Tendring Colchester Borders Garden Community HIA

Colchester & Tendring Councils - Heritage Impact Assessment work

February 2022

Turley

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Client
Colchester Borough and Tendring District Councils

Our reference
COLH3005

1. Introduction

1.1 Turley have been commissioned by Colchester and Tendring Councils to prepare Heritage Impact Assessments to underpin work on proposed site allocations within each of the two authorities. This work will ensure that a positive strategy for the historic environment is secured through the emerging Local Plans for Tendring and Colchester and that site allocations avoid harming the significance of both designated and non-designated heritage assets, including their effects on setting. It will also identify opportunities for the enhancement of the historic environment.

1.2 An assessment of the potential significant impacts on heritage assets in relation to the proposed site allocations was requested by Historic England. This requirement has been incorporated within modified Policy SP9 (Tendring/Colchester Borders Garden Community) which stipulates that:

the adoption of the DPD will be contingent on the completion of a Heritage Impact Assessment carried out in accordance with Historic England guidance. The Heritage Impact Assessment will assess the impact of proposed allocations upon the historic environment, inform the appropriate extent and capacity of the development and establish any mitigation measure necessary.

1.3 The agreed methodology is in accordance with Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN 3). It is also informed by Historic England Good Practice Advice in Planning 1: The Historic Environment in Local Plans (HEGPAP1) and Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HEGPAP3). The methodology followed the following four stages:

Stage 1: Evidence Gathering and Identification of Heritage Assets

1.4 The starting point was the collation of the historic evidence base for each site using sources including the Historic Environment Record, Conservation Area Appraisals and Management Plans, local lists, Historic characterisation assessments, the National Heritage List for England, The Register of Parks and Gardens of Historic Interest in England, and the Heritage Gateway. Local stakeholder knowledge from local history groups and civic societies was also recorded.

1.5 Study boundaries around each site were agreed with the Councils in order to assess the heritage significance and impacts of new development. Any sites where proposed development would not affect any heritage assets were removed from the study at an early stage. Those sites where proposed development may impact heritage assets were progressed to Stage 2.

Stage 2: Assessment of Significance & Impacts

1.6 Site visits were undertaken to carry out a rapid visual assessment of which heritage assets were likely to be affected by the proposed allocation either directly or through changes to the setting and a refinement of heritage assets identified in Stage 1 as necessary. The identification of the setting of each heritage asset was informed by NPPF Annex 2 Glossary and HEGPAP3. This informed further revision and agreement of each study boundary.

1.7 The significance of the heritage assets including the contribution made by its setting, the physical surroundings, the experience of the asset and its association was then assessed. A value weighting for significance was established based on accepted criteria.

1.8 An impact assessment of the proposed allocation was then undertaken, considering matters such as location and siting of development, the form and appearance of development (where known), other effects such as noise, lighting, character changes, and secondary effects such as traffic movements.

Stage 3: Assessment of Potential Mitigation and Enhancements

1.9 This stage sets out how potential harm to heritage assets can be avoided, mitigated or enhanced in order to support effective avoidance, mitigation and enhancement as part of future masterplanning and the planning application process. An assessment of soundness against the tests in the NPPF was also undertaken for each site allocation.

Stage 4: Final Reporting

1.10 For each site the above stages were combined into a Heritage Impact Assessment report.

2. Tendring Colchester Borders Garden Community

2.1 The Tendring Colchester Borders Garden Community (TCBGC) site allocation was proposed in the joint Strategic Section 1 of the Tendring District, Colchester Borough and Braintree District Council's Draft Local Plans. Draft Local Plan Policy SP8 specifically referred to the development of a Garden Community at the Tendring Colchester Borders.

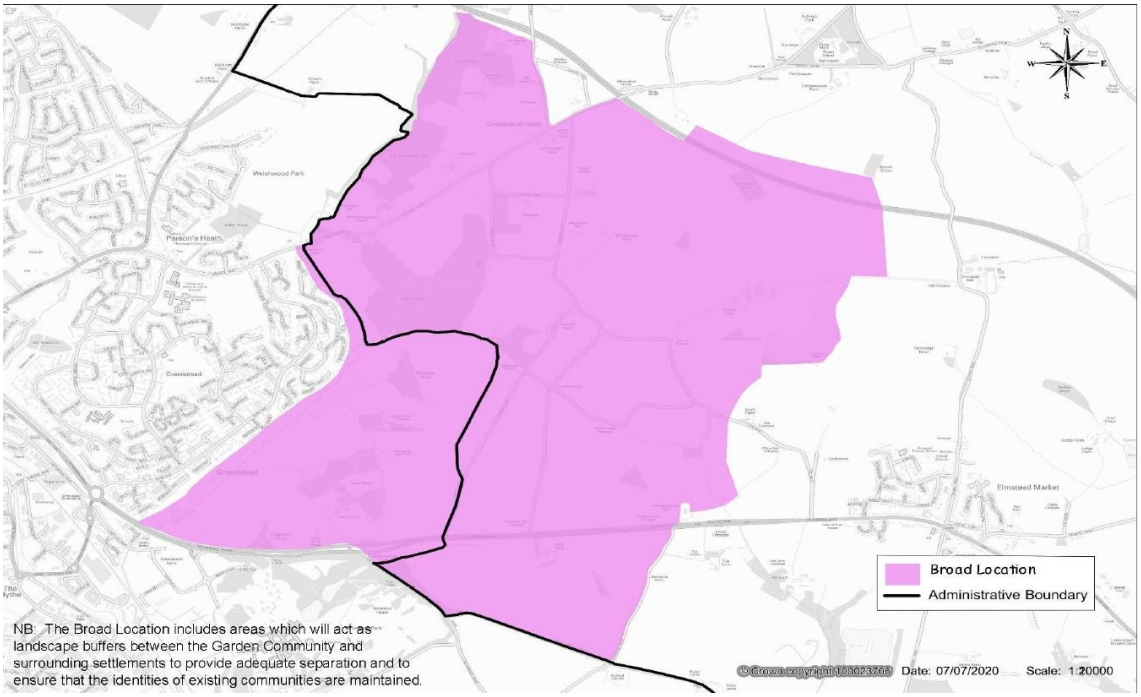


Figure 1 TCBGC - Broad Location

2.2 Draft Local Plan Policy SP8 identified the TCBGC as being capable of accommodating a range of 7,000-9,000 homes alongside associated transport, employment, education, open space and community infrastructure, in the long term.

2.3 The structure of the report follows the Methodology set out in HEAN 3: The Historic Environment and Site Allocations in Local Plans:

- Step 1: Identification of heritage assets potentially affected by the site allocation
- Step 2: Understand what contribution the site makes to the significance of the heritage assets
- Step 3: Identify what impact the allocation might have on that significance
- Step 4: Consider how enhancements can be maximised and harm avoided
- Step 5: Determine whether the proposed site allocation is 'sound'

2.4 Historic Characterisation Reports in addition to map regression and historical sources have been referenced in the assessment to inform the understanding of significance and setting for each heritage asset identified.

3. Identification of Heritage Assets

Definitions

3.1 The National Policy Framework (NPPF) defines a heritage asset as:

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. It includes designated heritage assets and assets identified by the local planning authority (including local listing). (Annex 2: Glossary)

3.2 Designated heritage assets are: World Heritage Sites, Scheduled Monuments, Listed Buildings (Grades I, II* and II), Protected Wreck Sites, Registered Parks and Gardens (Grades I, II* and II), Registered Battlefields or Conservation Areas, which are designated under the relevant legislation.

3.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. (Paragraph 039 of the Planning Policy Guidance (PPG))

3.4 Significance is defined in the NPPF as:

3.5 The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. (Annex 2: Glossary)

3.6 The setting of a heritage asset is defined in the NPPF as:

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. (Annex 2: Glossary)

Identified Heritage Assets in Site Allocation

3.7 There are three heritage assets within the core development area of the TCBGC location, with another four within the wider strategic development area. All except one are positioned within the Crockleford Heath area of the Ardleigh Parish, in close proximity to the Greenstead Estate area in the east of Colchester. One is within the Elmstead Parish, just to the west of the hamlet.

