact)	33
Heritage Assets outside the Site (Indirect Impact)	34
<b>7. Conclusions and Recommendations</b>	<b>39</b>
<b>8. References and Sources</b>	<b>41</b>
Bibliography	41
Designation Descriptions	44
<i>Glossary (National Planning Policy Framework)</i>	54

# 1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for Land at Feering ('the Site') as referred to in the Local Plan. The policy pertaining to LPP22 Strategic Growth Location is located in **Appendix A**. The location and extent of the Site is shown in **Figure 1**.



**Figure 1: Location Plan**

- 1.2. For the purposes of this assessment, the allocation area shall be referred to as 'the Site' and the 1km HER search area (from the centre of the Site) shall be referred to as 'the Study Area'.
- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact of a development on the significance of these heritage assets.

- 1.4. This assessment follows best practice procedures produced by Historic England<sup>1,2,3,4</sup>, the Chartered Institute for Archaeologists<sup>5</sup> and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)<sup>6</sup>.
- 1.5. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process, and where appropriate, measures to mitigate adverse impacts from proposed developments.

## The Site

---

- 1.6. The Site is approximately 63 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TL 75128 21102.
- 1.7. The Site is located to north east of Kelvedon and south of Feering; it comprises undeveloped agricultural land between the A12 and London Road, and London Road and the railway line. Fourteen listed buildings and a Scheduled monument have been identified as having the potential to be impacted by the Site. These are named in the Heritage Baseline.
- 1.8. The southern boundary of the Site is formed by Domsey Brook and the eastern boundary is formed by the A12. The northern boundary comprises the London-Colchester railway line and the western boundary follows the residential housing which lines London Road, Inworth Road, Coggeshall Road (Feering) and Threshelfords Business Park.

---

<sup>1</sup> Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*

<sup>2</sup> Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*

<sup>3</sup> Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

<sup>4</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets*

<sup>5</sup> Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

<sup>6</sup> Department for Communities and Local Government, 2019. *National Planning Policy Framework*

---

## 2. Methodology

- 2.1. This report provides an assessment of the potential impacts on heritage assets arising from a development within the Site.
- 2.2. This assessment has included the following:
- Identification of any designated or non-designated heritage assets potentially affected by future development;
  - Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
  - Review of the Essex Historic Environment Record (HER) for designated and non-designated heritage assets;
  - Consultation of Historic England's National Heritage List;
  - A walk-over survey of the Site and the surrounding area;
  - Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
  - Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
  - Assessment of the potential impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;
  - Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines; and
  - Consultation of local and national planning policy and guidance pertaining to heritage.
- 2.3. **Appendix E** presents all relevant HER records in the Study Area within a 1km radius from the centre of the Site). A map showing the Study Area and locations of the HER records is included at **Appendix E**. The number references used in the text are those used by the Essex HER or National Heritage List.
- 2.4. The relevant legislation and policy context are set out in **Appendix B** of this report.
- 2.5. Statutory designation descriptions are reproduced in **Appendix C** of this report.
- 2.6. The Site and environs were visited on the 7<sup>th</sup> April 2021. The aim of the Site walkover was to identify any features of heritage merit. Footpaths were walked through the Site. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.
- 2.7. In order to assess the indirect impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the four steps set out in Historic England's guidance *The Setting of Heritage Assets*<sup>7</sup>. These steps are as follows:
- Step 1: Identify which heritage assets and their settings are affected;

---

<sup>7</sup> Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
  - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
  - Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- 2.8. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, as well as provides an overview of the historical development of the Site and its surroundings.
- 2.9. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.10. Section 5 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England<sup>8</sup> which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.

The significance of the identified heritage assets will be assessed using a number of significance ratings:

- **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
  - **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
  - **Low:** A feature, space or theme which is of local or regional significance.
  - **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
  - **Intrusive:** A feature, space or theme which detracts from heritage value.
- 2.11. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Step 3 of Historic England's guidance<sup>9</sup>. Further detail on the factors to consider when assessing impact, is outlined in Section 6.
- 2.12. Section 7 concludes with a summary of the results of this assessment and provides recommendations relating to future development.

---

<sup>8</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

<sup>9</sup> *ibid*



## 3. Heritage Baseline

### Heritage Assets

---

#### Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix C**.
- 3.2. There are no designated heritage assets within the Site.
- 3.3. The Scheduled Monument relevant to this assessment is located 150m to the south-east of the Site. It comprises the Anglo-Saxon cemetery 150m east of Easterford Mill (SM1013515). The monument includes part of an Anglo-Saxon cemetery situated on the river gravels which rise to the east of the River Blackwater, overlooking the valley. The cemetery includes at least four ring ditches with central graves. These are visible as cropmarks revealed by aerial photography. Originally these burials had earthwork mounds over the central graves, the material for the mounds being derived from the surrounding ditches. Between the ring ditches, cropmarks indicate the positions of large numbers of pits identified as flat burials. Skeletal material was recovered from the area directly to the south west of the monument during gravel quarrying.
- 3.4. Anglo-Saxon cemeteries are dated to between the fifth and the seventh centuries AD. With the conversion to Christianity during the late sixth and seventh centuries AD, these pagan cemeteries appear to have been abandoned in favour of new sites, some of which have continued in use up to the present day. Although ploughed over, the graves in the Anglo-Saxon cemetery east of Easterford Mill will survive well below the ploughsoil. The cemetery combines both flat inhumation burials and barrows. The graves and ditches will contain archaeological remains and environmental evidence relating to the funerary practices and social systems of the community which buried their dead here, as well as the landscape in which the monuments were constructed.

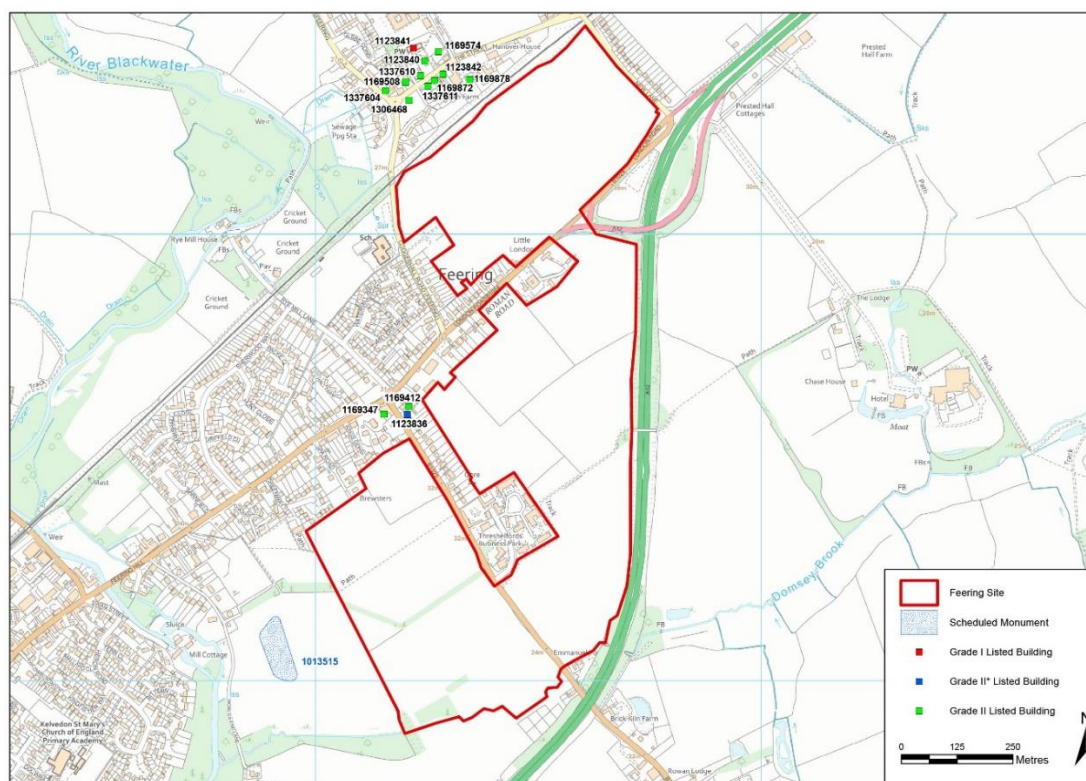
#### Listed Buildings

- 3.5. There are no listed buildings, parks or registered battlefields within the Site. 71 listed buildings lie within the 1km study area. A full list of the buildings and map showing their locations are included in Appendix E.
  - 3.6. Owing to the physical separation from the Site and the lack of visual connection, the settings of the majority of these listed buildings within the study area are not considered to be relevant and have not been discussed in the report.
  - 3.7. There are 14 listed buildings within the study area have been identified as relevant due to proximity and inter-visibility with the Site. Therefore, the settings of these have the potential to be affected by the development. These include one Grade I, one Grade II\* and twelve Grade II listed heritage assets.
-

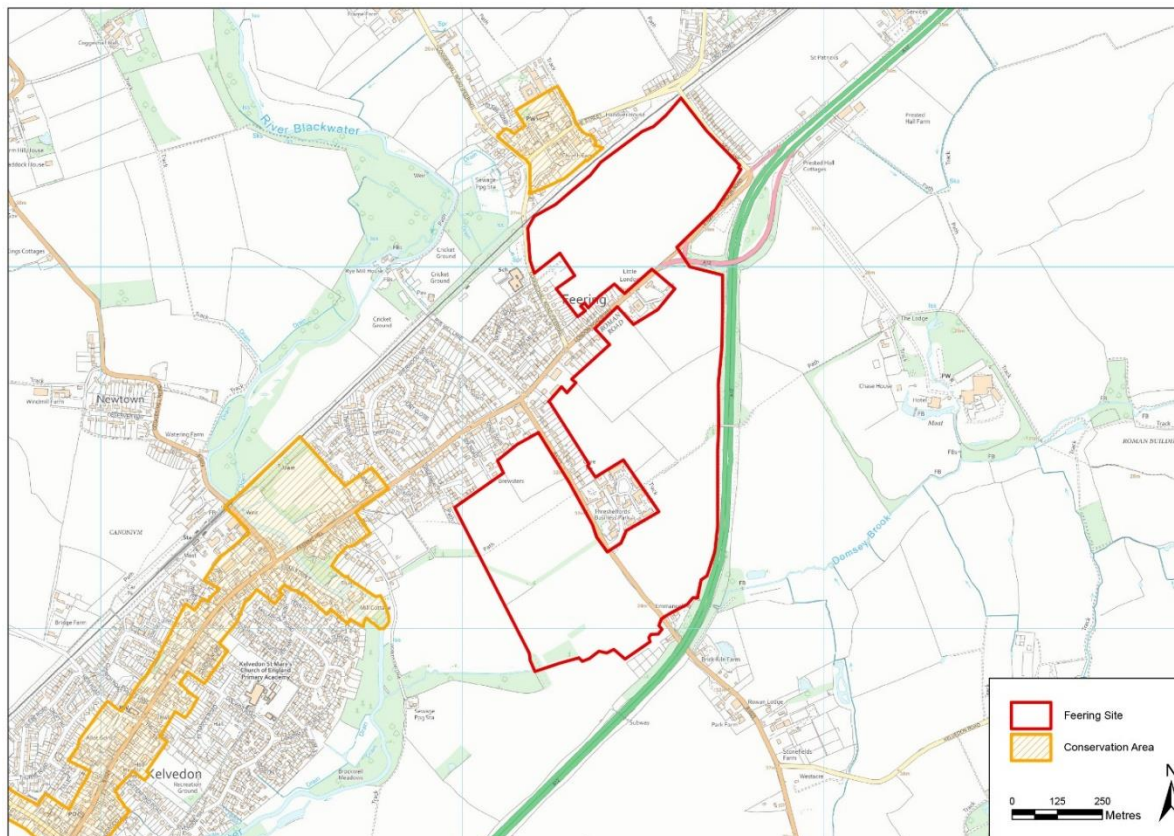
**Table 1: Relevant Listed Buildings within the study area.**

Listed Building	List Grade	Reference
Parish Church of All Saints	Grade I listed	(LUID1123841)
Cobham Oak Cottages	Grade II* listed	(LUID1123836)
Apple Tree Cottage	Grade II listed	(LUID1169872)
Church Cottage	Grade II listed	(LUID1169508)
Church Farm Cottages	Grade II listed	(LUID 1123842)
Church Farmhouse	Grade II listed	(LUID1169878)
Church Gate House	Grade II listed	(LUID1169574)
End Cottage	Grade II listed	(LUID1337611)
K6 Telephone Kiosk (NGR 8721 2030)	Grade II listed	(LUID1306468)
Moor Cottage	Grade II listed	(LUID1337604)
Pump approximately 7 metres north east of Cobham Oak Cottages	Grade II listed	(LUID1169412)
The Bell Inn	Grade II listed	(LUID1337610)
The Old Anchor Public House	Grade II listed	(LUID1169347)
Walberswick House	Grade II listed	(LUID1123840)

3.8. The locations of the designated heritage assets are identified on **Figure 2** (also reproduced in **Appendix C**).

**Figure 2: Map showing Site and locations of designated heritage assets scoped into this assessment**

## Conservation Areas



**Figure 3: Map showing Site and Feering and Kelvedon Conservation Areas**

3.9. The proposed Site does not form part of a Conservation Area. However, it forms the immediate setting of both Feering and Kelvedon Conservation Areas. The parcel of land north of London Road, comprising the north-east part of the Site, is located outside the southern boundary of Feering Conservation Area whilst the land to the west of Inworth Road is in close proximity to Kelvedon Conservation Area boundary.

