



Listing and Designation Application Form

[Contact](#) | [Type](#) | [Identify](#) | [Extent](#) | [Threat](#) | [Ownership](#) | [Reasons](#) | [Photographs](#) | [Documents](#) | [Comments](#) | [Summary](#)

Application Summary

HE Reference Number: 1439132

An email acknowledging receipt will be sent to you automatically on submission of your application. If you do not receive this email, it is possible that your application has not been processed. If this should happen, please contact our Listing Helpdesk at Listing.Enquiries@HistoricEngland.org.uk.

Contact Details

[Modify this section](#)

Miss Caroline Ratcliff

(carolineratcliff@hotmail.com)

Telephone: 07867971285

Alternative Telephone: 07867971285

Organisation:

Job Title:

Address: Saling Grove
Great Saling
Braintree
Braintree

Application Type

Type: Amendment

EAS Type: Listing Enhancement.

Identification

[Modify this section](#)

Subject: Saling Grove, Great Saling
Listing and Designation Online application

Heritage Asset ID: 1000743

Primary County/Unitary Authority: Essex

Location

Not required for this application type.

Extent

[Modify this section](#)

Extent saved.

Threat

[Modify this section](#)

Is this asset under threat:

Live planning application

Details of threat:

Saling Grove is a registered park and garden with HE as it was created by Humphry Repton (1791). It is currently under threat from the proposed West of Braintree Garden Community promoted by Braintree District Council. Saling Grove's park sits

on the immediate boundary of this proposal new town of 10,000 houses. Despite local objection, including Essex Gardens Trust and the Heritage Assets Impact Statement, the Council has pursued this proposal. It is now with the Planning Inspector and is currently in the last week of his consideration, ending Thursday 25th January 2018. He is exploring the creation of 3 new towns for the North Essex Authorities. West of Braintree is one of them. We have great concerns as there is no acknowledgement of The Grove's Repton park and landscape which has not changed since it was created. The historical problem of ownership arose in 1919 when the pasture fields was sold to the neighbouring farmer, whose farm now forms part of the proposed development. We are seeking to extend the listing to protect the key areas forming the Repton landscape/ park and gardens, so that it is protected in this generation and for future generations. It is the last remaining unspoilt house/pleasure garden/ park/ extended park in tact, as Repton created in Essex in private hands.

Current Planning

Application/ Permission/Marine Consent:

This asset is the subject of a current planning application, permission or marine consent.

Uploaded Planning

Applications/Permissions:

You are unable to upload any Planning Applications/Permissions.

Post Planning Application: You will post a copy of the Planning Application

Post Planning Permission: You will not post a copy of the Planning Permission

Ownership & Occupancy

Modify this section

Owner:

You are the owner of part or all of the subject.

Occupier:

You are the occupier of part or all of the subject.

Owner/Occupier Details:

Robert Bucknell - Organisation: W P Bucknell & Sons - Email: robertbucknell@gmail.com - Telephone: 07860521548 - Owner - Owner of The Lawn (138), Portex Field (134), Plantation (137), Pasture (102), Shooters (101). Areas numbers from 1838 Tithe Map. - Onchers Farm, Blake End Road, Great Saling, Essex, CM7 5DS

Reasons

Modify this section

Reasons for application:

As stated previously, we believe that the listing must be extended in order to protect this Repton landscape as the current listing only protects the immediate park. The Council has ignored the existence/ significance of the landscape in their proposals for West of Braintree Garden Community. They are proposing hedge boundary planting at the boundary of the listing registration (our ownership) and the neighbours land (within the proposal). We do not think there is any protection against this landscape/ view from being lost forever, should the Garden Town proposals be granted.

We are celebrating Repton 200 this year. Indeed we are part of those celebrations, so it is heart breaking that it will be lost if it is not protected with the HE extended listing.

Although the Red Book for Saling Grove has not been found, after research at Essex Record Office and with Repton expert John Phibbs, it is referred to in several places. We believe the best way to understand Repton's intended landscape is to follow the name and ownership details in the sale purchase to Barlett Goodrich by John Yeldham in 1795 (4 years after) and more precisely with the 1838 Tithe Map of the Park. (47 years after Repton executed his plan) where it details the specific areas.