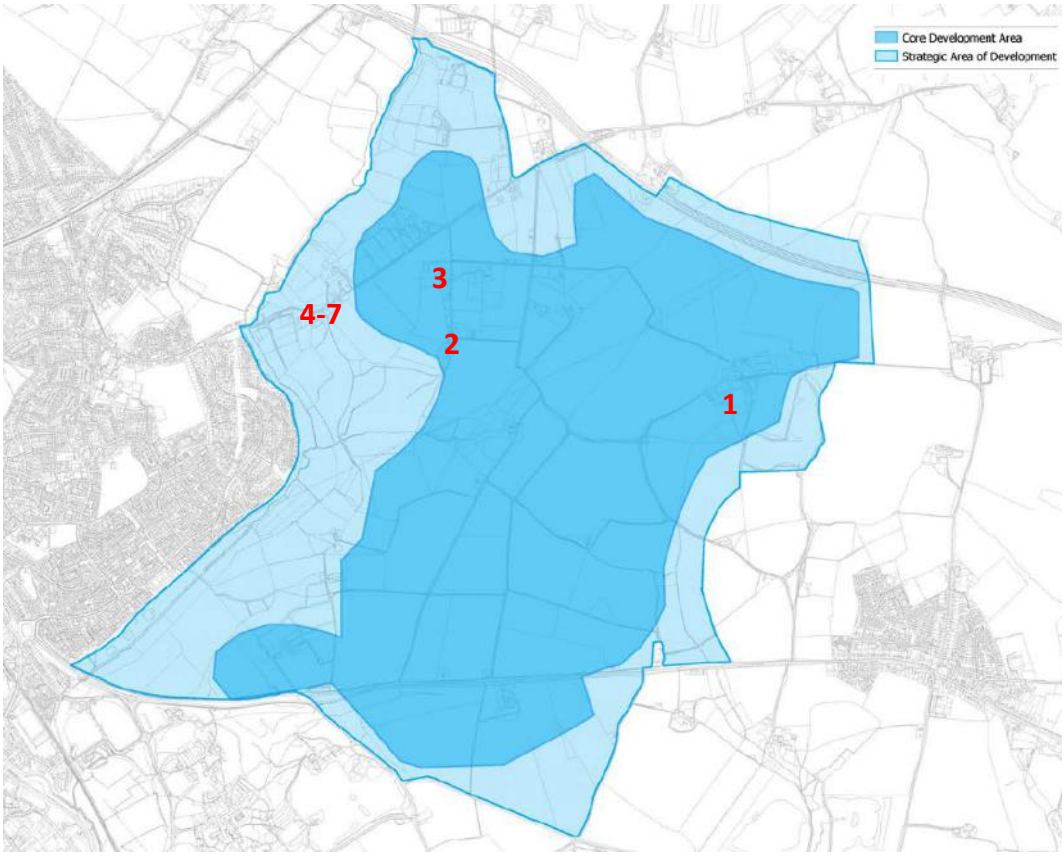
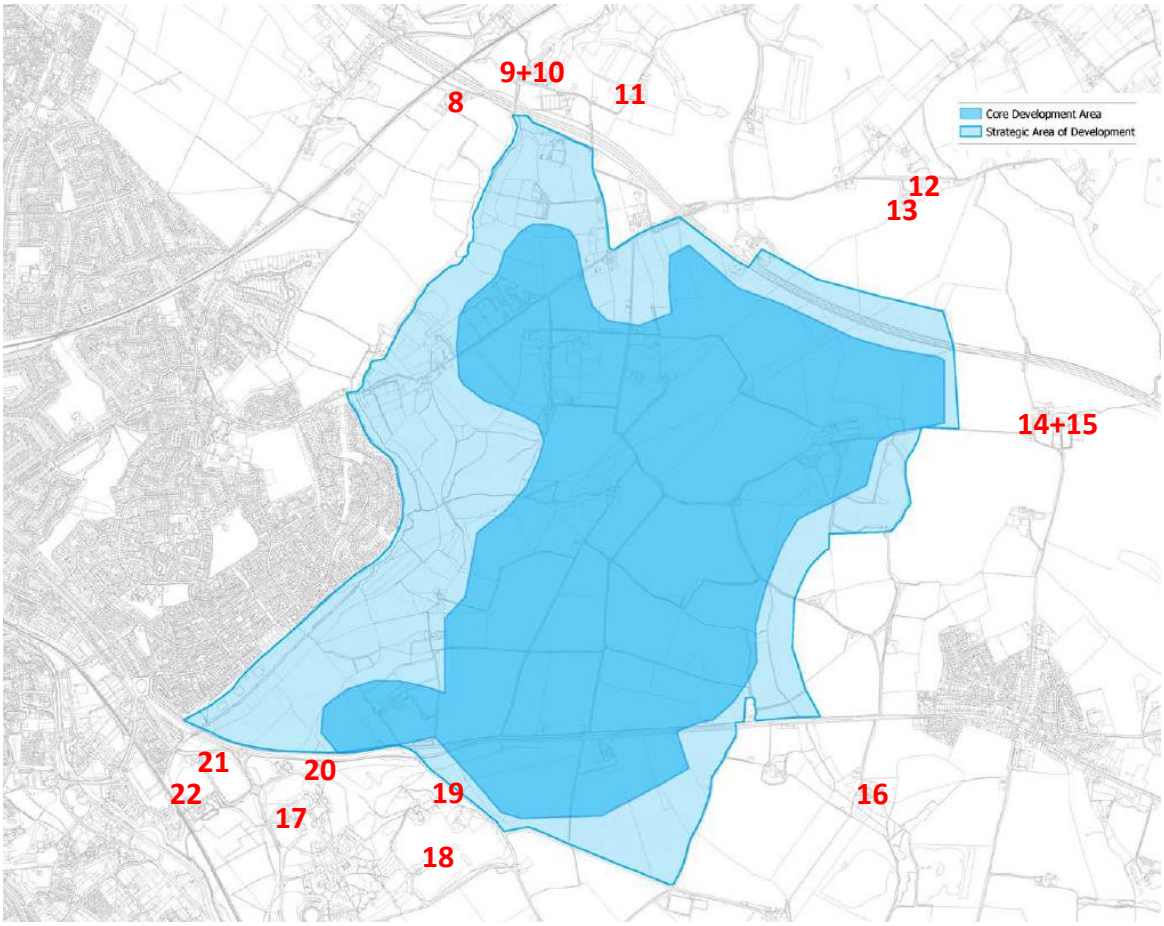


Figure 2 A Plan for Tendring Colchester Borders Garden Community: Issues and Options Report Nov 2017

3.8 Within a 1.5km distance of the site allocation boundaries, another 77 designated heritage assets have been identified with a similar number of non-designated locally listed heritage assets also identified from the Colchester Heritage Explorer within this study area. There are no non-designated heritage assets in the Tendring District area. Of these identified heritage assets in the wider area, 15 are considered to be potentially being affected by the development of the TCBGC.



Sensitivity/Heritage Value

3.9 The sensitivity or heritage value of each heritage asset has been determined, taking into account both the relative importance of the asset and the relative weight which statute and policy attach to it. The sensitivity of each asset establishes the capacity of the asset to accommodate change whether directly (through physical changes to the asset's fabric) or indirectly (through changes in its setting) without harm to the heritage asset's significance.

3.10 Table 1.1 below summarises the sensitivity / heritage value of those heritage assets that are relevant with regard to the proposed development.

Table 1.1: Sensitivity / Heritage Value

Heritage Value	Definition/ Criteria	Assets affected by Site allocation
Very High	Assets of very high or international importance including: ○ World Heritage Sites	None found within study area

	○ Other heritage assets of recognised international importance	
High	Assets of high or national importance including: ○ Grade I and II* listed buildings, or other buildings that can be shown to have exceptional qualities in their fabric or historical associations which is not adequately reflected in their listing grade. ○ Scheduled Monuments and non-designated assets of schedulable quality and value ○ Registered Battlefields ○ Grade I and II* Registered Parks and Gardens ○ Conservation areas containing very important buildings ○ Well preserved historic landscapes or townscapes, exhibiting considerable coherence, time-depth or other critical factors	**9)** Spring Valley Mill (GII* LB) **14)** Elmstead Hall (GII* LB) **15)** Church of St Anne and St Lawrence (GI LB) **17)** Wivenhoe House (GII* LB) **22)** Group of Barrows at Annan Road (Scheduled Monument)
Medium	Assets of medium or regional importance including: ○ Grade II Listed Buildings, or other buildings that can be shown to have considerable qualities in their fabric or historical associations and are of regional or more than local importance ○ Grade II Registered Parks and Gardens ○ Conservation Areas containing important buildings ○ Archaeological sites or features of regional importance	**1)** Allen's Farmhouse, Elmstead (GII LB) **2)** Ivy Cottage, Crockleford Heath (GII LB) **3)** Lamberts, Crockleford Heath (GII LB) **4), 5), 6) & 7)** Hill Farm Cow Byre and Hayloft, Stable/Cartlodge, Barn and linked Cow Byre, and Cartlodge (GII LBs) **8)** Moze Hall and attached front wall and railings, Ardleigh (GII LB) **10)** Spring Valley Mill House (GII LB)

	○ Historic townscapes or landscapes exhibiting original features or a main phase of development of interest, or the work of a regionally important designer or other considerations of note.	**11)** Hulls Farmhouse, Ardleigh (GII LB) **12) & 13)** Collierswood Farmhouse and Barn approx. 100m S of Collierswood Farmhouse (GII LBs) **16)** Fen Farmhouse, Elmstead (GII LB) **18)** Wivenhoe Park (Registered GII) **19)** Wivenhoe East Lodge (GII LB) **20)** Wivenhoe West Lodge (GII LB) **21)** Salarybrooke Farmhouse (GII LB)
Low	Assets of low or local importance including: ○ 'Locally listed' buildings or parks and gardens ○ Unlisted buildings and townscapes or landscapes of modest quality with local (vernacular) characteristics ○ Archaeological sites of local importance	None identified in study area
Negligible	Other assets of very low or local importance, including: ○ Non-designated assets (including sites and features) with no significant historic or archaeological value, or sites of former archaeological features ○ Unlisted buildings of no architectural merit, or of an intrusive character ○ Landscapes or townscapes with little or no significant historic interest, or whose value is limited by poor preservation	Not relevant to this study (unless assets are identified through consultation with local stakeholders)

3.11 This list will need to be corroborated on site by visual survey and may be amended following consultation with local stakeholders. Currently, Scheduled Monuments, Registered Parks and Gardens and Grade I, II* & II Listed Buildings have been identified in the study area as requiring assessment.

4. Significance Assessment

4.1 In order to understand what contribution site allocation TC3 makes to the significance of the heritage assets identified, the significance of the heritage assets needs to be understood.

4.2 The definition of significance is found in Annex 2: Glossary of the NPPF and is quoted in section 2 of this report. This definition notes that significance stems from an asset's heritage interest which may be archaeological, architectural, artistic or historic, and derives not only from an asset's physical presence, but also from its setting.

4.3 The four heritage interests are defined as follows:

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.* (Annex 2: Glossary NPPF)

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 skill, like sculpture.* (Paragraph 006, PPG)

Historic interest: *An interest in past lives and events (including pre-historic). 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.*

4.4 With regard to setting, Historic England's Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) 'The Setting of Heritage Assets' (HEGPAP3) notes:

Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

4.5 This section therefore provides a proportionate assessment of each heritage asset's significance including the contribution made by its setting following the guidance in HEGPAP3: The Setting of Heritage Assets. This will enable an understanding of the relationship of the site to the heritage asset. Where further assessment is required due to a lack of existing information for example, then this will be identified.

4.6 The assessment of the heritage assets has been grouped by broad location and in order of proximity to the TGBGC area boundaries. The assessment will broadly follow the consecutive numbering order of the assets as listed above, but grouped by location.