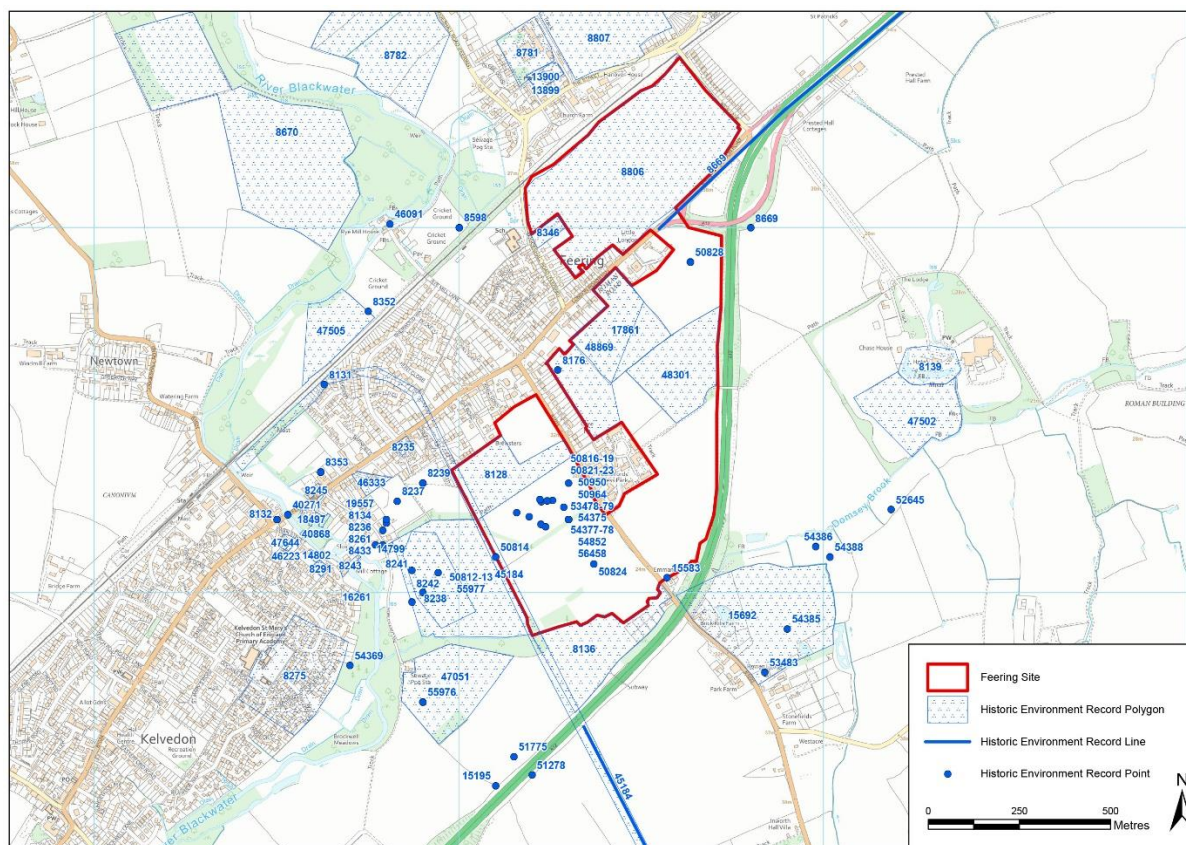
### Non designated Built Heritage

3.10. Braintree District Council does not have a local heritage list for Feering. However, a number of buildings with considerable historic and architectural interest have been identified within the vicinity of the site, which can be considered as Non-designated Heritage Assets. Such relevant buildings include-

- Feering Lodge at London Road;

- 9-10 London Road;
- The Cottage and Berkshire House at London Road; and
- Threshelfords Cottages at Inworth Road.

### Non-Designated Heritage Assets considered relevant to the assessment



**Figure 4: Map showing Site and locations of non-designated heritage assets relevant to this assessment**

- 3.11. There are 35 non-designated heritage assets comprising belowground archaeological features or find-spots within the Site. Essex Historic Environment Record (EHER) list entries are reproduced in **Appendix E**. Two fields to the south of London Road are under development and archaeological evaluation and excavation has already taken place. On the remainder of the area there is a range of archaeological evidence comprising cropmarks and findspots. Those sites that can be dated within the area have a date range from the prehistoric to the post-medieval period.
- 3.12. The field to the north of London Road has an extensive cropmark complex (EHER 8806) comprising multiple ring-ditches of probable Bronze Age date, several undated linear features including two double-ditched trackways, a small undated square enclosure which is attached to one of the linear features and probably contemporary with it and two or three areas of small-scale

gravel extraction of probable medieval or post-medieval date. There is a partial small enclosure abutting the London Road which may represent a Roman or medieval settlement site.

- 3.13. London Road (EHER 8669) follows the route of the Roman road from London to Colchester.
- 3.14. To the south of London Road there were the cropmarks of a number of linear features (EHER 17861). There was a phase of archaeological evaluation and excavation (EHER 48869) in response to planning application 16/00569/OUT. The trial-trenching for this revealed a small quantity of mostly scattered pits, gullies and ditches, all but the most recent of which are undated. The datable features comprised a quarry pit and post-medieval/modern field ditches, all recorded on late nineteenth/twentieth century Ordnance Survey maps. Four small areas, located in the north and south of the development site, were excavated in 2019. Scatters of probable pits and tree holes / throws of prehistoric date, linear ditches defining a Roman rectilinear field system and a single fragment of ditch of possible postmedieval/modern date were recorded. A geoarchaeological investigation was undertaken on the fine alluvium/lacustrine deposit sequences present at the locations of two attenuation ponds within the site. This, and subsequent specialist analyses of the collected samples, established that the deposits within that portion of the site had no potential for the presence of Pleistocene artefacts or the survival of palaeoenvironmental remains.
- 3.15. A Roman stone coffin (EHER 8176) which is currently in Colchester Museum may have also come from the field to the south of London Road, but the precise details of the find are uncertain and it may have come from the area to the east of the site, closer to the Worlds End Lane and the Scheduled Monument.
- 3.16. There are cropmarks of an undated rectilinear enclosure of possible late prehistoric date and a field system of probable post-medieval date (EHER 48301) to the north of Ifords Park.
- 3.17. To the south of Inworth Road there are cropmarks of undated linear features (EHER 8128), including a double-ditched trackway aligned NW-SE.
- 3.18. 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.
- 3.19. The southwestern edge of the Site is formed from the route of the former Kelvedon-Tiptree-Tollesbury (Crab and Winkle) Light Railway (EHER 45184) which opened 1904 and closed 1951.
- 3.20. As part of the Portable Antiquities Scheme a large number of metal-detecting finds have been recorded from the Site. These include a coin and button of post-medieval date from close to the junction with the A12. There is a notable group of finds from the field south of Inworth Road; these are largely medieval/post-medieval in date and include coins, jettons, buttons and a crotal bell, and whilst it is possible that they simply reflect activity in the area during that period, it is

possible that they represent the location of a medieval/post-medieval building in the area. An Early Bronze Age flanged axe and Roman coins have also been recovered from this area, indicating earlier activity on the Site.

## Archaeological and Historical Overview

---

3.21. The information below is based on a review of the Essex Historic Environment Record and archival research.

### Historic Environment Characterisation for Braintree

3.22. Historic Environment Characterisation Survey has been undertaken for Braintree. The Site falls within Historic Environment Characterisation Area (HECA) 12, Silver End, and HECA 15, Land south of the A12. The sub areas describe the study are as:

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

3.23. **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.

3.24. **Historic Landscape Character:** The principal geology is Boulder Clay with a small area of sand and gravel in the south western corner. The fieldscape is complex, comprising a mix of pre-18th century irregular fields (these are probably of medieval origin and some maybe even older) and pre-18th century co-axial fields (also of probable medieval origin). Post 1950s boundary loss can be described as moderate. The historic settlement pattern is dispersed, comprising greens, farms, and moated sites. The Roman roads of Stane Street (the old A120) and the former A12 have left their imprint on the modern landscape, influencing field alignment and settlement distribution.

3.25. **Archaeological Character:** Evidence of prehistoric occupation is indicated by cropmark evidence especially in the south west comprising a number of ring ditches which are indicative of ploughed out burial mounds. Late Iron Age or Roman occupation is attested by the Roman roads and also cropmark evidence of double ditched rectilinear enclosures typical of Roman farmsteads. Medieval settlement can be seen in the surviving dispersed halls (manors), moats and farms indicative of a rural character based on an agricultural economy. These were connected by a series of twisting and frequently sunken lanes. The south eastern part of the zone is bisected by the main London to Colchester railway line constructed in 1843.

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

3.26. **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.

- 3.27. **Historic Landscape Character:** This zone comprises the southern side of the Blackwater Valley and its tributary streams to the south of Kelvedon. The valley at this point has a flat floor and very gentle profile to the valley sides. The geology comprises Boulder Clay, together with a complex mix of head deposits, river terrace deposits and glacio-fluvial deposits and alluvium. The historic field pattern is largely made up of regular fields, with areas of meadow pasture bordering the river. There has been late 20th century boundary loss, but the overall grain of the landscape survives. The A12 Kelvedon by-pass bisects this zone, and the old A12, which followed the Roman road route, forms part of its northern boundary. Historically the settlement was both dispersed and rather sparse, comprising Prested and Ewells Hall and a few smaller structures. Many of the buildings are Listed.
- 3.28. **Archaeological Character:** There is important archaeology within this zone. The river terrace sands and gravels derive from an earlier route of the River Thames and have the potential for Palaeolithic and palaeoenvironmental remains. The glacio-fluvial deposits derive from a shallow Pleistocene lake which extended from Witham to Marks Tey; the recovery of stray finds suggests the presence of late Palaeolithic activity around the lake shores and the deposits themselves contain important palaeoenvironmental remains. Fieldwork to the east of Highfields Farm revealed the nationally important burial of an Iron Age warrior, accompanied by his weaponry, drinking-vessels and two Aylesford-Swarling pedestal urns. The spear and shield boss from the warrior burial are of continental type and show he was in touch with developments in weaponry on the European mainland. Disturbance by gravel-digging on the area of land between Kelvedon and Feering revealed a Late Roman and Saxon cemetery, adjacent to which are surviving cropmarks of ring-ditches, which are scheduled and also identified as Saxon in date. There are also other cropmarks suggestive of trackways and field-systems of medieval date scattered throughout the zone. The Listed Buildings represent an important resource, these include Greys Mill, and a number of the manorial sites. There is considerable potential for the survival of palaeoenvironmental evidence in the alluvium in the valley floor.

## Archaeological and Historical Overview

### Prehistory

- 3.29. The most significant prehistoric site in the vicinity of the Site is the Scheduled Monument (SM1017230), located some 575m to the northwest which comprises the cropmarks of a Neolithic long mortuary enclosure, two ring ditches of probable Bronze Age date, and an enclosure and linear features of possible Roman date. This heritage asset is not intervisible with the Site, due partially to the intervening trees and buildings associated with Feering village and partly because of the distance and the slope of the land.

- 3.30. Feering is located immediately to the north-east of what was a large lake in the Palaeolithic period. The southern half of the site has the potential to contain lacustrine deposits and has been categorised as being of Moderate to Very High potential by the Assessing the Pleistocene and Palaeolithic project. Flints from the Palaeolithic and Mesolithic periods have also been recovered from the area. Neolithic, Bronze Age and Early Iron Age finds have also been found.
- 3.31. Middle Iron Age settlement, including roundhouses, has been revealed west of the High Street in Kelvedon, set back from the main road.

### **Late Iron Age and Roman**

- 3.32. Evidence for Late Iron Age settlement has been found throughout the area of the Roman town at Kelvedon indicating this was the first substantial settlement of the area.
- 3.33. The earliest Roman settlement at Kelvedon consisted of a probable fort and civilian settlement. The location of the early Roman built-up area approximates to that of the preceding Late Iron Age settlement. The Roman road from London to Colchester was the dominant feature of the local landscape and formed the northern limit of the Roman settlement. The alignment of this Roman road dictated all subsequent layouts of the town. The town was surrounded by a large defensive ditch, with a temple and a possible *mansio* (government inn) located within the town enclosure. Four separate Roman cemeteries are known to be located within the immediate environs of the town. By the end of the Roman period the town was in decline, although there is some evidence for continuation of settlement, not necessarily urban in nature, into the early Saxon period.
- 3.34. The Feering area would have formed part of the rural hinterland to the Roman town, and Roman farms and villas can be anticipated to have been located along London Road and probably on the slopes above the Blackwater valley. A Roman stone coffin was recovered from the eastern slopes of the Blackwater valley, possibly from the area to the east of Worlds End Lane, which suggests that there may have been a Roman cemetery in the immediate vicinity of the later Scheduled Saxon cemetery.

### **Saxon**

- 3.35. The primary site for the Saxon period in the area is the Scheduled Monument of the Anglo-Saxon cemetery (SM 1013515) situated on the river gravels which rise to the east of the River Blackwater, overlooking the valley. The cemetery includes at least four ring ditches with central graves. These are visible as cropmarks revealed by aerial photography. Further flat burials between the ring ditches, which were never marked by mounds, are also indicated on aerial photographs. Skeletal material was recovered from the area directly to the south west of the monument during gravel quarrying.



3.36. To date there is no evidence for the location of the Saxon settlement that would have accompanied the Scheduled Anglo-Saxon cemetery, but it is probable that it would have been relatively close, possibly on the higher and drier ground within the area of the Site. The later Saxon period provides more substantial evidence for settlement. Two principal manors existed in Kelvedon parish, Church Hall to the rear of the church and Felix Hall to the north-west of the settlement. Church Hall manor was given to Westminster Abbey in 998 by Leofwine son of Wulfstan. The later Saxon settlement is known to have included two mills and a church. These mills probably stood on the site of the present Easterford (TL 8669 1907) and Grey's Mills (TL 8610 1822) on the River Blackwater: both are recorded in the Domesday Book. Feering was certainly in existence by the late Saxon period, as it is referred to in the Domesday Book.

### Medieval

- 3.37. Whilst Feering is referred to in the Domesday Book and is therefore known to have been in existence by 1066, the earliest surviving evidence for occupation within the village is All Saints Parish Church, which has its origins in the twelfth to thirteenth centuries. It was subsequently remodelled and expanded; the chancel and north aisle are mainly early fourteenth century in date, and the tower is of fifteenth century derivation. The south wall of the nave and the south porch, which has an unidentified merchant's mark in the brick vaulting, are early sixteenth century.
- 3.38. There were two capital manors in the village, Feeringbury and Prested Hall and two lesser ones, Houchins (now in the parish of Coggeshall) and Chambers.
- 3.39. Church Farmhouse dates to c.1400 and the neighbouring Church Farm Cottages and End Cottage are also fifteenth century in origin. Church Gate House has its origins as a sixteenth century guildhall and is located to the immediate south east of the church, although it may have been originally located within the churchyard.
- 3.40. Quantities of medieval pottery were recovered during the development of the Drummond Centre to the north of Feering church and it can be presumed that the medieval settlement area included this area.
- 3.41. The medieval town at Kelvedon was under the control of several different manors, with Church Hall and Felix Hall holding the majority of the High Street properties. Many of the Listed Buildings on the High Street date to this period. The medieval town consisted of two distinct nuclei of settlement; at the south-western end the settlement was centred on the church and hall complex on Church Street and the staggered cross-roads formed by the High Street, Church Street, Maldon Road and London Road. The Parish Church of St Mary the Virgin is twelfth century in date, though the majority of the structure dates to the thirteenth and fourteenth century and is of transitional style. At the Feering end of the town a second focus of settlement developed, centred on the crossing-point of the River Blackwater and the road junction of the High Street, Coggeshall Road, Swan Street and Feering Hill.