It is best to start with the Tithe Map and Award for ease of area identification. In 1838, Saling Grove was owned by William Fowke and he also owned the farms: Home Farm, Onchers Farm (Onchers) and Parks Farm. It is Home Farm which directly forms part of the Repton landscape. He let Home Farm to William Spraggows. There is the common name of fields (the immediate HE protected park ((133)) is called The Lawn and the central area beyond is also called The Lawn ((134/ has and remains always pasture)) with the two areas either side of 134 are

Portex Field (135) and Watsons (138) and the key Plantation area (137) at the end of the landscape which remained in William Fowke's Saling Grove ownership. By keeping the Plantation (137) in the ownership of Saling Grove itself, it is clear that the Plantation is the end focal point of Repton's southerly landscape view. Shooters field (101, part of Home Farm) sits on the immediate east side of the Walled Garden, The East Lodge and Pasture (102/ has and remains always pasture). Apart from 133, none of these areas are protected under the current HE listing.

Similarly, using the Tithe map/ award numbers as identifiable areas, the 1795 sale can confirm that No.2 area includes 133/135/134/138/103 with the Plantation, whilst No.6 area covers 101 and 102.

These areas: 134/135/138/101 are all within the West of Braintree Garden Community proposal which the Planning Inspector is now considering. We wish him to become aware of and take note of this potential threat to a nationally registered park and protect it urgently.

Photographs

[Modify this section](#)

1777_together.jpg - External - 1777 Chapman and Andre map

IMG_1550.JPG - Other - Tithe Map 1838

IMG_1899_1.JPG - External - South view from house to Plantation in distance. Hay cut on field reflects different ownership from parkland

IMG_1900_1.JPG - External - Exterior South view from house to Plantation (Landscape orientation)

Saling_Grove_A_plan_of_the_freehold_estate_purchased_by_Barlett_Goodrich_esq_c1795.pdf

Uploaded - Other - 1795 Map of estate sale from John Yeldham to Barlett Goodrich of Saling Grove

Photograph/s: file_2.jpeg - External - Overlooking Walled Garden and East Lodge eastwards to Shooters field

file1_1.jpeg - External - Walled Garden proximity to Shooters field

file3.jpeg - External - East side of Walled Garden next to Shooters field

file_3.jpeg - External - Centre view from Saling Grove looking south

file_4.jpeg - External - Cutting hay in park with Watsons, The Lawn and Plantation in the background

file1_2.jpeg - External - Saling Grove 1954 (before storm)

file_6.jpeg - External - Saling Grove (Ariel photo)

Other

Photograph/s: You will post photographs.

Documents

[Modify this section](#)

IMG_1555.JPG - Presvner on Essex

IMG_1550(1).JPG - Tithe Award 1838 Page 9, 10, 11

Heritage_Assets_Impact_Statement.zip - Heritage Assets Statement for BDC

West_of_Braintree_Land_ownership.pdf - West of Braintree Land ownership

West_of_Braintree_Garden_Communities_Plan_for.pdf - West of Braintree Communities Plan

Uploaded Documents: V5North_Essex_Section_1_Hearing_Timetable_Version_5_15012018.docx -

Planning Inspectorate Timetable Jan 2018

North_Essex_Garden_Communities_Study__p_111_.pdf - North Essex Authorities Communities Study

Setting_of_Heritage_Assets_2nd_ed_2017.pdf - HE Setting of Heritage Assets Dec 2017

West_of_Braintree_Issues_and_Opportunities_Nov_2017.pdf - West of Braintree Issues and Opportunities Nov 17

Other Documents

You will post documents.

Bibliographic References: You have not provided any bibliographic references.

Comments

[Modify this section](#)

Comments:

We have included in the documents section the new stronger guidance that HE has published in December 2017 for the Setting of Heritage Assets which directly strengthens the need for the current listing area to be extended. The Planning Inspector's final day to consider the West of Braintree with the 2 other North Essex Garden Communities is on Thursday 25th January 2018. Therefore we would appreciate your urgent attention to this application to extend the listing and submit your comments to the Inspectorate. Essex Garden Trust has already submitted a letter of objection at the draft local plan consultation stage in August 2016, along with other local opposition but no acknowledgement of the Repton landscape status has been given or accepted. We fear that this landscape created over 250 years will be destroyed and lost unless we can protect it from this planning threat.


Previous
Step


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