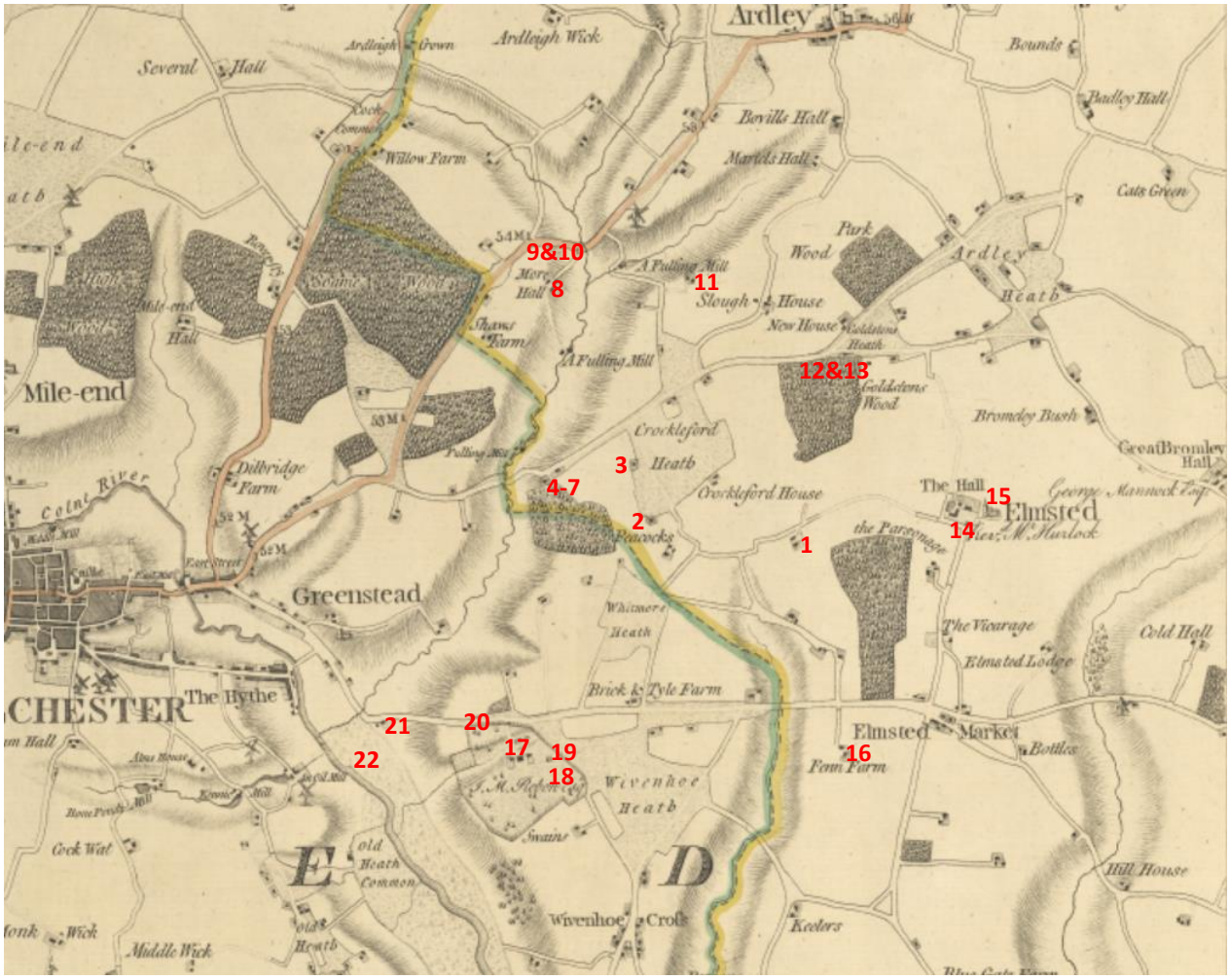


Figure 3 Digital Map of the County of Essex 1777 by John Chapman & Peter Andre

ARDLEIGH

2) Ivy Cottage – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.7 *Historic interest as gate house to Churn Wood which together with former heathland location, is principal element of setting that contributes to significance. Architectural interest as example of later vernacular dwelling in area, part of the heath settlement pattern that typifies the area and was likely built around the time that the heath was enclosed in the early C19.*

4.8 This timber framed and plastered cottage with a thatch roof dates to the C18/C19 and is believed to be a former gate house to Churn Wood which is still located to the west of the cottage. The cottage has clearly defined boundaries on all sides. There have been properties located to the north and east of the cottage at least since the 1874 OS map and fields to the south.

4.9 As the cottage is believed to be the former gatehouse for Churn Wood, the wood itself contributes significantly to the setting of the cottage as it provides context for the building. The cottage lies in a secluded position within the hamlet of Crockleford Heath and has a well enclosed and landscaped setting.

3) Lamberts – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.10 *Principally of historic interest as part of earlier development around Crockleford Heath which is important to its setting. Architectural interest as example of vernacular building.*

4.11 This timber framed and plastered cottage with a hipped thatched roof dates to the C18. The property currently has open fields to the north and west and woodland to the east and south. There are several properties to the south east.

4.12 The 1874 map depicts this cottage with another range to the south at right angles to the cottage. The setting of the cottage is similar to that of the late C19, with the exception of the construction of a few houses to the south east of the cottage.

4.13 The setting of the cottage is mainly contained within its own property boundary, marked by a border of trees. However, the cottage represents one of the few properties in the Crockleford Heath area of Ardleigh and reflects the dispersed settlement pattern of the area. The surrounding rural landscape is appreciated in the approach to the property from the north before the well treed Heath is reached and is important in providing separation between the historic Heath development and the later ribbon development along Bromley Road.

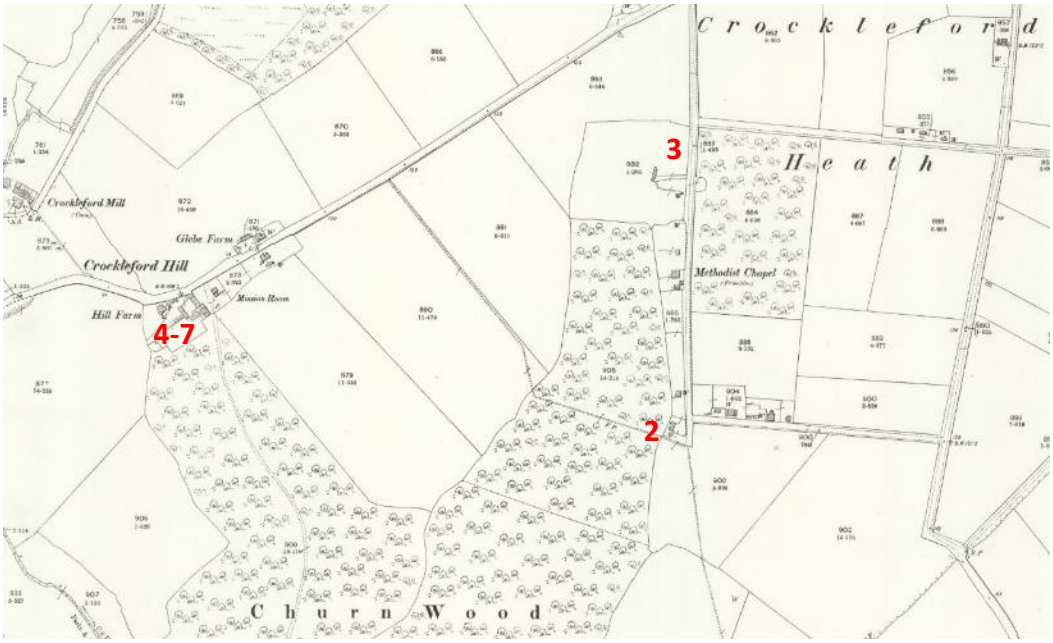


Figure 4 1897 OS showing locations of Ivy Cottage (2) Lamberts (3) and Hill Farm (4-7)

4), 5), 6) & 7) Agricultural buildings associated with Hill Farm – Grade II LBs – Medium Sensitivity/Heritage Value

Summary of heritage value

4.14 *Historic interest as example of scattered farmsteads found in area, but connection to rural landscape setting eroded through residential conversion which has also affected their architectural interest.*

4.15 Agricultural buildings associated with Hill Farm, GII listed. To the east of the unlisted Hill Farmhouse lies the separately listed Cow Byre and Hayloft, Stable/Cartlodge, Barn and linked Cow Byre and Cartlodge. They are all surviving examples of C18 and C19 agricultural buildings. To the north of the site is Bromley Road followed by a modern development of four houses and to the east of the site is a large property. To the south lie agricultural fields and woodland.

4.16 The 1874 OS map records that the setting of the barns has remained fairly unchanged up to present day. What was once a field to the east of the farmhouse is now a garden and the field to the north, owned by Glebe farm depicted on the map, now has four residential properties on it. The fields and their partitions to the south remain. The 1842 tithe map records that the fields to the south and west were occupied by Hill Farm, and they are therefore of most significance to the setting of the listed building.

4.17 The rural setting of the agricultural buildings is fundamental to our understanding of their original function. The surrounding fieldscape of irregular enclosure both reflects the historic dispersed settlement pattern in Ardleigh and is of ancient origin. However, the buildings have all been converted to dwellings and ancillary use since they were listed and they have a distinctly domestic character now. The small development of new houses across the road has accentuated the domestic character of this small enclave of development.

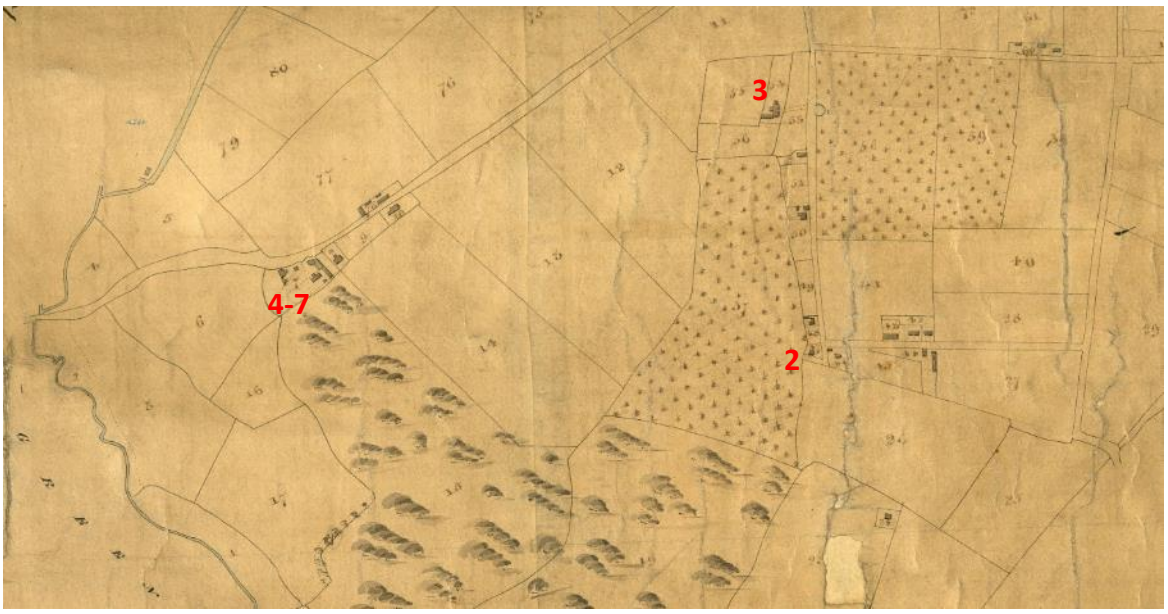


Figure 5 1842 Ardleigh Tithe Map showing locations of Ivy Cottage (2) Lamberts (3) and Hill Farm (4-7)

Figure 6 1874 OS showing Hill Farm and associated buildings (4-7)

8) Moze Hall and Attached Front Wall and railings – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.18 *High historic interest as one of four manors of Ardleigh and potential archaeological interest due to C15 origins. Architectural interest high too due to high status. Rural and woodland setting to south and east important to significance, whilst railway and road system is not.*

4.19 Moze Hall is dated to the C15 with later alterations and additions. It is noted to be one of the four manors of Ardleigh. Directly to the north is the A120, and to the North West the railway line. The surrounding fields to the east and south would have been farmed by the manor and the field boundaries still largely reflect those recorded in the 1874 OS map. Further to the south east is historic woodland.