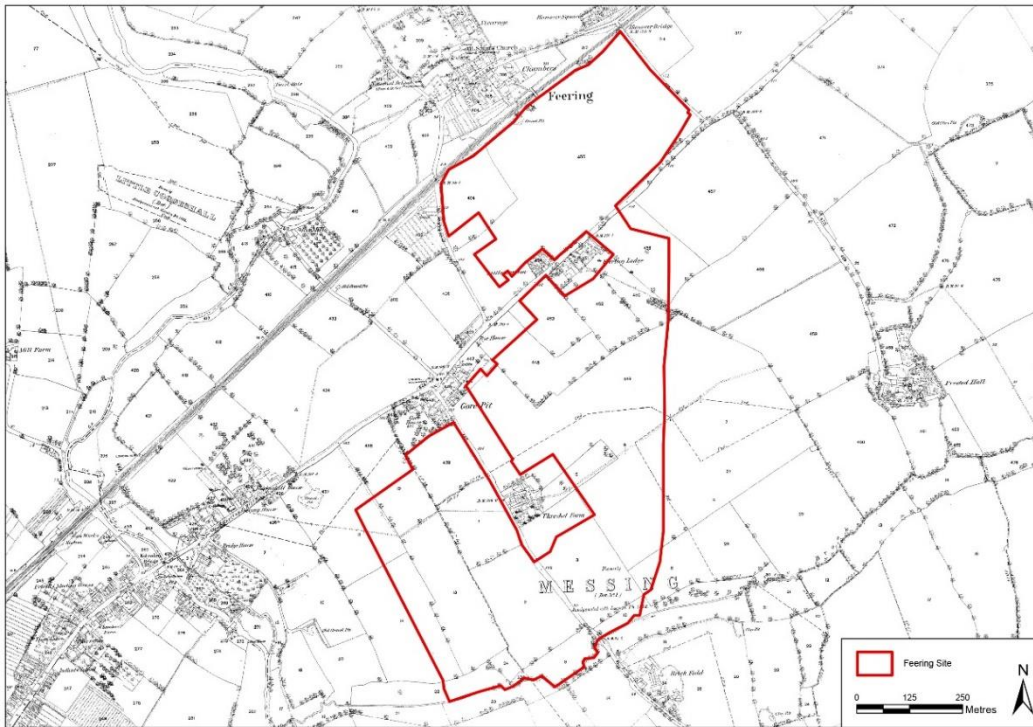
## Post-Medieval

- 3.42. The development of Feering during the post-medieval period was concentrated along The Street to the south. The railway opened in 1843 and provided both a physical and a visual barrier between the original village and the expanding settlement at Feering Hill to the south. The economies of both Feering and Kelvedon were based on the traditional agricultural industries of the area, with malting and seed production particularly prominent. In addition the town's location on the main London –Colchester Road meant that it served as a staging-post town and provider of accommodation for travellers.
- 3.43. The present Easterford Mill is sixteenth century in origin with early nineteenth century additions.
- 3.44. The 1777 Chapman and André map (Figure 5) depicts Kelvedon town as retaining its original historic cores at either end of the High Street but these have now been linked by piecemeal ribbon development. By the mid-nineteenth century, the entirety of the High Street was built-up and there is a straggle of settlement along London Road.



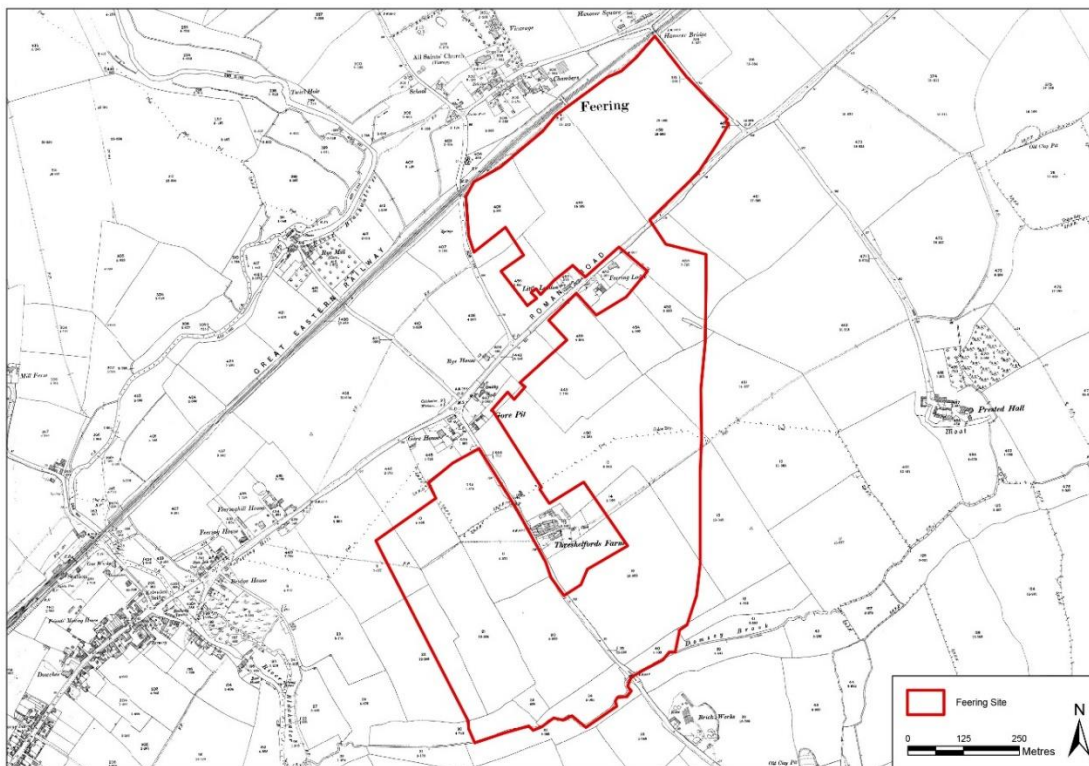
**Figure 5: Chapman and Andre Extract (1777)**

- 3.45. The first edition Ordnance Survey (OS) map (**Figure 6**) depicts the development area series of relatively small rectangular fields, some with hedges. It is bisected by the parish boundary between Inworth (formerly a detached portion of Messing parish) and Feering. Two historic footpaths are shown; these linked the medieval moated manorial site of Prested Hall with Feering and Kelvedon.



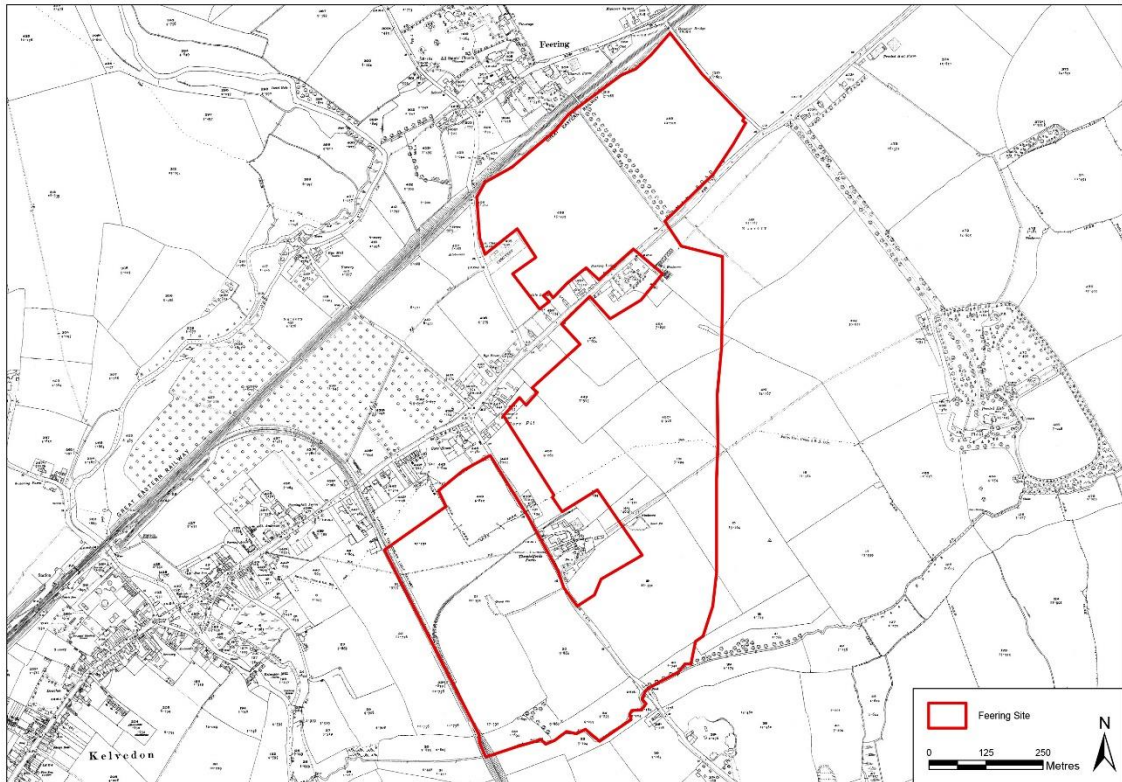
**Figure 6: Extract from the OS 1<sup>st</sup> Edition 25' map (1875)**

3.46. The second edition OS map (**Figure 7**) shows little change since the first edition, except that the field to the north of London Road has been subdivided.



**Figure 7: Extract from the OS 2<sup>nd</sup> edition 25' map (1898)**

**Modern**



**Figure 8: Extract from the OS 3<sup>rd</sup> edition 25' map (1923)**

- 3.47. The third edition OS map (**Figure 8**) shows the construction of the Tollesbury light Railway along the southern boundary of the Site, with a spur leading up to Theshelfords Farm. A couple of small areas of gravel extraction are also shown; the westernmost quarry is where the skeleton associated with the Scheduled Anglo-Saxon cemetery was recovered from. An avenue of trees has been planted in the field to the north of London Road, linking Church Farm via a bridge over the railway with London Road.
- 3.48. Kelvedon is now largely a commuter village. Further infill development has led to the coalescing of Kelvedon and Feering Hill, which are now separated only by the river and the water-meadow.

## 4. Site Assessment

- 4.1. A site visit was undertaken on the 7<sup>th</sup> April 2021. A visual assessment was undertaken of the Site and the heritage assets within it. The setting of the identified heritage assets both within the Site and the immediate vicinity was also considered. During the site visit the weather was clear and bright.

### General Description

- 4.2. The Site is largely comprised of arable fields.



Figure 7: View looking from B1023 into Field 230 looking towards Feering village



Figure 8: View from the footpath to the rear of Threshelfords into field 233

- 4.3. However, the area to the immediate south of the London Road has been previously granted planning permission (16/00659/OUT) for 162 dwellings, new public open space, car parking and associate infrastructure works. The construction of this housing development is well underway.



Figure 9: View from the footpath to the rear of Threshelfords into the new housing development

- 4.4. The site is crossed by a number of historic public footpaths.
- 4.5. The southern boundary of the Site is formed by Domsey Brook and the eastern boundary is formed by the A12. The northern boundary comprises the railway line and the western boundary follows the residential housing which lines London Road, Inworth Road, Coggeshall Road (Feering) and Threshelfords Business Park.
- 4.6. There are views from the Site to the Scheduled Anglo-Saxon Cemetery (SM 1013515) and from the cemetery into the site.



Figure 10: View from Scheduled Monument (SM 1013515) to the edge of the Site, the line of trees marks the former line of the Light Railway to Tollesbury

## 5. Assessment of Significance

### Significance Criteria

---

- 5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.
- 5.2. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England<sup>10</sup> which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 5.3. These attributes of significance are described as:
- **Archaeological interest**

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
  - **Historic Interest**

An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.4. Section 3 of this report has identified the heritage assets considered relevant to this assessment. The significance of the identified heritage assets will be assessed using a number of significance ratings to permit a quantifiable assessment:
- **High:** Significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.

---

<sup>10</sup> Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*



- **Medium:** Significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low:** local or regional significance.
- **Neutral:** Has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive:** Detracts from heritage significance.

5.5. Further to the above, when considering the significance rating of a particular heritage asset, it is important to acknowledge the various levels of protection granted to heritage assets. For example, the scheduling of a monument is applied only to sites of national importance and is reserved for carefully selected sites, which creates a representative sample of sites from different epochs<sup>11</sup>. A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II\* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest<sup>12</sup>. Scheduled Monuments and Listed Buildings are designated by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Parks and gardens are registered to celebrate designed landscapes of note. The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled by Historic England<sup>13</sup>.

5.6. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

5.7. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *The Setting of Heritage Assets*<sup>14</sup>.

## Statements of Significance

---

### Archaeological Potential

5.8. There is evidence within the Site of prehistoric, Roman, medieval and post-medieval features. Records on the HER demonstrate activity in the Study Area and environs of the Site during these periods and as such there is high potential for features of significance. To identify the full extent and significance of these deposits will require further investigation. However, it is evident from the cropmark evidence that burials, settlement and agricultural activity are all represented on the site. Currently the evidence identified would suggest that the archaeological deposits within the

<sup>11</sup> Historic England. Scheduled Monuments. <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

<sup>12</sup> Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

<sup>13</sup> Historic England. Registered Parks and Gardens. <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

<sup>14</sup> Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

site are not of national significance, however clarification by appropriate evaluation methodologies would be recommended to support an application.

- 5.9. Archaeological fieldwork on part of the Site has already established the survival of below-ground archaeological deposits dating to the prehistoric, Roman and post-medieval period.
- 5.10. The southwestern edge of the Site is formed from the earthwork marking the route of the former Kelvedon-Tiptree-Tollesbury (Crab and Winkle) Light Railway.
- 5.11. The Scheduled Monument is evidence of an Anglo-Saxon cemetery in the immediate environs of the Site. The cropmark evidence demonstrates that the Scheduled area covers only part of the overall heritage asset; some of these may extend into the Site. As such there is considered to be high potential for features associated with the Scheduled Monument, especially across the southern side of the Site. This cannot be confirmed without further investigation.

## **Designated Heritage Assets Inside the Site**

### **Anglo-Saxon cemetery 150m east of Easterford Mill Scheduled Monument: High Significance (SM 1013515)**

- 5.12. This heritage asset comprises part of an Anglo-Saxon cemetery situated on the river gravels which rise to the east of the River Blackwater, overlooking the valley. The cemetery includes at least four ring ditches with central graves. These are visible as cropmarks revealed by aerial photography. Originally these burials had earthwork mounds over the central graves, the material for the mounds being derived from the surrounding ditches. Further flat burials between the ring ditches, which were never marked by mounds, are also indicated on aerial photographs.
- 5.13. Although ploughed over, the graves in the Anglo-Saxon cemetery east of Easterford Mill will survive well below the ploughsoil. The cemetery combines both flat inhumation burials and barrows. The graves and ditches will contain archaeological remains and environmental evidence relating to the funerary practices and social systems of the community which buried their dead here, as well as the landscape in which the monuments were constructed.
- 5.14. The principal significance of the heritage asset is drawn from its archaeological interest. The monument is a rare example of an Anglo-Saxon cemetery. The site survives on the slope above the River Blackwater. The present landscape enhances the appreciation of the asset within its landscape.
- 5.15. The setting of the heritage asset contributes to its significance. At present the monument is surrounded by agricultural land, with open countryside to the east and south, with the River Blackwater to the west and the existing residential development to the north. There are long distance views to the south and south-west across the Domsey Brook and Blackwater valleys and the A12. To the east the views are slightly curtailed by the rising ground, the earthwork of

the former railway line and the trees along it. The current agricultural setting and the views across the river valleys reflect the original setting of the Anglo-Saxon cemetery.