4.20 The setting of Moze Hall has already been compromised by both the A120 and the railway. The fieldscape to the east and south is important to our understanding of the house as C15 manor house which farmed the surrounding land. However, the historic woodland to the south east of these fields acts as a buffer between the asset and the wider landscape beyond.

Figure 7 1874 OS showing Moze Hall (8)

9) Spring Valley Mill – Grade II* LB - High Sensitivity/Heritage Value

Summary of heritage value

4.21 *High historic interest as only surviving water mill in area with surviving machinery. Associative value with mill house (see below). Mill pond and secluded position in wooded valley very important to setting and understanding of function. Group value with mill house also important to setting.*

4.22 This C18 water mill was later adapted to steam power, but is the only surviving example of a water mill in Tendring. The machinery and interior of the mill are complete including a cast iron overshot wheel, although the mill is now empty and not in working order. The mill sits in a well wooded valley which is surrounded by fields with Spring Valley Lane running to the west. To the north of the mill is the Colchester to Ipswich Railway line and the modern A120 runs to the south west. A large reservoir which would have powered the mill is located to the east.

4.23 The mill is located in the Ardleigh parish which is historically characterised by heathland and fieldscape of irregular enclosure. The area surrounding the mill still largely reflects the fieldscape recorded on the 1874 OS map although the landscape is divided to the south by the A120 and some smaller developments have been built nearby as a result of this. The mill (and house) however benefit from a secluded position within the Spring Valley which reduces the visual impact of these recent developments.

4.24 The mill pond is most significant to the mill and any development which compromised the understanding of the relationship between the body of water and the mill itself would have a significant impact on the setting of the mill. The character of the area to the south of the mill has already been significantly altered by the construction of the A120 and has less importance to the understanding of the mill.

10) Spring Valley Mill House – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.25 *Associative historic value with water mill and of architectural interest as a vernacular domestic property in the area. Setting as above.*

4.26 The timber framed Mill House is dated to the C17/C18 or earlier and has later alterations and additions. It is located directly to the south of the Mill and its setting should therefore be considered as above. Additionally, the Mill itself is highly significant to the understanding of the Mill House.

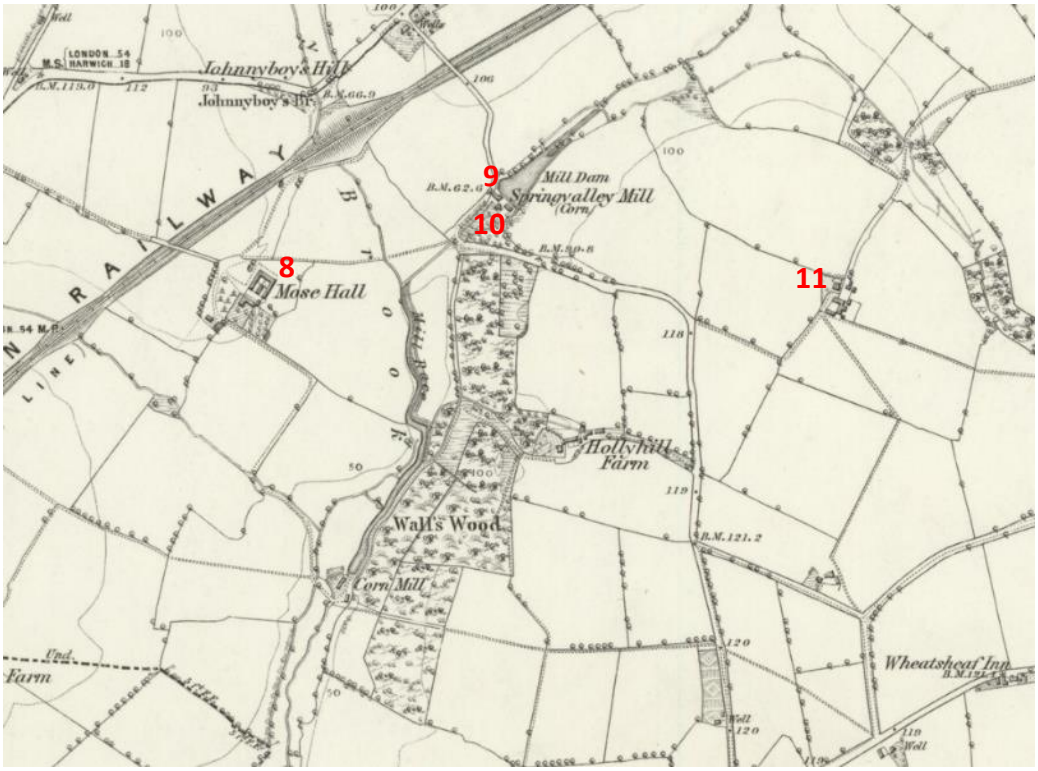


Figure 8 1874 OS showing Moze Hall (8), Spring Valley Mill (9) and House (10) and Hulls Farmhouse (11)

11) Hulls Farmhouse – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.27 *Historic interest as example of scattered farmsteads in area with architectural interest as example of early vernacular property in the area. Farmstead context important to setting and significance as is existing relatively isolated position within rural landscape.*

4.28 Hull's farmhouse is dated to the C16/C17 with early C20 alterations and extensions. The area to the north and west of the house appears to form its domestic curtilage, with fields to the north. The house sits within a working farmyard however with the yard and agricultural buildings immediately to the west and south with polytunnels, etc. evident to the south and west beyond its gardens.

4.29 The 1874 OS map depicts Hull's farmhouse with a similar plot of land to the rear, surrounded by fields. This rural setting of the farmhouse which to a large extent still remains today, is fundamental to our understanding of the asset as a farmhouse within a historic fieldscape. The A120 today forms the southern boundary to its setting, but it is still evidently an isolated farmstead although better connected to the road system than it historically was.

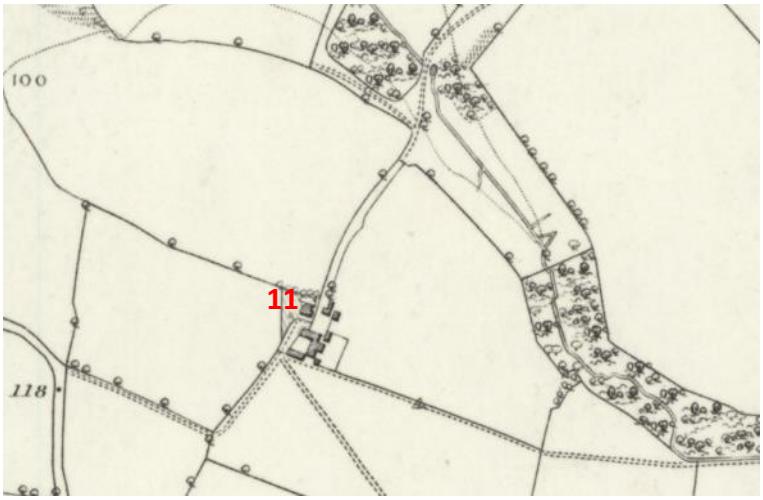


Figure 9 1874 OS showing Hulls Farm (11)

12) & 13) Collierswood Farmhouse & Barn Approximately 100 metres south west of Collierswood Farmhouse - Grade II LBs – Medium Sensitivity/Heritage Value

Summary of heritage value

4.30 *House of architectural interest as example of later 'polite' style while barn of vernacular construction. Of historic interest as example of clustered development around Goldston's Heath. Group value lessened by clear division between domestic curtilage and working farm are, but rural setting important to understanding of function and relationship with surrounding land.*

4.31 These separately listed C19 redbrick farm house and late C18 barn with C19 additions and alterations form part of a historic farm complex. It is part of the scattered cluster of buildings that developed around what was Goldston's Heath, now landscaped as Green Island Gardens. The barn predates the farmhouse which is of a polite architectural style and of some status. Its domestic curtilage is extensive and quite clearly distinct and separate from the barn which appears to remain in agricultural use. In the wider landscape to the south lies the A120 which divides the fieldscape.

4.32 The rural setting of these agricultural buildings is important to our understanding of their original function, although the clear division between the genteel farmhouse's domestic setting and the barn, lessens the importance of this setting to the house. The barn however has a direct relationship with the surrounding fields with strong intervisibility between the landscape and the building underlining the functional relationship between the two.

Figure 11 1874 OS showing Collierswood Farmhouse (12) and Barn (13)

ELMSTEAD

1) Allen's Farmhouse - Grade II – Medium Sensitivity/Heritage Value

Summary of heritage value

4.33 *Historic and architectural interest as early vernacular property providing evidence of historic settlement pattern in area. Rural setting important to significance although eroded by loss of historic field boundaries and modern development to north.*

4.34 The timber framed and plastered farmhouse is dated to 1584. The farmhouse is situated in an agricultural setting to the south. To the north are agricultural buildings and a commercial site.

4.35 The 1874 OS map shows that the area directly to the north was populated by buildings, presumably of an agricultural nature. The area to the north east has since been populated with buildings, most of which appear to retain an agricultural purpose. The surrounding landscape comprises of dispersed medieval settlements and Allen's Farm is still one of the few built elements of this largely rural landscape.

4.36 Elmstead has a relatively good survival of medieval fieldscape. There has been some irregular loss of field boundaries since the 1950s and this is evident in the fields surrounding the farmhouse which have lost some of their historic partitions recorded on the 1874 OS map. Additionally the A120 now cuts through the historic fieldscape to the north.

4.37 The agricultural setting of this farmhouse provides important context to the farmhouse's purpose. The setting of the farmhouse has however been compromised by the construction of what appear to be modern warehouses to the north and through the removal of historic field boundaries in the surrounding fields.

Figure 12 1874 OS showing Allen's Farm (1)

14) Elmstead Hall – Grade II* LB - High Sensitivity/Heritage Value

Summary of heritage value

4.38 Very high historic interest due to age and potential resulting archaeological interest. Very high architectural interest as important and high status property. Group value with church (see below) and viewed in pastoral setting which is important to appreciation.

4.39 This timber-framed and plastered house is visibly of C15 and C16 fabric, but has earlier origins. It is of great historic and potential archaeological interest given its age and its relationship with the church. Its setting and approach from the south remains little altered and it is viewed across its formal front garden with the church nearby. These two aspects of its setting are particularly important for an appreciation of its great architectural interest and the historic relationship between the Hall and the church. The Hall's original outbuildings to the west appear to have been largely lost and replaced by later farm buildings, but it is still appreciated in an uninterrupted agricultural and open landscape. Its original wider setting remains substantially intact, despite changes in its immediate curtilage, and its isolated position with the church is an important part of its setting.

15) Church of St Anne and St Laurence – Grade I LB – High Sensitivity/Heritage Value

Summary of heritage value

4.40 *Very high historic, architectural and archaeological interest as relatively unaltered parish church of at least C14 origins. Associative value with Hall. Isolated setting in rural context provides prominence which is important to significance.*

4.41 The Church is of great historic and archaeological interest as a relatively unaltered parish church of at least C14 origins with the nave thought to be C12. It sits only c50m east of the Hall within a churchyard within which is a group of 3 Grade II listed tombstones. In common with the Hall, its rural setting and their mutual relationship is of the greatest importance to its significance. It sits within a substantially unaltered

and isolated setting with the Hall which allows an appreciation of the historic relationship between the two buildings and gives these two high status assets prominence within the parish.

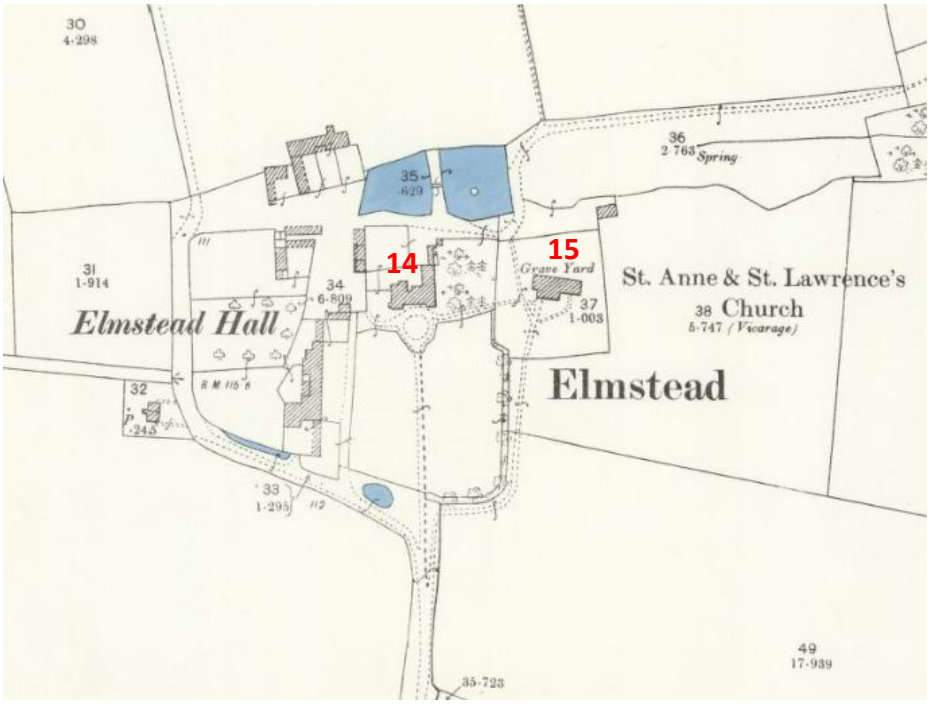


Figure 13 1897 OS showing Elmstead Hall (14) and the Church of St Anne and St Laurence (15)

16) Fen Farmhouse – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value

4.42 *High historic interest as early farmhouse in area demonstrating medieval settlement pattern. High architectural interest due to early vernacular construction. Surviving historic agricultural landscape important to appreciation of function and thus significance.*

4.43 Fen Farmhouse is thought to be C15 with later additions and alterations. It is located to the south west of Elmstead Market in a rural landscape. The A133 lies to the north.

4.44 The setting of the farmhouse is fundamental to its significance as a historic building with agricultural origins. It is highly characteristic of the area which comprises of a dispersed medieval settlement pattern with a historic fieldscape of irregular field boundaries. The surrounding agricultural landscape is therefore important to its appreciation as a dispersed historic farmstead, and it contributes to its significance.

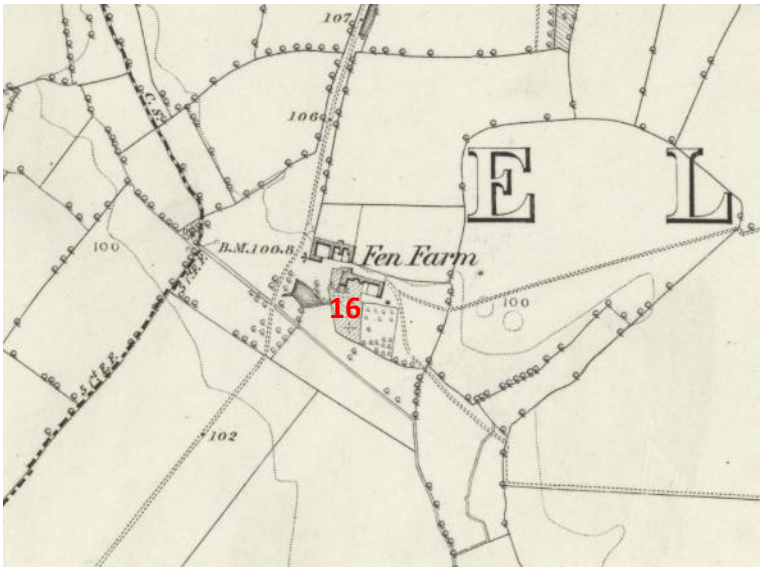


Figure 14 1874 OS showing Fen Farmhouse (16)

WIVENHOE

17) Wivenhoe House – Grade II* LB - High Sensitivity/Heritage Value

Summary of heritage value

4.45 *Very high architectural interest as high status C18/C19 mansion house. Corresponding historic interest with some potential archaeological interest. Registered park and garden (see below) intrinsic to setting and appreciation of significance. Group value with associated listed structures in estate including lodges (see below).*

4.46 Wivenhoe House is a red brick mansion house originally constructed in 1759 by Thomas Reynolds of London for Isaac Martin Rebow, possibly to the designs of Matthew Brettingham. In 1846 John Gurdon Rebow commissioned Thomas Hopper to alter the house and the work was carried out by a local builder, Henry Haywood. The house, converted into a conference centre in 1977, was extended by the architect Byran Thomas in 1986. The building was entirely re-cast in Victorian Tudor style. Richard Woods was commissioned to landscape the old deer park between 1770 and 1776. The 1874 OS map depicts the historic boundaries of the estate. The park became part of Essex University in 1964 and the western half of the park (outside the area registered) is now covered by an extensive range of university buildings.

4.47 The manor house's heritage significance is primarily derived from the C18 origin of the house and relatively unaltered C19 exterior and interior designs by Thomas Hopper. The surrounding pleasure grounds are of fundamental significance to the house as they support the architectural and social history of the site. However, the mid-late C20 conversion of the house into a conference centre and resulting car parks to the north of the house and modern extension to the south detracted from the historical setting of the country house. The remodelling of the house and the rebuilding of the modern extension in 2010 to create a training hotel has however remedied many of these detracting elements.

4.48 The landscaped parkland closest to the house has been retained and provides a buffer against the intrusive University development to the west of the house. However, the

development of the western half of the parkland has compromised the experience of the asset within its landscaped gardens.

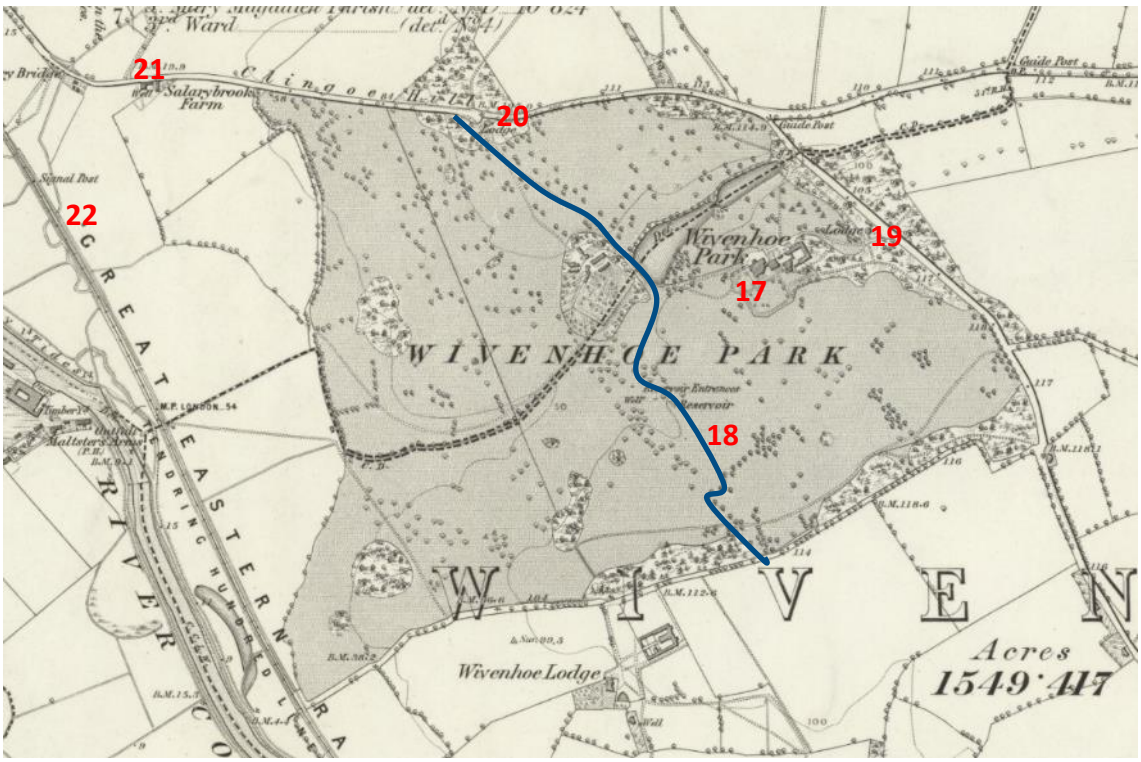


Figure 15 1874 OS showing Wivenhoe Park (18), House (17), East Lodge (19) and West Lodge (20); Salarybrooke Farmhouse (21) and Group of Barrows, Annan Road (22).

4.49 The asset's wider setting is also significant to our understanding of the house as a country house set within a landscaped garden of an otherwise rural setting. The surrounding area has altered considerably since the house and its grounds were designed in the C18. The retention of site boundaries and surrounding fieldscape to the north, east and south convey the scale of the manor's grounds and reflects the historic ownership boundaries despite the extensive changes which the landscape to the west of the house has undergone. This wider area reflects the historically dispersed settlement pattern of Wivenhoe parish outside the main settlement to the south. Although the expansion of Wivenhoe town is encroaching upon the landscape to the south east, this open landscape is significant to the heritage asset as it clearly reflects the house's setting within a largely rural landscape, part of which was then landscaped to suit the social expectations of the C18.