## Designated Heritage Assets Within the 1km Study Area

### Listed Buildings

- 5.16. As mentioned in section 3, there are 71 listed buildings within the 1km study area. A full list of the buildings and map showing their locations are included in Appendix E. However, the majority of these listed buildings within the study area are not considered to be relevant due to the intervening natural and/or built environment and lack of visual connection.
- 5.17. 14 listed buildings have been identified as relevant due to their proximity and inter-visibility with the Site. Therefore, the settings of these listed buildings have the potential to be affected by the development. These include one Grade I, one Grade II\* and twelve Grade II listed buildings.
- 5.18. **Church Farmhouse** (Grade II, LUID 1169878, NGR TL 87313 20358) dates to c. 1400 and was altered in the late seventeenth and twentieth centuries. The asset is of significant historic interest and its architectural interest is in the timber frame structure, bay formation and roofscape. There are numerous features and detailing including fenestrations in all elevations which are of special architectural interest. The spatial relationship of the listed building with the agricultural land to the south-west has been compromised by the Great Eastern Railway, which runs along the rear boundary of the site. Nevertheless, because the railway runs through a cutting that is significantly lower than the current ground level, views from the listed farmhouse towards the rural landscape to the south and south-west (the northern part of the Site) are still extant and contribute positively towards its setting.



**Figure 3: View of the Site from the rear garden of Church Farmhouse**

- 5.19. **Church Farm Cottages** (Grade II, LUID 1123842, NGR TL 87286 20358) comprises nos. 1, 2 and 3 The Street. It is a fifteenth century timber-framed building with part plastered and part tile clad exterior. It has been subject to alterations and extension in the seventeenth and nineteenth century. There are also possible early twentieth century single-storey extensions to the rear. The significance of the listed building is vested in its historical, architectural and archaeological interests. The underbuilt jettied roof above nos. 1 and 3 with internal details mentioned in the listing description are of considerable architectural interest. While the principal spatial relationship of the asset is with The Street and the village core, its setting also includes the agricultural land to the south. Albeit, such relationship has been interrupted by the Great Eastern Railway to some extent, the Site still has visual connection to the asset.
- 5.20. **Apple Tree Cottage** (Grade II, LUID 1169872, NGR TL 87267 20344) is a late sixteenth-century house extended in the nineteenth century. It is a timber-framed construction plastered to the front and weatherboarded to the sides and rear. The asymmetric façade comprising three rows of early nineteenth century sashes contributes to its aesthetic value. The roofscape with brick chimney stacks, timber-framing and detailing represents a good degree of architectural interest. The generous rear holding of the property is at further remove from the Site and separated by the railway. Nevertheless, the Site forms the inherent open agricultural setting of the asset.
- 5.21. **End Cottage** (Grade II, LUID 1337611, NGR TL 87252 20332) fronts on to The Street contributing to the cluster of historic buildings of Feering. It is a late medieval timber-framed house altered in the nineteenth century. The asset has both historical and architectural interest with a typical medieval planform. The timber-frame structure and the roof construction, original wattle and daub infill panelling, and early seventeenth century chimney stack are of architectural interest. The surviving late medieval carpentry and several carpenters' marks in the timber framing of the building and roof construction are of historic and archaeological interest. Like the Church Farmhouse and Church Farm Cottages, the Site forms part of its agrarian setting to the south and south-west that has been compromised by the railway.
- 5.22. **K6 Telephone Kiosk** (Grade II, LUID 1306468, NGR 8721 2030) is designated for its historic interest deriving from the association of Sir Giles Gilbert Scott who designed the kiosk in 1935. Whilst located in the proximity of the Site, the Site has no direct relation to its setting.
- 5.23. **Church Gate House** (Grade II, LUID 1169574, NGR TL 87276 20408) was originally an early sixteenth century Guildhall that has been extended in the seventeenth and eighteenth centuries to form a dwelling. The timber-framed construction and especially the narrow original range with jettied front supported on jowled posts, heavy studding and intricate joineries are of historic and architectural interest. Historic records from the sixteenth century in relation to its use as Guildhall are highly important to its historic significance. The listed building is believed to have originally constructed within the churchyard, and it therefore has a group value together with the Grade I listed church. The inherent setting of the property has been much compromised by the construction of the Drummond Centre care home to the north at the site of the original vicarage. The Site has no direct relationship with the setting of the Church Gate House.

- 5.24. **Walberswick House** (Grade II, LUID 1123840, NGR TL 87245 20388) is a late eighteenth/early nineteenth century part timber-framed part brick construction. It is a two-storey building with cellar and attics. The listed building has both historic and architectural interest and contributes to the historic building stock of Feering. The Site has no direct relationship with the setting of the house.
- 5.25. **The Bell Inn** (Grade II, LUID 1337610, NGR TL 87236 20355) is a sixteenth century timber-framed structure. It was originally a house, extended in the eighteenth and nineteenth century. The earlier range is jettied in the south-east elevation, supported on a bracket and an early twentieth century splayed bay window. The building has considerable historic, architectural and archaeological interest. It makes a significant contribution to the village. Being the only commercial property within Feering village and its use as a public house contribute to its communal value. The proposed Site has no direct relation to its setting.
- 5.26. **Church Cottage** (Grade II, LUID 1169508, NGR TL 87202 20340) is located opposite the village green with a considerable set back from The Street. It is an early eighteenth-century timber-framed building that has been subject to alterations and extensions in the twentieth century. The building has historic and architectural interests. The proposed Site has no direct relation to its setting.
- 5.27. **Moor Cottage** (Grade II, LUID 1337604, NGR TL 87157 20321) is an early seventeenth century part timber-framed part brick house. The listed building is located at a prominent a junction opposite the village green. Its large roofscape, brick chimney stacks and dormers are significant to its architectural interest and aesthetic value. The timber framing which is exposed internally, and roof construction are also of interest. The proposed Site has no direct relation to its setting.
- 5.28. The most significant designated heritage asset within the study area is the Grade I listed **Parish Church of All Saints** (LUID 1123841, NGR TL 87220 20417). The church has a medieval origin which goes back to the thirteenth century. The earliest known evidence for occupation within Feering is the church; the asset is therefore of high historic significance. It was developed throughout the late-medieval and post-medieval period and restored in the nineteenth century. Several phases of development contribute to its architectural and archaeological interest. The exterior of the church lined with flint and septaria rubble, red brick, clunch, the pointed arches, tracery works, columns with moulded capitals and bases contribute to its architectural interest and aesthetic value. A comprehensive list description includes numerous architectural features and detailing which are also of special interest. The chancel arch is believed to be a reproduction of the medieval arch by Sir George Gilbert Scott. The church is highly significant to Feering's history and has high communal value. The church tower is a landmark that attracts views from outside the village, highways and nearby settlements. As such, the rural landscape surrounding the village makes an important contribution to the significance of the asset and facilitates its significance to be appreciated. In this regard, the north-eastern portion of the Site is particularly important as this undeveloped open parcel of land facilitate the views of the church tower from London Road, A12 and from the settlement at the southern end of Coggeshall Road including a number of earlier buildings at London Road.



**Figure 4: View of the church tower from London Road across the Site**

- 5.29. **Pump Approximately 7 Metres North East of Cobham Oak Cottages** (Grade II, LUID 1169412, NGR TL 87209 19614) is an eighteenth-century pump. It comprises lead cistern, spout and barrel, wrought iron handle and mechanism and wooden case. The pump is of special historic interest and a complete example of its type. The Site has no direct relation to its setting.
- 5.30. **Cobham Oak Cottages** (Grade II\*, LUID 1123836, NGR TL 87206 19596) is a large timber-framed building of thirteenth century origin. It has, however, been subject to alterations in the sixteenth, eighteenth and in twentieth centuries. The central section of the building contains the thirteenth century aisled hall and the crosswing to the right was added in the sixteenth century. The building has considerable historic and architectural interest. The comprehensive list description describes many architectural features and details, which contribute to its special interest. Its development in different phases, alterations and extensions provides archaeological interest. The inherent open setting of the site forming Gore Pit has been compromised by the twentieth century ribbon development along Inworth Road. The south-eastern section of the Site forms the open countryside setting of the cottages. The arable lands on both sides of Inworth Road are visible from the listed building.
- 5.31. **The Old Anchor Public House** (Grade II, LUID 1169347, NGR TL 87154 19597) is located at the junction of London Road and Inworth Road with a prominent presence in the streetscape. It was originally a dwelling, constructed in the fifteenth and sixteenth century and altered in the twentieth century. The listed building is timber-framed and plastered. It was extended to the rear along Inworth Road in the twentieth century. The asset has historic and architectural interest. The fifteenth century bay configuration, flared roof with gable ends to the front, brick chimney stacks, and jettied gable end all contribute to its architectural interest. The historic countryside

setting of the asset has been compromised by twentieth century expansion of Kelvedon and the development along Inworth Road. The Site has no direct relation to its setting.

### Conservation Areas

- 5.32. **Feering Conservation Area** was designated in 1976 and an appraisal of the designation has been adopted in 2020. It comprises a small rural settlement centring on the Parish Church of All Saints and detached from the nearby larger settlement of Kelvedon. A cluster of late-medieval and post-medieval houses contribute positively towards the character and appearance of the Conservation Area.
- 5.33. The surrounding arable land and rural landscape are significant in defining the inherent dispersed character of the Conservation Area. In this regard, the adopted appraisal states: '*The setting of Feering is overwhelmingly rural and is integral to the experience, appreciation and understanding of the village and its history*'. The appraisal also identifies views of the settlement from the wider landscape that are significant to the Conservation Area. Therefore, the north-east parcel of land of the Site is considered significant to the character and appearance of the Conservation Area.
- 5.34. **Kelvedon Conservation Area** was designated in 1969, and an appraisal of the designation has been adopted in 2020. It comprises a linear settlement of medieval origin within a predominantly rural agricultural setting. The settlement follows along the former main London-Colchester Roman road with two main historic centres within the Conservation Area located at west and east ends. Its economy is historically based on mainly agricultural activities. Nevertheless, its location on the Colchester-London route has been the dominating factor in defining the spatial character of the Conservation Area.
- 5.35. While Kelvedon has significantly expanded in the twentieth century, the expansion maintained the linear morphology of the town. While the expansion has impinged upon the inherent context, the wider setting is still predominantly rural. The land west of Inworth Road, forming the south-west portion of the Site, is part of its wider rural setting nevertheless detached by the River Blackwater.

### Non-designated Built Heritage

- 5.36. **Feering Lodge** is believed to be an eighteenth-century lodge, located east of the settlement along London Road. The building has a well-proportioned and symmetric façade comprising full-height bay windows and a double-pile roof with axial brick chimney stacks in the rear range. The building has a good degree of architectural interest. The proposed Site of development to the north of London Road comprises its immediate setting and views from the building.
- 5.37. **9-10 London Road, The Cottage and Berkshire House** at London Road which formed the Little London are also considered of local historic and architectural interest. The proposed Site of development to the north of London Road comprises the historic open agrarian setting of Little London.

5.38. **Threshelfords Cottages** at Inworth Road is a late nineteenth century timber-framed building with plastered exterior. Its relation to the former Threshelfords Farm, previously Threshel Farm, contributes to its local historic interest. The front door under a pitched bracketed canopy, scored plastered exterior, timber double hung sashes and twin gables contribute to its architectural interest and aesthetic value. The Site west of Inworth Road forms its immediate setting.



## 6. Potential Impact of Development

- 6.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm.
- 6.2. The potential impact of development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*<sup>15</sup>.

### Heritage Assets within the Site (Direct Impact)

---

#### Archaeology

- 6.4. A series of cropmarks and archaeological finds have been identified both within and in the adjacent areas of the Site. Excavation in part of the development area has established the survival of below-ground archaeological deposits, ranging in date from the prehistoric to the post-medieval period. There is therefore high potential for features of significance to be impacted by the scheme. To identify the full extent and significance of these deposits will require further investigation. It is recommended that a scheme of archaeological evaluation is undertaken comprising desk-based assessment, geophysical survey and programme of trial trenching.
- 6.5. Within the Site areas have been identified by the Palaeolithic and Pleistocene Assessment project as having Moderate-Very High geoarchaeological potential. To identify the full extent and significance of these deposits will require further investigation. It is recommended that a scheme of archaeological evaluation is undertaken comprising desk-based assessment and programme of geotechnical boreholes and trial trenching.
- 6.6. Although the Site abuts the Scheduled Area, the Scheduled Monument area is likely to only form a small part of the overall Anglo-Saxon complex. Development within the Site will likely completely remove any archaeological deposits present. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommended that a scheme of archaeological evaluation is comprising desk-based assessment, geophysical survey and programme of trial trenching.

---

<sup>15</sup> Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

## Heritage Assets outside the Site (Indirect Impact)

---

### Anglo-Saxon cemetery 150m east of Easterford Mill (SM 1013515)

- 6.7. The Scheduled Monument is evidence of Anglo-Saxon settlement in the immediate environs of the Site. The Scheduled area probably only forms a small part of the overall heritage asset. As such there is considered to be high potential for features to survive outside the Scheduled Monument, especially across the southwestern area of the Site. This cannot be confirmed without further investigation.
- 6.8. The Site abuts the western side of the Scheduled Monument. This would result in a change in the setting of the monument.
- 6.9. The overall development of the Site will cause a degree of harm to the Scheduled Monument and this will likely be considered in the spectrum of less than substantial with regard to the NPPF. A future masterplan should consider how the setting of the monument can be sustainably conserved as part of the development. In designing the developable footprint within the Site, the location and setting of the cemetery should be considered and how harm can be minimised. The specific harm to the significance of this designated heritage asset will need to be assessed as a detailed masterplan is developed.

### Summary of Impact

- 6.10. In summary, the development of this Site will cause less than substantial harm to the designated Anglo-Saxon cemetery as well as any associated archaeological deposits. The level of this harm will largely depend on the details of the masterplan and how successful this is at mitigating the impact on the cemetery. Archaeological evaluation on the south-western field will identify the full extent of the associated archaeological deposits.