4.50 Wivenhoe House is today, generally experienced in the context of the University development, certainly in the approach to the property from Boundary Road. However, this institutional character does lessen as the house is approached with the University behind and something of the house's original parkland setting can be appreciated. The remaining parkland elements of its Registered gardens (largely concentrated to the north of the house) and the surviving wider agricultural landscape, largely to the east and south, are therefore important to understanding the property at the centre of an agricultural estate. However, its setting to the north is compromised by the busy dual-carriage way A133.

18) Wivenhoe Park – Registered Park and Garden, Grade II – Medium Sensitivity/Heritage Value

Summary of heritage value:

4.51 *A late C18 landscape of high historic interest, focussed on the remodelled mansion house with associated buildings (lodges, stables, garden features, etc.) providing reference points within the planting. It is an integral part of the house's setting, but the University's presence on the western side of the former extent of parkland detracts from the setting of the parkland, whilst the A133 dual carriageway forms a strong barrier to the north whilst the outer limits of Colchester encroach from the west.*

4.52 Wivenhoe Park lies on the northern side of Wivenhoe in an increasingly developed area to the south-east of Colchester. It covers c 34ha, bounded to the north by Elmstead Road, to the north-east by Colchester Road, to the south-west by the main University campus and to the south by Boundary Road. It comprises of a landscape designed by Richard Woods between 1770 and 1776 and surrounds the grade II* listed C18/C19 Wivenhoe House. Later C19 extensions to the parkland to the west are not designated and are have now been developed as part of the University Campus.

4.53 A series of three lakes runs through the valley. The top two lakes were developed as part of Woods' landscaping, the third, on the site of the kitchen gardens, having been added by the University. A modern house was built in the 1960s on the site of Woods' bridge and dam between the top lakes. Woods designed a rubble grotto for the head of the lakes which has recently (late C20) been rebuilt in red brick. The icehouse stands close by. Woods' plan of the park is dated 1765 but the majority of the work for which he was responsible was deferred until 1776.

4.54 The focus of the park was historically Wivenhoe house for which it constituted the pleasure grounds. To a certain extent this is still true today, although only the eastern half of the historic grounds remains open landscape. The University Campus built on the western half of the grounds significantly detracts from the setting of the Registered Park and of the house itself as it creates a divided focal point within the grounds. The house is therefore of high significance to the manorial landscape as it was for the benefit of the Rebow family who lived in the house for which it was created.

4.55 There are several heritage assets within the park in addition to the house, including a stable block. These assets contribute to the significance of the park as they reflect the cultivated nature of the landscape which was designed with specific views and approaches in mind.

4.56 The area to the west of the Registered Park, now occupied by the University, historically comprised the western half of the pleasure grounds. Although this area is of less significance to the Registered Park due to its later date and built up character, the historic western boundary of the grounds remains visible and is significant in allowing us to understand the original extent of the parkland. The park is integral to the setting of grade II* listed Wivenhoe House.

4.57 The park's boundaries are well defined by the A133 to the north, the university on the historic parkland to the west, and Colchester Road to the east. Beyond these

boundaries, the immediate surroundings of the Registered Park remain largely rural with the exception of the west where the outskirts of Colchester are very evident.

19) Gate Lodge to East of Wivenhoe House – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value:

4.58 *One of a pair of turn of the C18/C19 octagonal entrance lodges to the Wivenhoe House estate. Of architectural interest due to its design, but primarily of historic interest due to function marking entrance to estate. Park setting and position on roadside is important to its significance.*

4.59 This lodge was built of brick and stucco around 1800 to an octagon plan. It is similar in style to West Lodge discussed below and has the same significance in terms of function. It is linked to the house by a short drive through the pleasure grounds which reflect the historical design of the park far more than the area surrounding the western lodge.

4.60 The lodge's significance stems from its function as a wayfinder marking the entrance to the estate, and also as a security measure. Its position on the road at the entrance to the estate is therefore the most important part of its setting which contributes to its significance.

20) West Lodge – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value:

4.61 *As above, as an early C19 lodge with Gothic exterior it is of architectural interest and historic interest as one of the pair of entrance lodges marking an entrance to the estate. Park setting is important to its significance as is its position on the road; the visibility of the University buildings erodes the appreciation of its function in the estate.*

4.62 This early C19 brick Gothic cottage is octagonal with a verandah all round. This and east lodge both mark the mid C19 entrances to the Wivenhoe estate. West lodge is shown on the Tithe map of 1838 but was given its present gothic exterior by Thomas Hopper in 1848. The line of the drive from West Lodge was laid out in C1837 when the park was enlarged to the west. It is no longer in use but its route across the park to the north front is still visible.

4.63 The cottage is significant as it records the C19 alterations made to the estate and marks the western entrance. It reflects the desire of country house owners to mark the entrances of their estate with elaborate buildings which could be viewed from the road to illustrate their status and taste.

4.64 The park to the south east and the grade II* listed Wivenhoe House are highly significant to the setting of the cottage as it represents the landscape gardens ad house to which the lodge marked the entrance. Similarly, although the road to the north has now been enlarged to form the A133, the 1874 map shows that a road has historically run along this side of the estate which again records the function of the cottage as a lodge. The C19 parkland to the south has been developed by university buildings and these are seen in the backdrop to the building, eroding the clarity of understanding its historic function.

21) Salarybrooke Farmhouse – Grade II LB – Medium Sensitivity/Heritage Value

Summary of heritage value:

4.65 *A former C18 farmhouse of architectural and historic interest due to its vernacular construction and evidence of earlier development pattern in the area. Its current setting erodes this appreciation and it is compromised by the modern development which surrounds it.*

4.66 Salarybrooke Farmhouse is a timber-framed and rendered house dating to the C18. It is situated on the outskirts of Colchester town within the modern expansion to the west. To the north is the A133 and fields and to the south is a large car park.

4.67 The 1874 OS map depicts the farmhouse in a much more rural setting than its present day surroundings. The immediate setting today of the farmhouse is already heavily compromised by the encroachment of modern Colchester, with just a small copse of trees to the east suggesting the more rural character of its historic setting. However, the more extended setting of the fieldscape to the north of the A133 and one to the south of Elmstead road do provide some context to the farmhouse and are therefore of some significance to the asset.

22) Group of Barrows at Annan Road – Scheduled Monument – High Sensitivity/Heritage Value

Summary of heritage value:

4.68 *A rare survival of a Bronze Age barrow cemetery in the East of England, it is of very high archaeological and historic interest. Its original rural setting has been almost entirely lost and it has likely been damaged by the C19 railway, but the remaining open space within which it sits provides some opportunity for appreciation of this asset.*

4.69 This group of four round barrows forming part of a cemetery is most likely of Bronze Age origin but with evidence of reuse in the Iron Age, Roman or later period. It represents a rare survival or a Bronze Age barrow cemetery in the east of England and has a high level of archaeological potential in the form of earthwork and buried deposits.

4.70 This site may be on or just outside the boundary for an expansion area. Any development which physically encroaches on the site boundary would be severely harmful to the asset. However, the area is defined by a 5 meter buffer zone around the features which is considered appropriate for the support and preservation of the monument.

5. Impact Assessment

5.1 In order to assess the magnitude of change resulting from the development of the proposed site allocation upon each heritage asset, the following categories will be used. They are based on the criteria set out in the Design Manual for Roads and Bridges (DMRB) LA 104 2019 & LA 116 2020. The assessment of the magnitude of impact/change is based on the potential impact of the development of the site on the asset's significance, not the amount of change.

5.2 In order to assess what the likely impact will be on the identified assets, several assumptions have been made about the development of the site allocation. These are primarily that:

- The proposals will be in accordance with the policies of the current development plan;
- The development will be broadly in accordance with one of the masterplan design options (January 2022) developed by consultants commissioned to support the councils in defining a vision for the Garden Community, and will provide evidence to inform the preparation of a Development Plan Document (DPD); and,
- The new A120/A133 link road will be broadly as per the submitted planning application (Ref: CC/TEN/31/21).

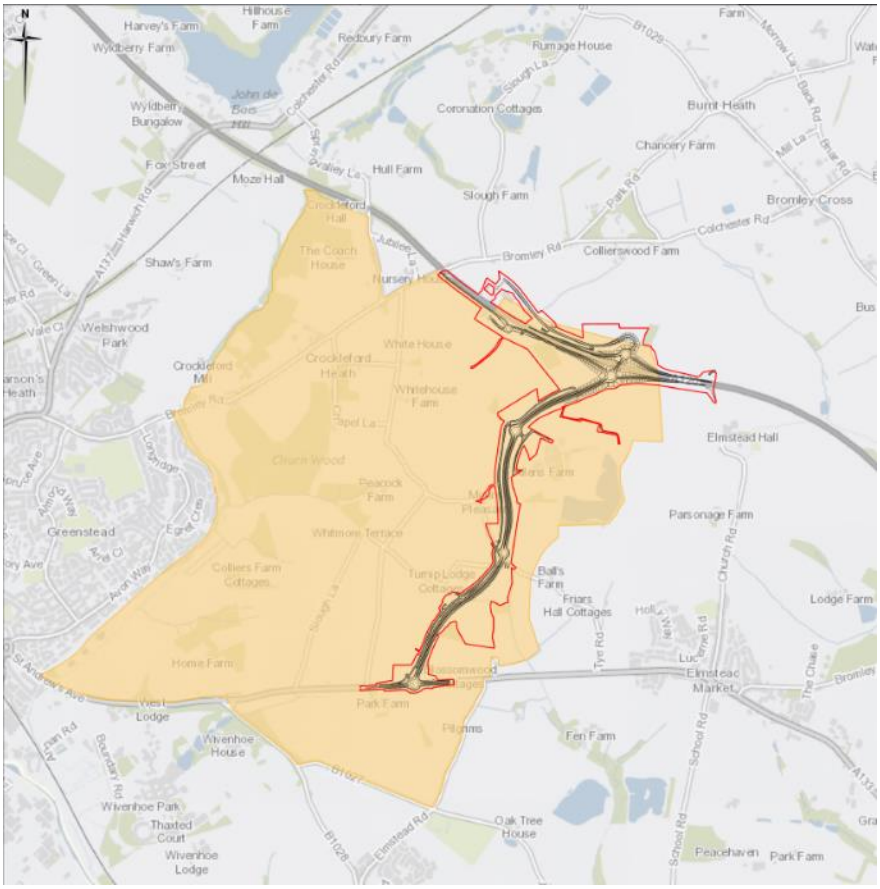


Figure 16 Proposed A120/A133 Link Road

5.3 Three masterplan options have been put forward in the Tendring Colchester Borders Garden Community Masterplan document (January 2022) which are all based on a consistent potential developable area. A midpoint of the indicative number of homes (7,000-9,000) that the shared Section 1 Local Plan policy promotes was also taken; thus all options are based on accommodating 8,000 homes. The three distinct options are illustrated below. They are based on maximising the development area (option 1), connectivity (option 2) or landscape (option 3). The preferred option will be taken forward into the development of the DPD for the site allocation and will provide the long-term vision and area-based planning and delivery strategy for the TCBGC.