### Built Heritage

- 6.11. In order to assess the potential impact of the proposed development on the relevant built heritage assets, a number of conditions have been considered- namely topography, inter-visibility, shared views etc. which comprises the settings of the relevant heritage assets, thereby the surroundings in which the assets are experienced. Previous developments within the locale, which may have already impinged upon the inherent settings of these listed buildings, have also been considered to understand the impact in the evolving context.
- 6.12. Following assessment provides a comparative analysis of the heritage significance against the 'magnitude of change' (or the scale of proposed changes), the details of which are discussed below. This assessment is based on the criteria set out by the Design Manual for Roads and Bridges<sup>16</sup>

---

<sup>16</sup> The Highways Agency, August 2007. *Design Manual for Roads and Bridges*, Volume 11, Section 3, Part 2 HA 208/07 Cultural Heritage

(DRMB) and ICOMOS<sup>17</sup>, and is a clear way of understanding the magnitude of impact, and how levels of effect vary according to the significance of the heritage asset.

- 6.13. The heritage significance of the heritage assets is discussed in Section 5. The magnitude of change will be assessed based on the criteria set out in Table 2 below. As a general principle any change resulting in a positive impact should be encouraged.

**Table 2: Magnitude of Change**

Magnitude of Change	Description
<b>Major Beneficial</b>	The proposed changes will substantially alter key elements of the heritage asset in a positive way, better revealing and/or enhancing its significance. There would be a substantial improvement to the understanding of important elements of the asset's significance.
<b>Moderate Beneficial</b>	The proposed changes will have a considerable positive effect on key elements of the heritage asset, such that they enhance the overall character or significance of the heritage asset. There may be an improvement in key uses and beneficial change (e.g. the creation of coherency) to the significance of the asset.
<b>Minor Beneficial</b>	The proposed changes may cause a minor improvement to the significance of a heritage asset.
<b>Negligible</b>	The proposed changes will have a minimal positive or negative impact on the heritage asset's significance.
<b>Neutral</b>	The proposed changes will have no impact on the heritage asset and its significance.
<b>Minor Adverse</b>	The proposed changes will have minor impact on key elements of the heritage asset, such that the overall significance of a heritage asset is negatively affected. Change of this magnitude may be acceptable if suitable mitigation is carried out.
<b>Moderate Adverse</b>	The proposed changes will have a considerable negative effect on the overall character and significance of the heritage asset. It will likely disturb key features and be harmful to overall heritage significance. Change of this magnitude should be avoided where possible but can be minimised or neutralised through positive mitigation.
<b>Major Adverse</b>	The proposed changes will cause a substantial disruption to, or, in some cases, the complete destruction of important features of the heritage asset, such that its significance is substantially harmed. Change of this magnitude should be avoided.

- 6.14. The overall impact on a heritage asset, is provided by an equation which considers the level of heritage significance (as defined in the previous section) and the magnitude of change. This is summarised in Table 3 below. This table is a modified version of that provided in guidance from ICOMOS and Historic England.

<sup>17</sup> International Council on Monuments and Sites (ICOMOS), 2010. *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*

**Table 3: Overall Impact**

Criteria		Level of Heritage Significance			
		Neutral	Low	Medium	High
Magnitude of Change	Major Beneficial	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Moderate Beneficial	Neutral / Slight	Slight	Moderate	Moderate / Large
	Minor Beneficial	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	Neutral	Neutral	Neutral	Neutral	Neutral
	Negligible	Neutral	Neutral / Slight	Neutral / Slight	Slight
	Minor Adverse	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Moderate Adverse	Neutral / Slight	Slight	Moderate	Moderate / Large
	Major Adverse	Slight	Slight / Moderate	Moderate / Large	Large / Very Large

- 6.15. While the Railway had a significant impact on the setting of the listed buildings on the south side of The Street, the Site still forms part of its countryside setting. In this regard, the most relevant is **Church Farmhouse**. The proposed Site boundary lies 70m south of the farmhouse. Development on the site would have a direct impact on its spatial setting and most importantly its inherent relationship with the agricultural occupation of the site. Views towards the Site from the listed building and from its rear garden would be harmed by the proposed development. Therefore, the magnitude of change on its setting is considered *Moderate Adverse*. Nevertheless, views of the listed building from within the village core and its contribution to the Feering Conservation Area would have a minor to negligible impact.
- 6.16. Similar magnitude of change on the settings of **Church Farm Cottages** and **Apple Tree Cottage** is envisaged. The proposed site boundary lies 110 metre south of these assets. The historic open setting to the rear of these listed buildings with views towards the agricultural land would be permanently lost because of the proposed development. Given this has been already affected by the railway, the impact of the proposed development on the setting of these two listed buildings is considered *Moderate Adverse*. However, the development would not have a direct impact on the principal significance of these buildings and their contribution to the Conservation Area.
- 6.17. The proposed site north of London Road forms the setting of **End Cottage**. The Site boundary lies approximately 120m south of the asset. However, the spatial and visual relationship is interrupted by Briar Cottage, the allotment and then further by the railway. As such, the impact of the development on the setting is considered *Minor Adverse*. The principal significance of the listed building and its contribution to the Conservation Area, however, would not be adversely affected.
- 6.18. The proposed development would have a negligible impact on the setting of **Church Gate House, Walberswick House, The Bell Inn, Church Cottage and Moor Cottage**. The setting of these buildings is predominantly related to the village core. Development on the nearest land of the Site would not be visible from these listed buildings. Their significance and contribution to the Conservation Area would not be affected by the scheme. Therefore, the magnitude of change on the settings of these assets is considered *Negligible*.

- 6.19. The proposed development on the land north of London road would adversely affect the setting of the Grade I listed **All Saint's Church**. Especially, views of the church tower from London Road, A12 and from the southern settlement of Feering, which contribute to its overall significance, would be affected. Significance of the asset deriving from its landmark quality and contribution to the historic village will be detracted by the scheme. Therefore, the magnitude of change on the setting of the asset is considered *Moderate Adverse*.
- 6.20. The proposed development would have a direct impact on the setting of **Cobham Oak Cottages**. The Site boundaries are approximately 60m east and 60m south of the asset. While the historic countryside setting of the listed cottages has been compromised by the past development at Inworth Road, the rear of the asset is still open to the rural landscape. Views from the listed cottage also include the existing agricultural land on the west side of Inworth Road. As such, development on the Site would fundamentally erode its historic relationship with the land of Gore Pit and views towards the open countryside would be lost. Therefore, the magnitude of change on the setting is considered *Moderate Adverse*.
- 6.21. Settings of the Grade II listed **Pump Approximately 7 Metres North east of Cobham Oak Cottages** and the **Old Anchor Public House** would have no direct impact from the development. The magnitude of change on their settings is considered *Negligible*.
- 6.22. Proposed development would have a significant impact on the setting of **Feering Conservation Area**. The predominant dispersed character of the Conservation Area is defined by the undeveloped arable land which forms part of the Site. Therefore, development on the land would dilute the morphology of the historic village and its secluded character. Whilst the railway provides some articulation, the spatial relation of the village core with the arable land north of London Road would be permanently eroded. The open appearance of the village towards south would be affected by the development and the resultant settlement would effectively merge the historic core and the secondary centre of Feering Hill. The existing visual gap between the old and new settlements of Feering, which is significant to the Conservation Area, would be adversely affected by the scheme. Therefore, the magnitude of change on the asset is considered *Moderate Adverse*.
- 6.23. In regard to **Kelvedon Conservation Area**, proposed development on the land west of Inworth Road would have a minor impact on its setting. The settlement has already been much evolved by the twentieth century expansion of the town, albeit being restricted to the east by River Blackwater, the pattern remained legible with its wider setting is still undeveloped. The proposed development on the land west of Inworth Road, however, would be a notable change to such morphology of the town and the historic distinction between Kelvedon and Feering Hill would be somewhat diluted. Therefore, the magnitude of change on the asset is considered *Minor Adverse*.
- 6.24. With regard to the **non-designated built heritage assets**, immediate settings of all three buildings identified would be affected. The proposed development on the Site would adversely affect their settings by removing the undeveloped countryside setting and views from these assets would have a significant adverse impact. Nevertheless, the magnitude of change on their setting is considered *Moderate Adverse*.

6.25. The following table summarises the overall impacts on the built heritage assets.

**Table 4 Potential impact on the built heritage assets within the study area.**

Asset/Receptor	Heritage Significance	Distance from Site	Magnitude of Change on setting	Overall Impact
Apple Tree Cottage	High	110m	Moderate Adverse	Moderate
Church Cottage	High	160m	Negligible	Slight
Church Farm Cottages	High	110m	Moderate Adverse	Moderate
Church Farmhouse	High	70m	Moderate Adverse	Moderate
Church Gate House	High	150m	Negligible	Slight
Cobham Oak Cottages	High	60m	Moderate Adverse	Moderate
End Cottage	High	120m	Minor Adverse	Slight/ Moderate
K6 Telephone Kiosk (NGR 8721 2030)	High	140m	Negligible	Slight
Moor Cottage	High	180m	Negligible	Slight
Parish Church of All Saints	High	200m	Moderate Adverse	Moderate
Pump approximately 7 metres north east of Cobham oak Cottages	High	60m	Negligible	Slight
The Bell Inn	High	150m	Negligible	Slight
The Old Anchor Public House	High	110m	Negligible	Slight
Walberswick House	High	160m	Negligible	Slight
Feering Lodge	Low	20m	Moderate Adverse	Slight
9-10 London Road	Low	10m	Moderate Adverse	Slight
The Cottage and Berkshire House	Low	10m	Moderate Adverse	Slight
Feering Conservation Area	High	10m	Moderate Adverse	Moderate
Kelvedon Conservation Area	High	350m	Minor Adverse	Slight / Moderate

## 7. Conclusions and Recommendations

7.1 This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for Land at Feering ("the Site") as referred to in the Local Plan.

7.2 Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment:

- Anglo-Saxon cemetery 150m east of Easterford Mill
- Apple Tree Cottage
- Church Cottage
- Church Farm Cottages
- Church Farmhouse
- Church Gate House
- Cobham Oak Cottages
- End Cottage
- K6 telephone Kiosk
- Moor Cottage
- Parish church of All Saints
- Pump approximately 7 metres north east of Cobham Oak Cottages
- The Bell Inn
- The Old Anchor Public House
- Walberswick House
- Feering Lodge
- 9-10 London Road
- The Cottage and Berkshire House
- Feering Conservation Area
- Kelvedon Conservation Area

7.3 Before the principal of development is considered in the south-western field it is recommended that a field evaluation by geophysical survey and trial trenching is undertaken to establish the significance and extent of surviving archaeological deposits.

- 7.4 The specific areas of development within the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.
- 7.5 The design of an appropriate masterplan will be key to establishing how much harm is caused to the setting and significance of the heritage assets. It is recommended that this is undertaken in consultation with the local planning authority, their heritage advisors and Historic England.
- 7.6 Early discussions with Historic England will be required regarding the master planning and its impact on the setting of the Scheduled Monument.
- 7.7 With regard to built heritage, the assessment of the Site found its significance is based on the relation to the setting of a number of designated and non-designated historic buildings and two Conservation Areas.
- 7.8 It has been evaluated that the proposed development would affect the setting of several designated and non-designated heritage assets. The impact on the settings ranges from low to moderate. However, the overall significance of these heritage assets would have a minor to negligible impact.
- 7.9 The development on the land north of London Road would lead to less than substantial harm to the settings of Grade I listed Church of All Saints, Grade II listed Church Farmhouse and Feering Conservation Area. Therefore, under Paragraph 196, the local planning authority should weigh this harm against the public benefit of the proposals.
- 7.10 With regard to the non-designated built heritage assets, the Site has the potential to harm their significance by adversely affecting their setting. Therefore, under Paragraph 197 of the NPPF, the local authority should take a balance judgement.



## 8. References and Sources

### Bibliography

---

Chartered Institute for Archaeologists	2017	<i>Standard and guidance for historic environment desk-based assessment</i>
Department for Communities and Local Government	2019	<i>National Planning Policy Framework</i>
Historic England	2015	<i>The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1</i>
Historic England	2015	<i>Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2</i>
Historic England	2017	<i>The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)</i>
Historic England	2019	<i>Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.</i>

## Appendices A: Local Legislation & Policy

### Policy LPP 22

#### Strategic Growth Location - Land at Feering

A Strategic Growth Location has been identified at land south east of Feering and is shown on the Proposals Map. Development will be expected to provide;

- Up to 750 new homes of a mixed size and type appropriate to the area
- Affordable housing as per the Council's requirement
- Appropriate employment uses to support the new community
- Location for a new primary school or community centre
- Financial contributions to primary and secondary education provision as required by the Local Education Authority through S106 Planning Obligations
- Two new 56 place early years and childcare facilities, potentially co-located with any new primary school
- Community facilities including a contribution to or location for new NHS facilities
- Retail Provision
- Public open space, and informal and formal recreation including a new country park to the south of the current A12.
- Safe cycle and pedestrian access between all parts of the development and Kelvedon and Feering
- Provision for a Gypsy and Traveller site
- Contributions to an all directions A12 junction at Feering

Development must be designed to ensure no substantial harm to the Conservation Areas, Scheduled Ancient Monument and other heritage assets located in the vicinity of the site

The delivery of each facility shall coincide with the completion of different phases of development to ensure that local services are in place when they are needed. Development proposals which would compromise the delivery of an identified Strategic Growth Location will be resisted.

## Appendices B: National Legislation & Policy

### National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets, including Designated Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 185).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be

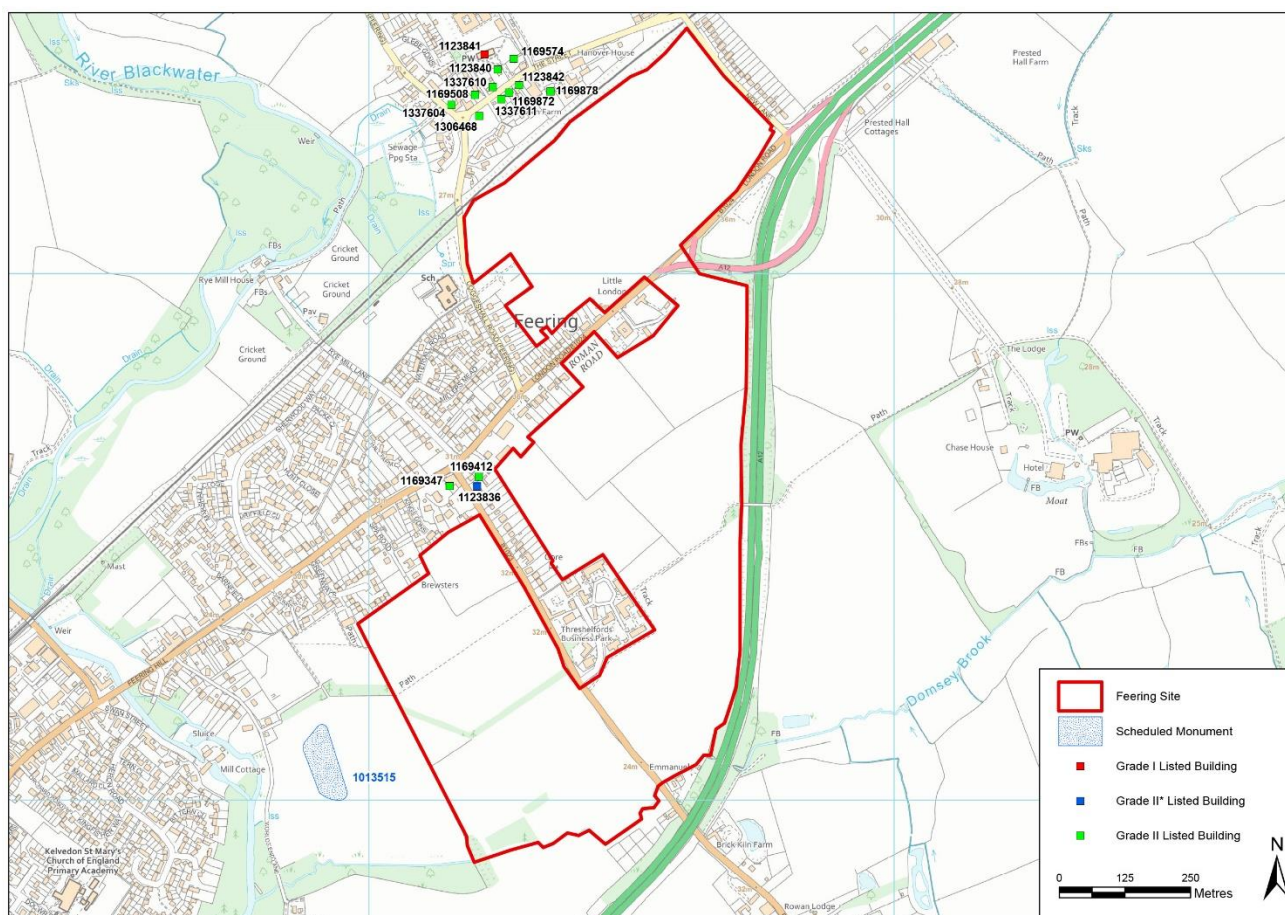
assessed, and thus where desk-based research is insufficient to assess the impact, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their significance and the potential impact (Para 189).

The NPPF sets out the approach that local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, Registered Parks & Gardens should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings, Grade I and II\* Registered Parks & Gardens, and World Heritage Sites, should be wholly exceptional (Para 194). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 200 and 201).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Para 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 197). The NPPF also makes provision to allow enabling development (Para 202) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 200).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 199).

## Appendices C: Designation Descriptions



### Designation Descriptions

**Entry name:** ANGLO-SAXON CEMETERY 150M EAST OF EASTERFORD MILL

Scheduled Monument

List entry Number: 1013515

Date first listed: 4-Aug-1995

**Reasons for designation:** Beginning in the fifth century AD, there is evidence from distinctive burials and cemeteries, new settlements, and new forms of pottery and metalwork, of the immigration into Britain of settlers from northern Europe, bringing with them new religious beliefs. The Roman towns appear to have gone into rapid decline and the old rural settlement pattern to have been disrupted. Although some Roman settlements and cemeteries continued in use, the native Britons rapidly adopted many of the cultural practices of the new settlers and it soon becomes difficult to distinguish them in the archaeological record. So-called Anglo-Saxon cemeteries are dated to the early Anglo-Saxon period,

from the fifth to the seventh centuries AD. With the conversion to Christianity during the late sixth and seventh centuries AD, these pagan cemeteries appear to have been abandoned in favour of new sites, some of which have continued in use up to the present day. Burial practices included both inhumation and cremation. Anglo-Saxon inhumation cemeteries consist predominantly of inhumation burials which were placed in rectangular pits in the ground, occasionally within coffins. The bodies were normally accompanied by a range of grave goods, including jewellery and weaponry. The cemeteries vary in size, the largest containing several hundred burials. Around 1000 inhumation cemeteries have been recorded in England. 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.

Although ploughed over, the graves in the Anglo-Saxon cemetery east of Easterford Mill will survive well below the ploughsoil. The cemetery combines both flat inhumation burials and barrows. The graves and ditches will contain archaeological remains and environmental evidence relating to the funerary practices and social systems of the community which buried their dead here, as well as the landscape in which the monuments were constructed

Details: The monument includes part of an Anglo-Saxon cemetery situated on the river gravels which rise to the east of the River Blackwater, overlooking the valley. The cemetery includes at least four ring ditches with central graves. These are visible as cropmarks revealed by aerial photography. Originally these burials had earthwork mounds over the central graves, the material for the mounds being derived from the surrounding ditches. Further flat burials between the ring ditches, which were never marked by mounds, are also indicated on aerial photographs. The largest ring ditch lies on the western edge of the group. Cropmark evidence indicates the presence of a central pit or grave surrounded by a circular ditch with a diameter of c.25m. The northernmost ring ditch has a central grave and a diameter of c.15m. The central ring ditch is the smallest of the group and has a diameter of c.5m. The southernmost ring ditch has a large, circular central pit or grave c.8m in diameter which in turn is surrounded by a circular ditch c.18m in diameter. Between the ring ditches, cropmarks indicate the positions of large numbers of pits identified as flat burials. Skeletal material was recovered from the area directly to the south west of the monument during gravel quarrying.

### **Entry Name: CHURCH FARM COTTAGES**

Listed: Grade II

List entry Number: 1123842

Date first listed: 29-Jul-1988

#### Details

House, now 3 cottages. C15, altered in C19. Timber framed, plastered and partly clad with red brick in Flemish Bond, roofed with handmade red plain tiles. Short hall range facing NW with axial stack at right end; 2-bay crosswing to right, with C17 stack to right, and C19 extension to rear; 2-bay crosswing to left,

with C19 internal stack in front left corner, and C19 extension to rear; C19/20 single-storey extensions to rear. 2 storeys. Ground floor, 4 C20 metal casements. First floor, 3 C20 metal casements. 3 plain boarded doors. The roofs of the crosswings are hipped to the rear. No. 3 (the right crosswing) has an underbuilt jetty, plain joists of horizontal section in the front bay, C19 thin vertical joists in the rear bay, a wide wood-burning hearth, a cambered central tiebeam with one of 2 chamfered arched braces to it, and a crownpost roof, altered to clasped purlin form, the central crownpost and collars missing. The roof of no. 2 (the hall range) has been rebuilt in the C19. No. 1 (the left crosswing) has an underbuilt jetty. Nos. 1 and 2 not inspected internally. RCHM 23.

### **Entry Name: CHURCH GATE HOUSE**

Listed: Grade II

List entry Number: 1169574

Date first listed: 29-Jul-1988

#### Details

Guildhall, extended to form a house. Early C16, extended in C17 and C18. Timber framed, plastered, roofed with handmade red plain tiles. 3 bays aligned NE-SW, probably in churchyard originally. C17 2-bay extension with axial stack to SE of SW end, forming an L-plan, now facing SW. C18 extension along right side of original range, and one-bay extension beyond end. 2 storeys. 3-window range of tripartite sashes. 4-panel door and CL8 round window with radial tracery at front of C20 lean-to porch. The left return (facing the churchyard) has C18 patterned plaster, with lateral chevrons in panels, and a band of incised scrolled foliage at first floor level, incomplete. The original range is exceptionally narrow, span about 3.5 metres, with jowled posts, heavy studding, an edge-halved and bridled scarf in the left wallplate, cambered tiebeams with mortices for crownposts, not now present. Much of the right wallplate and studding below has been removed. This range was originally jettied at the front end, but the upper storey has been cut back to align with the lower storey. Unglazed windows and shutter grooves in left wall, mullions removed in lower window, possibly present in blocked upper window. Chamfered beams with runout stops, plain joists of large horizontal section. The absence of weathering on the right side indicates that it has always been protected by another range, in the same position as the present C17 range. Structure in this range mainly concealed by plaster, axial beam boxed in. An old photograph in the possession of the owner shows the round window which is now in the porch, on the front of the upper storey of the C17 range. A guild of Corpus Christi is recorded in the 1524 Lay Subsidy returns (P.R.O. E.179/LOB/L74 and E.179/108/15S) and the Chantry Certificate (P.R.O. E.301/30/219). In 1548 the Crown granted to Thomas Goldyng and Walter Ely 'the land (30 ac.) in tenure of Reynold Hygate in Feryng, Essex, and the messuage called '[the Gilde Howse" and 2 ac. land in Feryng of the late guild called Corpus Christi there' (Calendar of Letters Patent, Edward VI, I, 341).

### **Entry Name: WALBERSWICK HOUSE**

Listed: Grade II

List entry Number: 1123840

Date first listed: 21-Dec-1967

#### Details

House. C18/early C19. Painted brick in Flemish bond, partly timber framed and plastered, roofed with handmade red plain tiles. Symmetrical lobby-entrance plan facing NE, with timber framed service wing to rear left with internal end stack. Single-storey lean-to extension to rear right. 2 storeys, cellar and attics. 3-window range of C20 sashes in original apertures with flat arches of gauged brick. Central 6-panel door, the top 2 panels glazed, in doorcase with panelled jambs and dentilled open pediment on scrolled brackets. Band at first floor, extending round both returns. Moulded eaves cornice with bracketed corbels. The gables are timber framed and plastered. Boxed axial beams at both storeys. C20 fire surrounds in original hearths. Original plain ledged door to cellar. The rear wing has a chamfered axial beam, no stops visible, joists ceiled to the soffits.

### **Entry Name: PARISH CHURCH OF ALL SAINTS**

Listed: Grade I

List entry Number: 1123841

Date first listed: 21-Dec-1967

#### Details

Parish church. C13-16, restored in C19. Flint and septaria rubble and red brick in English bond, dressings of brick, clunch and limestone, roofed with handmade red plain tiles and lead. Nave of C12/13 origin, Chancel mainly early C14, N aisle early C14, W tower C15, S wall of Nave and S porch early C16, N vestry C19. The Chancel has an early C14 E window of 3 pointed lights with plain intersecting tracery in a 2-centred head, the jambs and arch chamfered in 2 orders, and a hollow-moulded rear-arch. The N wall, W of the vestry, is of roughly coursed rubble, possibly earlier than the main part. In the N wall are 2 windows similar to the E window but of 2 lights, and wholly restored externally; the eastern window has a low sill, forming a seat. Between the windows is a C19 doorway to the vestry. In the S wall are 2 windows similar to those in the N wall; further W is an early C14 doorway with chamfered jambs and 2-centred arch, blocked internally, with a hollow-chamfered rear-arch. Above it is a blocked early C16 window of brick, of three 4-centred lights in a 4-centred head, partly restored.....

### **Entry Name: CHURCH FARMHOUSE**

Listed: Grade II

List entry Number: 1169878

Date first listed: 29-Jul-1988

#### Details

House, now divided into 2 dwellings. Circa 1400, altered in CL7 and C20. Timber framed, plastered, roofed with handmade red plain tiles. 2-bay hall range facing NW with internal stack of c.1600 in left bay,

3-bay crosswing to left with C19 internal stack at rear, C20 external stack to left, and single-storey lean-to extensions to left and rear; 3-bay crosswing at right end of hall, c.1600, with C17 central stack. Both crosswings extend forwards, the right crosswing further than the left. C18 extensions to left of right crosswing, forming twin gables facing left. 2 storeys. NW elevation, scattered fenestration, all C20 casements, and C20 door in quadrant porch. SW elevation, 2-window range of C20 casements with rectangular leading, and half-glazed door in doorcase of c.1800 with wooden half-columns and frieze with triglyphs. At the rear is a similar door and doorcase, frieze missing or covered. The left crosswing has an underbuilt jetty to the front, and in the front bay heavy plain joists of near-square section are exposed; elsewhere in this wing and at this end of the hall range the timber frame is mainly covered by plaster. The hall range has been raised approx. one metre in the C17. In the right bay, large wood-burning hearth, of which the rear part has been demolished, and inserted floor of c.1600, comprising a chamfered axial beam with lamb's tongue stops and plain joists of vertical section. In the right crosswing, wide curved tension braces are trenched inside heavy studding. Jowled posts. On the ground floor 2 wood-burning hearths both with internal splays; the front hearth has an ovolo-moulded mantel beam, the rear hearth has a chamfered mantel beam with lamb's tongue and bar stops, and minor repairs to brickwork. In the rear bay a medieval timber has been re-used as a floor beam, and the floor has been lifted to compensate for subsidence of the right wall. On the first floor there is a cast iron grate of c.1800 facing forwards, incomplete.

### **Entry Name: MOOR COTTAGE**

Listed: Grade II

List entry Number: 1337604

Date first listed: 29-Jul-1988

#### Details

House. Early C17, extended in C18. Timber framed and brick, plastered, roofed with handmade red plain tiles. 2 bays facing SW, with original rear stack in left bay, original rear stair tower to right of it, and C18 stack in rear right corner. C18 one-bay extension to left, and C20 flat-roofed single-storey entrance lobby and garage beyond. 2 storeys with attics. Ground floor, one C20 casement, one late C19 sash of 16 lights, one early C19 sash of 16 lights. First floor, 3 C20 casements. One more in lean-to dormer. Ground floor is faced with plastered brick at front and both returns. Exceptionally steeply pitched roof. The ground floor has boxed axial beams and one transverse beam which is probably a modern replacement, and a large wood-burning hearth. On the first floor the framing is exposed internally - jowled posts, near-straight tension braces trenched inside the studding, face-halved and bladed scarf in rear wallplate, chamfered axial beams with lamb's tongue stops, plain joists of square section. Clamped purlin roof with arched collars. The left bay has unjowled posts and primary straight bracing. The stair tower retains the original stair with octagonal newel post from ground to attic, a rare feature. Both storeys are of exceptional height.

### **Entry Name: CHURCH COTTAGE**



Listed: Grade II

List entry Number: 1169508

Date first listed: 29-Jul-1988

#### Details

Cottage. Early C18, altered in C20. Timber framed, plastered, roofed with handmade red plain tiles. 3 bays facing SE, with an external stack at each end. Lean-to extension to left end with slate roof; lean-to extension at right end with felt roof. One storey with attics. 2 C20 metal casements, and 3 more in lean-to dormers. Central C20 door with plain side-lights. Gambrel roof. The ground floor comprises a central entrance/stair hall with original rear winder stair, with one room to each side, each with a chamfered axial beam of large section. Rear wallplate of re-used medieval timber. Most of frame concealed by interior finishes. RCHM 21.