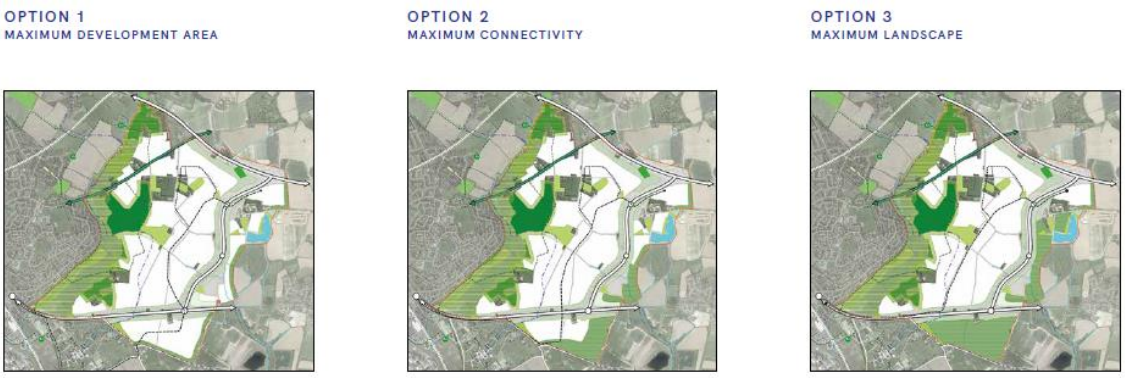


Figure 17 Proposed Masterplan Options (January 2022)

5.4 The impact of the potential development of the TCBGC site is based on the above assumptions which are considered in more detail below, along with any mitigation requirements, etc.

Table 1.2: Magnitude of Impact / Change

Magnitude of Impact (change)		**Definition/ Criteria**	**Identified heritage assets**
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.	
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.	
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key	**1) Allen's Farmhouse** (Grade II) – *this historically isolated farmstead would fall within the eastern green buffer of the TCBGC, but would potentially have a new primary road running in close*

		characteristics, features or elements.	*proximity to the west with a park and ride site and employment area to the north. Although woodland planting is proposed, presumably to mitigate the visual appearance of these developments in a landscape that is sensitive to development because of its openness, this could in itself cause harm as it will truncate/block characteristic views across this landscape*. **14) & 15) Elmstead Hall** (Grade II*) and **Church of St Anne and St Laurence** (Grade I) – *Although outside the TCBGC boundary, they do fall on the edge of the extended green buffer to the site. The proposed employment area is also in relatively close proximity to the west, with woodland planting proposed for screening. However, this would interrupt the existing open exposed landscape across which the Hall and Church are seen in their historic setting, impacting on their prominence within the landscape which is important to their significance as a historically important grouping.*
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.	
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.	**2) Ivy Cottage (Grade II LB)** – *The woodland which is important to its setting and significance is untouched by the proposals, as indeed is the existing Crockleford Heath hamlet. However, despite it secluded and tightly defined setting, the new development proposed in close proximity to the southeast will urbanise its wider rural setting, changing the character of Crockleford Heath itself and affecting the understanding of the existing*

			properties as traditional development around historic greens. **3) Lamberts** (Grade II LB) – *The TCBGC concept plan proposes residential development immediately to the north of this property to form a Local Centre at the junction with Bromley Road and Chapel Lane. This would change the rural approach to Lamberts from the North to the detriment of the historically separate arrangement of development around Crockleford Heath. However, Lamberts would retain its generous grounds and an open aspect to the west.* **13) Collierswood Barn** (Grade II LB) – *The clear association between the surrounding fieldscape and the barn is already interrupted by the A120. If this were to become more prominent because of the construction of a new junction, then this has the potential to intrude on the openness of this landscape and the appreciation of this as a dispersed farmstead.* **17), 18), C19 & 20) Wivenhoe House (Grade II*), Park (Registered Grade II), and Gate Lodges (Grade II LBs) –** *The setting of these assets, has been compromised by the university development, the road system and the encroachment of Colchester. The proposed TCBGC development will introduce buildings into the currently rural landscape to the north of these assets, although the strong boundary formed by the A133 mitigates the impact of this. Similarly, the proposed development to the east (which may or may not occur depending on what masterplan option is taken forward) will be set back behind largely existing woodland planting which encloses the existing well defined boundary to the Park. The estate is already largely appreciated as part of the expanding*

			Colchester, but the proposals develop parts of the remaining wider agricultural setting of the estate, eroding the surviving understanding of Wivenhoe House/Park at the centre of an agricultural estate. ***If masterplan option 3 (max landscape) were pursued, the effect would be reduced and the impact could be considered negligible adverse.***
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact or attribute or a reduced risk of negative impact occurring.	
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.	**4), 5), 6) & 7) Hill Farm Agricultural Buildings –** *Whilst the original agricultural character of the buildings is interpretable, it has been significantly diluted by their residential conversion. Similarly, the original scattering of buildings in the vicinity of the farm has densified in recent years. The remaining fields in the area no longer therefore contribute significantly to the understanding of these formerly agricultural buildings. Thus the proposed small scale residential development to the east of the farm would likely have a limited impact on the significance of the buildings.*
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.	
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.	**8) Moze Hall** - *The historic woodland to the south east acts as a buffer between the asset and the TCBGC site. A landscape buffer is proposed beyond this as part of the development and it*

		is therefore very unlikely that any development to the south east would impact the setting or significance of this asset. **9) & 10) Spring Valley Mill** (Grade II*) **& House** (Grade II) – *The development is to the south of the A120 and the mill and its house are nestled within the well wooded Spring Valley to the north of the A120. It is unlikely the TCBGC would impact these assets which sit within a 'hidden' position and their key relationship with the water and pond would remain unaffected.* **11) Hull Farmhouse** – *The TCBGC site would be to the south of the A120 which effectively forms the extent of the setting to this asset. It is therefore unlikely that any development south of this road would impact on the setting of the heritage asset, especially as there is a large area of landscape proposed adjacent to the A120.* **12) Collierswood Farmhouse** (Grade II LB) – *Due to the property's large and defined domestic curtilage and its polite architectural style, its agricultural associations are not strongly evident nor particularly important to its significance. Given the nearest proposed works on the TCBGC site is a new junction to the A120, some distance to the south it is unlikely that the development would impact the setting or significance of the asset.* **16) Fen Farmhouse** (Grade II LB) – *The only change in the vicinity of this asset is the proposed roundabout on the A133 to the west of the farmstead. This is unlikely to affect the special interest of the building.*

		21) Salarybrooke Farmhouse (Grade II) – *The original concept plan for the TCBGC site suggested that this building would be completely enveloped within a proposed employment area. Although its setting has been significantly eroded already by the modern road system and a combination of the expansion of Colchester to the west and university development to the south, this would have entirely divorced it from what remains of its original rural setting. Any appreciation of this as a formerly isolated farmstead would be lost. However, the current masterplan options do not propose any development within its vicinity and therefore it is unlikely that its surviving significance would be impacted.* **22) Round Barrows** (Scheduled Monument) – *The setting of this group of barrows has already been compromised by the recent development immediately to the south. Its physical extent has also historically been curtailed by the development of the railway and the steps from a new footbridge over the railway have been constructed very close to the scheduled area. Original conceptual proposals suggested that the remaining open area to the north would have been developed as part of the TCBGC. This area allows an appreciation of the originally open landscape within which the barrows would have been constructed. However, this area is no longer proposed and thus the TCBGC development is unlikely to affect the significance of this heritage asset.8*

5.5 The heritage value of the asset (Table 1.1) and the magnitude of impact (Table 1.2) is combined to assess the overall significance of effect upon each heritage asset, using the matrix presented below (Table 1.3), which is derived from DMRB LA 104 2019 & LA 116 2020. Whilst it is acknowledged that the DMRB approach to EIA is not the

exclusive method of EIA, it is a common approach and its use here will hopefully enable easy comparison of assessments. The use of the matrix also enables a transparent and objective assessment to be made, which will be readily understandable by decision makers.

Table 1.3: Significance of Effects

Heritage Value ▼	Magnitude of impact (degree of change) adverse or beneficial ►				
	No change	**Negligible**	**Minor**	**Moderate**	**Major**
Very High	Neutral	Slight	Moderate or large	Large or very large	Very large
High	Neutral	Slight	Slight or moderate	Moderate or Large	Large or very large
Medium	Neutral	Neutral or slight	Slight	Moderate	Moderate or large
Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight

5.6 The first row of Table 1.3 is not applicable to this assessment as there are no World Heritage Sites or assets of international importance within the study area. Cross referencing the sensitivity of the identified assets with the magnitude of impact, results in the following effects, set out in order from highest to lowest:

- ***Moderate or Large Adverse –*** *Elmstead Hall (Grade II* LB), Church of St Anne and St Laurence (Grade I LB);*
- ***Moderate Adverse –*** *Allen's Farmhouse (Grade II LB);*
- ***Slight or Moderate Adverse –*** *Wivenhoe House (Grade II* LB);*
- ***Slight Adverse –*** *Ivy Cottage, Lamberts, Wivenhoe Gate Lodges (2x) and Collierswood Barn (Grade II LBs); Wivenhoe Park (Registered Grade II);*
- ***Neutral or Slight Adverse –*** *Hill Farm agricultural buildings (x4).*
- ***Neutral*** *– Moze Hall, Spring Valley Mill House, Hull Farmhouse, Collierswood Farmhouse, Fen Farmhouse and Salarybrooke Farmhouse (Grade II LBs); Spring Valley Mill (Grade II* LB); and, Round Barrows (scheduled monument).*

5.7 This assessment suggests that the development of the TCBGC site allocation would potentially result in significant effects to Elmstead Hall, the Church of St Anne and St Laurence and Allen's Farmhouse subject to a number of assumptions. This would primarily be through the development of the proposed employment areas adjacent to

the A120 and A133, the proposed link road between these routes, and the proposed woodland planting which impacts on the open landscape that is an important element of the settings to these assets.

5.8 The impact on the Elmstead area corresponds with the high sensitivity of this area to change as referenced in Tendring's Historic Characterisation Assessment (2008) and Colchester's HCA (2009). The area falls within Tendring's Historic Environment Character Zone (HECZ) 17.1 'Elmstead Market and Alresford' and effectively continues into Colchester's HECZ 7.3 'East of Colchester'. The Colchester area is considered to be slightly less sensitive given the proximity of the urban area to the east, but the historic dispersed and sparse settlement pattern remains evident.