### **Entry Name: K6 TELEPHONE KIOSK (NGR 8721 2030)**

Listed: Grade II

List entry Number: 1306468

Date first listed: 29-Jul-1988

#### Details

Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and doors.

### **Entry Name: END COTTAGE**

Listed: Grade II

List entry Number: 1337611

Date first listed: 29-Jul-1988

#### Details

GV II House. Late medieval, altered in C19. Timber framed, plastered with some painted brick, roofed with handmade red plain tiles. 2 bays facing NW, comprising the originally storeyed service bay, and part of the open hall, of a typical medieval house plan, and short extension to left. Early C17 stack in middle, against rear wall. 2 storeys. Ground floor faced with painted brick, one C20 and one C19 casement. First floor, 2 C19 horizontal sashes of 12 lights, and one plain light at half-floor level. One plain boarded door, one half-glazed 4-panel door. Jowled posts, heavy studding. The left bay has a chamfered axial beam with mortices and wattle grooves for a former partition between 2 service rooms, and plain joists of horizontal section framed round a blocked stair trap in the right rear corner, and some original floorboards. In the front wallplate are diamond mortices and a shutter rebate of a former unglazed window. The internal partition has curved tension braces trenched into the right side, with a clear series of inscribed carpenter's marks, and in the roof some original wattle and daub infill. The right

bay has a large wood-burning hearth facing to right, with a plain salt recess at the back, a deeply chamfered axial beam, and plain joists of vertical section which have been raised above their original positions. The internal surfaces have been sand-blasted, which has destroyed the sooting normally deposited in an open hall. The roof of the left bay has been rebuilt in the C19, with a ridge board. The roof of the right bay has been rebuilt in clasped purlin form in the C17, re-using one smoke-blackened rafter of the medieval roof as a purlin. The building extended further to the right originally. RCHM 23.

### **Entry Name: APPLE TREE COTTAGE**

Listed: Grade II

List entry Number: 1169872

Date first listed: 29-Jul-1988

#### **Details**

Wrongly shown on OS map as Nos. 1 and 2 Apple Tree Cottages. House. Late C16, extended in C19. Timber framed, plastered and weatherboarded, roofed with handmade red plain tiles. 4 bays facing NW, with axial stack in second bay from right end. Rear stack in right bay, with, C19 extension beyond, forming an L-plan. 2 storeys: Ground floor, 3 early C19 sashes of 10 + 10 lights. First floor, 3 early c19sashes of 5 + 10 lights. Plain boarded door. Gablet half-hip at left end of roof, full hip at right end. The front is plastered, the sides and rear of the original house are weatherboarded. The left bay is reported to have plain joists arranged longitudinally, now plastered. Between this and the next bay is an open partition of heavy studs, with original sill, some studs removed. This bay has a chamfered axial beam with lamb's tongue stops, and plain joists of vertical section. C20 grate in large wood-burning hearth facing to left with V-headed salt recess, the mantel beam chamfered and mitred, with jambs of 0.33 metre brickwork. C20 grate and early C19 corner cupboard in right bay. Clasped purlin roof with arched wind-bracing, re-using smoke-blackened medieval rafters.

### **Entry Name: THE BELL INN**

Listed: Grade II

List entry Number: 1337610

Date first listed: 01-Feb-1988

#### **Details**

House, now public house. C16, extended in C18 and early C19. Timber framed and plastered, partly of red brick in Flemish bond, roofed with handmade red plain tiles. Parallel ranges aligned NW-SE with stack between, facing SE, C16 to the right, early C19 brick range to the left; lower C18 range to rear, aligned NE-SW, extending to the SW, with stack behind axis. 2 storeys and one storey with attics. SE elevation: the C16 range is jettied, with one plain bracket, one early C20 splayed bay of sashes below jetty, early C20 sash above, and 6-panel door, iron bootscraper on steps. The early C19 range has no window on ground floor, one early C19 sash on first floor, lower sash replaced. SW wing has one C19 sash of 10 + 10 lights, one C20 sash in lean-to dormer, C20 half-glazed door, and gambrel roof. The left

return of the early C19 range retains one original sash of 16 lights with crown glass on the ground floor. The C16 range is of 2 bays with arched central tiebeam (the braces missing), and inserted wattle below it. Edge-halved and bridled scarf in right wallplate. Diamond mortices and rebates for an unglazed window at the rear of the upper floor are blocked by an C18 stack which is truncated below roof level. Straight tension brace trenched outside studs in this wall. Most of frame concealed by plaster. The C18 SW wing has chamfered beams with lamb's tongue stops and plain joists of vertical section. Early C19 corner cupboard with arched head and Greek key border. RCHM 20.

### **Entry Name: THE OLD ANCHOR PUBLIC HOUSE**

Listed: Grade II

List entry Number: 1169347

Date first listed: 29-Jul-1988

#### Details

House, now public house. C15 and C16, altered in C20. Timber framed, plastered with some exposed imitation framing, some painted brick, roofed with handmade red plain tiles and red clay pantiles. Main range facing NW with axial stack at right end. C15 2-bay crosswing to right, projecting to front, with C20 external stack to right. 2-bay crosswing to left, date indeterminate, and early CL9 stable range to rear of it, now incorporated in public house, and C20 extension beyond. C20 extension along full length of rear of main range and right crosswing. Main range, right crosswing and stable range of one storey with attics, left crosswing of 2 storeys. Ground floor, 4 C20 casements. First floor, 2 late C19/early C20 casements and one more in gabled dormer. One half-glazed door with lean-to canopy. One plain door with overlight and sidelights. Late C19/early C20 jetty and brackets on right crosswing. Concertina shafts on axial stack. The left return (facing Inworth Road) of the former stable range is of painted brick on the ground floor, exposed imitation framing above, with a halved pitching door to the loft. The right crosswing has a chamfered binding beam with step stops (and C20 foliate carving), plain joists of horizontal section jointed to it with unrefined soffit tenons, some heavy studding exposed, some early C17 oak panelling made up with C20 imitation work. Rear studding of ground floor removed. The main range is on a parallelogram plan, with chamfered transverse and axial beams and chamfered joists of horizontal section jointed to it at an angle; joists mainly original in front half, mainly C20 replacements in rear half. Rear studding of ground floor wholly removed. Wide wood-burning with hearth facing to left, with 0.23 metre jambs and chamfered mantel beam with plain stops, and arched recess in rear. Much imitation framing and introduced timber in left crosswing and former stable range.

### **Entry Name: COBHAM OAK COTTAGES**

Listed: Grade II\*

List entry Number: 1123836

Date first listed: 01-Feb-1988

#### Details

House, now 3 cottages. C13, C16 and C18, under alteration at time of survey, June 1986. Timber framed, plastered, roofed with handmade red plain tiles. The main range of 4 bays facing SW comprises the service end of an aisled hall, 1250-1300, altered and extended to the right in the C16. Late C16 axial stack in second bay from left, C18/19 internal stack at left end. 2-bay crosswing to right, with early C17 internal stack at the junction. Lean-to extensions of various dates, C19 and C20, along full length of rear and at right end. Main range of one storey with attics, crosswing of 2 storeys. 2 early C19 3-light casements with diamond leading, and one of 2 and one of 3 lights in lean-to dormers. 2 plain boarded doors. Other windows and doors under alteration at time of survey. The main range has a gambrel roof. The earliest phase of this building, 1250-1300, comprises a transverse frame one bay from the left end, with 2 arcade posts, tiebeam and passing braces. The rear arcade post is chamfered to a half-octagonal section, with a moulded capital, and square section above, partly concealed in brickwork, with a double-pegged mortice for an aisle tie and single-pegged rising mortices for arcade braces. The front arcade post is similar; both are unjowled. The tiebeam is straight (a short section in the middle missing) with matrices for 2 lap joints, and trenched for 2 passing braces. These are complete, crossing at the apex and secured to the arcade posts with open notched lap joints of archaic profile, heavily smoke-blackened. The front arcade plate is present for almost 2 bays, from the left end, with matrices for lap-jointed braces. A short section of the rear arcade plate remains, with a simple edge-halved scarf to a C16 extension to the left. A late C16 stack has been inserted between the arcade posts, a C20 grate facing to the right. Posts at the sides indicate that this may have been a timber framed chimney originally, later bricked in. This building has been converted to an unaisled hall house in the C16, with a plain doorway in the rear of the left bay, and one of the existing front doors on the same line, forming a cross-entry behind the stack. The hall/parlour partition is well constructed of re-used timber, with a plain doorway through, trenched braces terminating on the studs, bench fixings, and a C17 inserted doorway above the tiebeam. Diamond mortices for an unglazed window in the rear wall of the parlour. Floors supported on pegged clamps throughout; in the parlour comprising joists of square section arranged longitudinally, chamfered with lamb's tongue stops, late C16; in the hall, longitudinal plain joists of various sections; in the left bay, plain axial beam and plain joists of narrow section, C18/19. Gambrel roof, C18/19. The crosswing and the stack to left of it are contemporary, early C17. The stack has 2 large wood-burning hearths with jambs of 0.33 metre brickwork. The crosswing has one unjowled and 3 jowled posts, short primary bracing, and a clasped purlin roof with thin curved wind bracing. The central right post has an elaborately carved bracket, in the solid, supporting an ovolo-moulded bridging beam with ornamental stops. The joists are of vertical section, jointed with soffit tenons and extended haunches (C.A. Hewett, English Historic Carpentry, 1980, figure 307). There are no wattle fixings in the crosswing, indicating that it was lathed and plastered from the outset. Inserted attic floor, with chamfered transverse beam with lamb's tongue stops. Possibly RCHM 26.

**Entry Name: PUMP APPROXIMATELY 7 METRES NORTH EAST OF COBHAM OAK COTTAGES**

Listed: Grade II

List entry Number: 1169412



Date first listed: 29-Jul-1988

Details

Pump. C18. Lead cistern, spout and barrel, wrought iron handle and mechanism, wooden case. On front of cistern, embossed scrolls above spout, and 2 embossed paterae below it. Twisted wrought iron forked support for spout and bucket, detached from proper position and inverted. Plain handle. Complete.

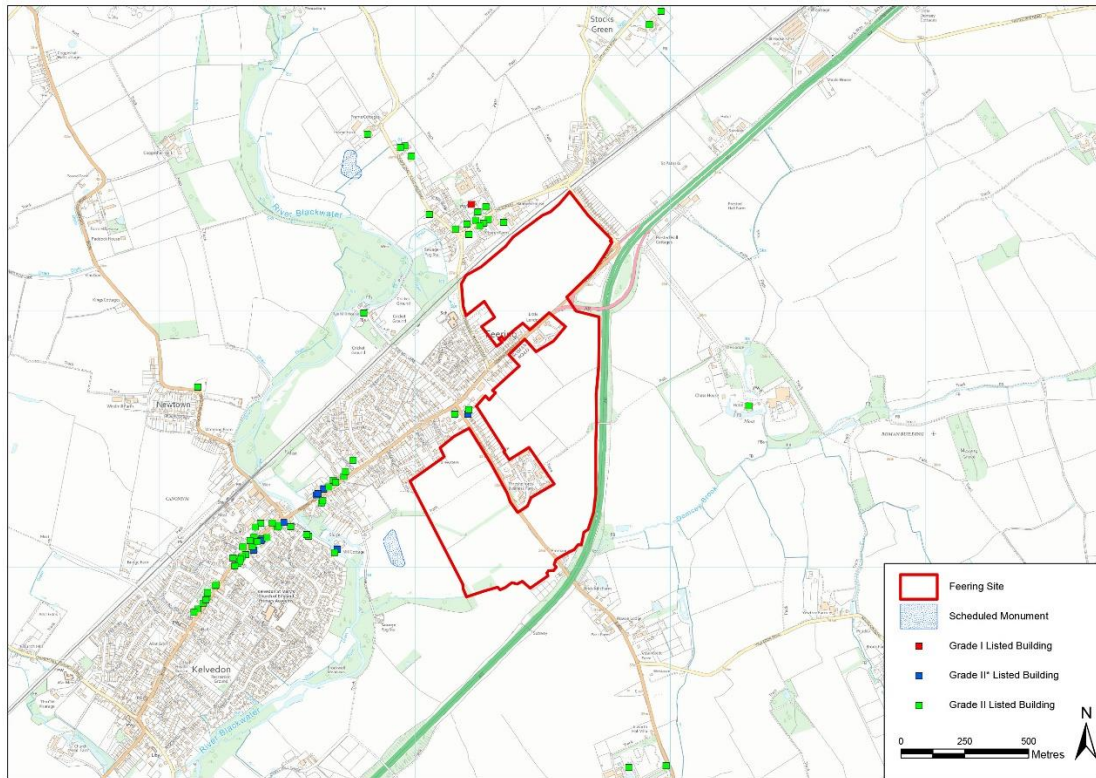
## Appendix D

### Glossary (National Planning Policy Framework) <sup>18</sup>

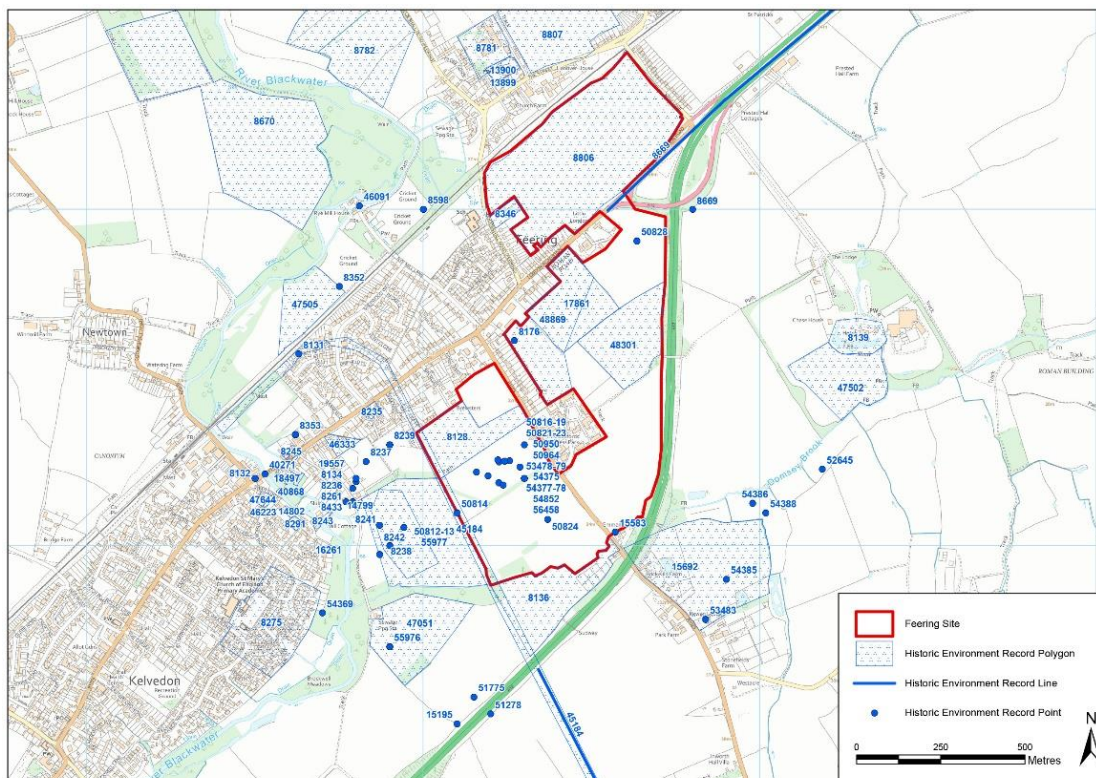
<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

<sup>18</sup> Department for Communities and Local Government, February 2019. *National Planning Policy Framework*

# Appendix E: HER Maps and Gazetteer



Designated sites within a 1km radius of the Site



Non-Designated Heritage assets in 500m radius of the Site

HER No.	Site Name	Period	Summary
8127	Feering Hill, Kelvedon	Post Medieval	Three Quaker burials exhumed c. 1960.
8128	North east side of Kelvedon	undetermined	Cropmarks of linear features including a broad double ditched (?) trackway aligned NW-SE.
8131	Railway cutting at Feering	Palaeolithic	Palaeolithic flint flake.
8132	Central Kelvedon	Palaeolithic	Roe lists a hand-axe and one retouched flake (presumably this is 8131?) from Kelvedon.
8134	North of Easternford Mill, Feering	Roman	Stone coffin, thought to be late Roman, found in c1890 beneath a Saxon interment at Barrow Field in Inworth.
8136	West of Brick Kiln Farm	undetermined	Cropmarks: broad double-ditched trackway; other linear features probably represent recently removed field boundaries.
8139	Prested Hall	Medieval	Fragmentary moat.
8176	North of Easternford Mill, Feering	Roman	Roman stone coffin.
8235	Feering Hill, Feering	Post Medieval	Quaker burial ground.
8236	Feering Hill, Feering	Medieval	Medieval sherds found in 1954.
8237	Barrowfields, North of Easternford Mill, Feering	Roman	Roman Kelvedon's cemetery lay E of Kelvedon Bridge, between the main road and the river.
8238	Anglo-Saxon cemetery east of Easterford Mill, Kelvedon	Early Medieval	Saxon cemetery. Scheduled Monument 1013515
8239	Barrow Hills	Early Medieval	Finds reported from field 436A and 437 (old series), known as Barrow Hills, reportedly similar to finds from 'Barrow Fields' (see 8238).
8240	Barrow Hills	Roman	Pot, apparently 'British Ware', reportedly found here in C19.
8241	Inworth, Feering	undetermined	Skeleton found in c1914 in bank of a disused gravel pit at Inworth.
8242	Cropmarks associated with the Anglo-Saxon cemetery at Kelvedon	undetermined	Two ring ditches (c18m and 5m diameter) and possible enclosure, visible on Nursery Land SW of Threshelfords Farm.
8243	Easterford Mill	Post Medieval	C18 watermill.
8243	Easterford Mill	Post Medieval	C18 watermill.
8244	Junction of World's End Lane and Feering Hill	Post Medieval	In July 1978 the Anglian Water Authority excavated a cruciform trench in the green opposite the Sun Inn, Feering.
8245	Sun Inn	undetermined	Road (or yard) surfaces seen to a depth of c1m in the Sun Inn car park..
8261	Feering -World's End Lane	Medieval	"Mr A Bonner reported a sherd of a thirteenth or early fourteenth century jug in a soft orange red ware from the area of TL 86151913 to TL 86791913, at a depth of c1m (3ft).



8275	Cropmarks at St Marys School, Kelvedon	undetermined	Cropmarks.
8283	Feering	Palaeolithic	Palaeolithic flake.
8283	Feering	Palaeolithic	Palaeolithic flake.
8291	5 Swan Lane (KL1), Kelvedon	Roman	Findings included three small, abraded Roman sherds.
8292	Kelvedon - Feering Hill, The Sun Inn (KL2)	Modern	Foundation trenches revealed made-up ground.
8346	St Martins Churchyard, Feering	Post Medieval	Demolished mortuary chapel in St Martins Churchyard.
8352	Vicinity of River Blackwater, Feering	Palaeolithic	Sub-cordate Acheulian hand-axe found on surface of a depression in the river terrace, c90m south-east of the Blackwater; light grey interior, exterior reddish brown.
8353	Feering House	Prehistoric	Two high-sided flint scrapers; excavated from garden at Feering House by Dr DJEL Carrick.
8354	Feering House	Medieval	Much medieval and post medieval pottery excavated from garden at Feering House by Dr DJEL Carrick.
8355	Feering House	Post Medieval	Much medieval and post medieval pottery excavated from the garden at Feering House by Dr DJEL Carrick.
8356	Feering House	Roman	RB tile excavated from garden at Feering House by Dr DJEL Carrick.
8433	Feering	Medieval	Handle sherd - medieval, from Kelvedon sewer.
8598	Vicinity of Feering	Neolithic	Neolithic flint flake found at Feering, given by E Keys to Colchester Museum..
8599	Feering Hill, Feering	Roman	Stone coffin with female bones, found in NW part of the parish.
8601	Feering Hill, Feering	Medieval	Licence granted in 1336 for endowment of the free chapel of St Mary in the manor of Feering.
8669	East side of Hill House Farm	Roman	Course of Roman road to Colchester.
8670	South east of Coggeshall Hall	undetermined	Cropmark of an irregular enclosure with entrance on SW side.
8670	South east of Coggeshall Hall	undetermined	Cropmark of an irregular enclosure with entrance on SW side.
8781	Drummonds	Medieval	Collection of medieval sherds found in 1958.
8782	Long mortuary enclosure and round barrow 160m SW of Frame Farm	Prehistoric	Large rectangular enclosure, with curved end cut by hedge. According to OS record 1976 "a large rectangular enclosure, a clear rectangular pit and linear and other features.
8806	South of Feering	undetermined	Cropmarks: double-ditched trackway, a single ring ditch exhibiting internal 'pit' joined to trackway by a linear feature.
8807	North of Feering	undetermined	Cropmarks of linear features, probably old field boundaries.
13899	All Saints Church, Feering	Medieval	Parish church, C13-C16, restored in C19.

13900	All Saints Church, Feering	Post Medieval	Parish church C13-C16, restored in C19.
14799	Barrows, Worlds End Lane, Feering	undetermined	At the time of the visit most of the buildings footing had been backfilled with concrete.
14802	Riverside, Swan Street, Kelvedon	Post Medieval	A watching brief was undertaken in May 1994.
15195	Kelvedon/Messing-cum-inworth	Post Medieval	Site of Boundary Post
15195	Kelvedon/Messing-cum-inworth	Post Medieval	Site of Boundary Post
15583	Inworth Pumping Station	Modern	Early C20 pumping station.
15692	Brickfield within Parish of Inworth	Post Medieval	Brickfield north north west of Park Farm just within the parish of Inworth, north east of B1023 road between Inworth and Kelvedon.
16261	Kelvedon - 29 Bittern Close	Modern	Foundations to the rear of the property identified an area of dark humic soil situated beneath the modern topsoil.
17861	North of Freshfords Farm	undetermined	Cropmarks of linear features and a possible small ring ditch
18119	3A Swan Street	undetermined	Watching Brief no archaeological features or deposits identified.
18497	M & M Motors, Feering Hill, Kelvedon	Post Medieval - Modern	Archaeological evaluation and watching brief revealed no archaeological features or finds on the site.
19557	'Marneys' World's End Lane, Feering	undetermined	Negative Watching Brief
25415	The Old Cottage	Medieval	C15 and later part of timber framed house. Listed Building.
25416	The Old Bridge House	Post Medieval	C17 timber framed house. Listed Building.
25417	3 Swan Street	Post Medieval	C18 timber framed house. Listed Building.
25419	Easterford Mill House	Post Medieval	C18 timber framed house. Listed Building.
30009	Cowes and Bushmoor	Medieval	Early C16 timber framed house with later alterations. Listed Building.
30011	Moor Cottage	Post Medieval	Early C17 timber framed house, extended in C18. Listed Building.
30012	The Sun Inn	Medieval	Early C16 timber framed house, formerly part of larger house, now inn. Listed Building.
30013	Sun Cottage	Medieval	C15 and C16 timber framed house, part of former house, now house, garage and shop. Listed Building.
30014	Feering House	Medieval	C15 to C16 timber framed house, part of former larger house. Listed Building.
30015	Wall forming the street boundary of 9 Feering Hill	Post Medieval	C18/C19 red brick wall. Listed Building.
30016	The Vicarage	Post Medieval	Early C19 brick house. Listed Building.
30017	Complex of walls, railings and gates forming the street boundary of No 11	Post Medieval	C16 to C19 brick walls and cast iron gates and railings. Listed Building.

30018	St Andrews and Feering Hill House	Post Medieval	Early C18 house extensively altered c.1814. Listed Building.
30019	Wall along the street boundary of St Andrews and Feering Hill House	Post Medieval	C18/C19 red brick wall. Listed Building.
30020	The Barn and attached ancillary buildings	Post Medieval	C18/C19 timber framed barn and ancillary buildings. Listed Building.
30021	Bridge House	Post Medieval	C16 timber framed house altered in C17 and C18. Listed Building.
30022	Timbers	Medieval	C15 timber framed house altered in C16, C17 and C18. Listed Building.
30023	The Old Anchor Public House	Medieval	C15 and C16 timber framed house, now public house. Listed Building.
30024	Cobham Oak Cottages	Medieval	C13, C16 and C18 timber framed cottages. Listed Building.
30025	Pump approx 7m NE of Cobham Oak Cottages	Post Medieval	C18 water pump. Listed Building.
30031	Rye Mill House	Post Medieval	C17 timber framed house, extended in late C18. Listed Building.
30034	Church Cottage, Feering	Post Medieval	Early C18 timber framed house. Listed Building.
30035	K6 Telephone kiosk (NGR 8721 2030)	Modern	Mid/late C20 Type K6 telephone kiosk, designed in 1935. Listed Building.
30036	The Bell Inn	Post Medieval	C16 timber framed house extended C18 and C19, now public house. Listed Building.
30037	Walberswick House	Post Medieval	C18/early C19 brick and timber framed house. Listed Building.
30038	Parish Church of All Saints, Feering	Medieval	C13 and later parish church restored in C19. Listed Building.
30039	Church Gate House, Feering	Medieval	Early C16 Guildhall for guild of Corpus Christi, extended in C17 and C18 to form house. Listed Building.
30040	End Cottage	Medieval	Late medieval timber framed house, altered in C19. Listed Building.
30041	Apple Tree Cottage	Post Medieval	Late C16 timber framed house, extended in C19. Listed Building.
30042	Church Farm Cottages, Feering	Medieval	C15 timber framed house, altered in C19, now three cottages. Listed Building.
30043	Church Farmhouse, Feering	Medieval	Late C14/early C15 timber framed house. Listed Building.
40271	Kelvedon Bridge, Feering Hill	Post Medieval	C19 brick bridge.
40271	Kelvedon Bridge, Feering Hill	Post Medieval	C19 brick bridge.
40867	The Packhorse Bridge, Kelvedon	Post Medieval	Mid C18 brick built bridge of seven arches
40868	Timber Packhorse Bridge	Post Medieval	Timber bridge demolished c.1880
45184	Kelvedon-Tiptree-Tollesbury Light Railway (Crab and Winkle)	Post Medieval	Disused railway route of the Kelvedon-Tiptree-Tollesbury (Crab and Winkle) Light Railway, opened 1904, closed 1951.
46091	Site of Rye Mill, River Blackwater, Feering	undetermined	Rye Mill, near Rye Mill House and Rye Mill Cottage on the River Blackwater

46223	Heron Road/Swan Street, Kelvedon	Modern	No archaeological finds or features were found from two trenches prior to construction.
46333	44 Feering Hill, Feering	Modern	The ground appeared to be undisturbed except by tree roots.
47051	Brockwell Meadows	undetermined	Cropmark of enclosures
47502	Prested Hall	Medieval	Field boundaries
47505	Kelvedon	undetermined	Enclosure
47644	2 Swan Street, Kelvedon	Post Medieval	No features earlier than the 19th century were identified, and evidence of earlier activity was limited to a few sherds of Late Iron Age, Roman and medieval pottery residual in later features.
48301	Threshelfords	undetermined	Cropmark of an enclosure
48869	Land south of Feering, London Road, Kelvedon		Trial trench evaluation and geoarchaeological assessment found a small cluster of undated features and residual prehistoric pottery. Open area excavation found a Roman linear field system and prehistoric pits
49577	Cobham Oak Cottage	Post Medieval	"Monitoring of a new soakaway and foundation trenches for a rear extension to a grade II* building"
49581	7 John Raven Ct, Feering	Post Medieval	Evaluation trenching at 7 John Raven Court
50822	A Portable Antiquities Scheme findspot of Post Medieval date.		A Portable Antiquities Scheme findspot of Post Medieval date.
50823	A Portable Antiquities Scheme findspot of Roman to Post Medieval date.		A Portable Antiquities Scheme findspot of Roman to Post Medieval date.
52645	A Portable Antiquities Scheme findspot of Medieval date.		A Portable Antiquities Scheme findspot of Medieval date.
53483	A Portable Antiquities Scheme findspot of Medieval to Post Medieval date.		A Portable Antiquities Scheme findspot of Medieval to Post Medieval date.
54377	A Portable Antiquities Scheme findspot of Medieval to Post Medieval date.		A Portable Antiquities Scheme findspot of Medieval to Post Medieval date.
54385	A Portable Antiquities Scheme findspot of Post Medieval to Unknown date.		A Portable Antiquities Scheme findspot of Post Medieval to Unknown date.
54386	A Portable Antiquities Scheme findspot of Post Medieval date.		A Portable Antiquities Scheme findspot of Post Medieval date.
54388	A Portable Antiquities Scheme findspot of Post Medieval date.		A Portable Antiquities Scheme findspot of Post Medieval date.

54852	A Portable Antiquities Scheme findspot of unknown date.		A Portable Antiquities Scheme findspot of unknown date.
56458	A Portable Antiquities Scheme findspot of Roman to Post Medieval date.		A Portable Antiquities Scheme findspot of Roman to Post Medieval date.