5.9 It is recommended that a landscape and visual impact assessment (LVIA) for the whole TCBGC development is undertaken (in addition to those prepared for the road application) to consider the implications of the development on the landscape, visual impact and heritage of the area. This is of particular importance to assist the assessment of impacts in the Elmstead area which has been highlighted in this report as being particularly sensitive to the proposals. Representative views should encompass heritage viewpoints to inform the understanding of the effects on the identified heritage assets. This can then be used to inform any mitigation strategy (including landscaping), although it is suggested that if possible the location/extent of the proposed employment area is reconsidered. Similarly, the proposed new primary road has the capacity to significantly affect Allen's Farmhouse particularly and its design requires careful consideration.

5.10 The only other suggested non-significant adverse effects are on Ivy Cottage, Lamberts, Collierswood Barn, Wivenhoe House, Hill Farm agricultural buildings, Wivenhoe House Lodges and Wivenhoe Park. These are not considered to be significant effects, although they must be considered in accordance with the relevant legislation and national planning policy. It should also be noted that the impact on the Wivenhoe grouping of assets is considered to be the worst case scenario. If masterplan option 3 were to be pursued, the impact would reduce to negligible and thus the effect would be neutral or slight rather than slight or moderate.

5.11 Salarybrooke Farmhouse appears to be vacant and in a poor condition, thus possibly at risk, and its setting is significantly compromised. However, the potential for it to be reused as part of any new development in the area must be a priority of any proposals, as well as retention of an appropriately landscaped and sufficiently sized open area around the building.

6. Mitigation

Maximising enhancement

6.1 The archaeological potential of the area is generally noted as having great potential to define or indeed does play a key role in defining the sense of place in the wider area of the proposed TCBGC. This potential or existing role, provides enhancement opportunities through archaeological/cultural heritage pre-commencement work to more fully understand the historic development of the area and then to promote this information for the benefit of local people and visitors. This work should seek to improve public access to and/or interpretation of the assets in the area including their settings.

6.2 Opportunities to address the currently isolated position and setting of Salarybrooke Farmhouse should be explored if possible through the TCBGC proposals. Its appropriate use as part of the development would ensure its long term conservation and it should be fully integrated into the development through suitable landscaping and layout (including routes) to ensure its significance is better understood and appreciated. Any landscaping scheme must be informed by an appropriate landscape appraisal, mitigation and enhancement plan which will need to be agreed with the relevant LPA(s). Such plans should refer to the appropriate existing landscape character and historic characterisation assessments (LCAs and HCAs) or any other relevant plans such as Townscape Character Assessments (TCAs) or Biodiversity Mitigation Plans.

Avoiding harm

6.3 The changes to the landscape character that will occur as part of the development of the TCBGC will inevitably irrevocably change the current situation and will affect the setting of heritage assets as well as the historic landscape character itself. The way in which heritage assets are appreciated due to landform changes, new planting (for screening (aural and/or visual) or design purposes), or route alterations (vehicular and pedestrian) will affect their setting and significance to varying degrees as summarised in the impact assessment above. Landscaping will have a huge part to play in mitigating the impact on heritage assets, but the new landscaping of the TCBGC will need to be carefully considered. They should be underpinned by existing LCAs, HCAs, TCAs, etc. and supplemented by specifically commissioned LVIAs to ensure that landscaping proposals are fully cognisant of the existing local landscape character and will not amplify intrusive effects of the development. The development proposals should also aim to conserve the historic landscape networks such as hedgerows, historic lanes, etc. as far as possible and appropriate.

6.4 Due to the importance of landscaping in the area and its potential for mitigation, masterplan option 3 which seeks to prioritise a fully retained landscape setting to the east and south of the new community would be the preferred option from a heritage perspective. This option significantly minimises the impact on the Wivenhoe grouping of assets and would go some way to mitigating the potential impact on the Elmstead Hall and church grouping (alongside Allen's Farmhouse). Option 3 is described as being

'based within a landscape framework which retains as much of the existing valuable landscape features as possible within the Garden Community.'

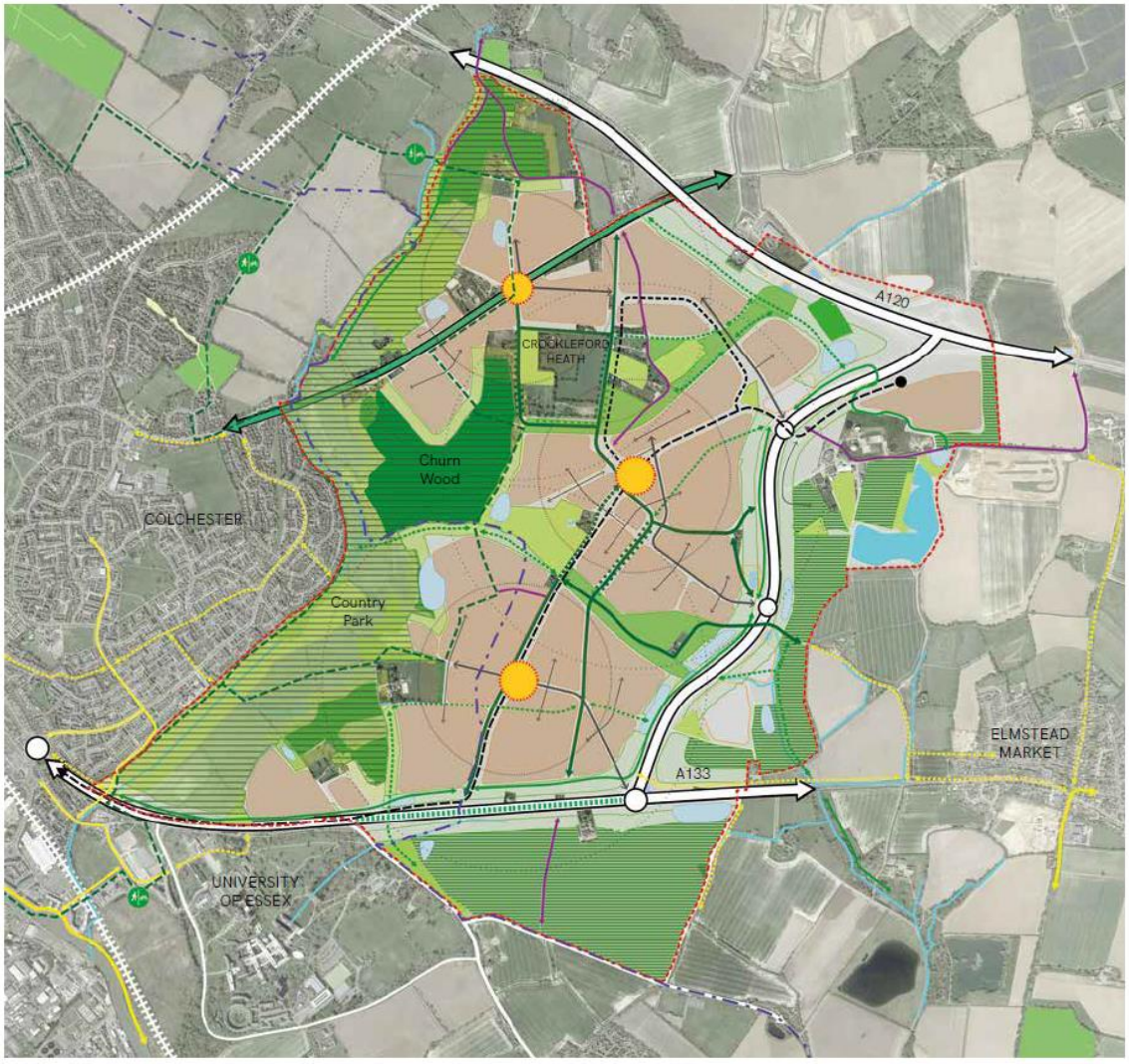


Figure 18 Proposed Masterplan Option 3 – Maximum Landscape (January 2022)

6.5 The aural effects of the road noise in particular, but also the consequential increase in noise due to the presence of more development and people and vehicles in the area, should also be considered at an early stage and how this can be mitigated through the design of both built and natural elements of the development. The visual effects of lighting associated with the development of the area should also be considered and how this will impact on the setting and significance of currently scattered and very rural heritage assets. Elements of this will be considered through LVIAs and lighting and biodiversity assessments, but must also be taken into account in heritage assessments.

6.6 The impact assessment of this report identifies certain elements of the concept plans that cause particular concern and it is recommended that these elements are reconsidered as the proposals evolve. The link road application is already submitted and has the potential to cause adverse effects to the significance of the highly graded church and hall at Elmstead in addition to the Grade II listed Allen's Farmhouse. It is recommended that mitigation strategies are explored through the application process.

6.7 Looking further ahead, potentially repositioning elements of the masterplan options such as the proposed employment areas and park and ride facility would further reduce the potential harm to the Elmstead assets. And in general, the design and landscaping (subject to the caveats above) must be carefully considered in each area of the TCBGC to ensure it responds to the local character (built and natural) to minimise the potential for adverse impacts and to achieve the best design quality which is an important consideration in determining the balance of harm and benefit. Where design changes are not possible or cannot avoid harm, visual or acoustic screening may be required. This must be carefully designed to respect local landscape character (see landscaping recommendations above) and agreed with the LPA(s). Screening may also need to be secured by planning conditions, management agreements, or legal agreements.

7. Soundness

7.1 Paragraph 35 of the NPPF sets out the four tests of soundness against which the proposed site allocation has been assessed. Insofar as they relate to the historic environment (Step 5 of HEAN 3) , a site allocation is considered to be appropriate or 'sound' if it is:

- Positively prepared in terms of meeting objectively assessed development and infrastructure needs where it is reasonable to do so, and consistent with achieving sustainable development (including the conservation of the historic environment)
- Justified in terms of any impacts on heritage assets, when considered against reasonable alternative sites and based on proportionate evidence
- Effective in terms of deliverability, so that enhancement is maximised and harm minimised
- Consistent with national policy in the NPPF, including the need to conserve heritage assets in a manner appropriate to their significance

7.2 The TCBGC was the only one of three proposed North Essex Garden Communities to be found sound and taken forward in the original examination of the North Essex Authorities Local Plans. The Local Plan 2013-2033 North Essex Authorities' Shared Strategic Section 1 Plan has now been adopted and includes the TCBGC allocation.

7.3 The assessment contained in this report sets out the baseline information which describes the historic environment of the site in terms of its significance, sensitivity and capacity to accommodate change. An assessment of the potential impact of the site allocation concluded that four of the heritage assets identified (one Grade I, one Grade II* and one Grade II listed building, and a Scheduled Monument) will potentially suffer a significant adverse effect. Identified mitigation strategies can minimise this harm and maximise the potential to enhance heritage significance. If any such measures submitted as part of any subsequent planning application are considered appropriate and adequate at that point, the impact on the heritage asset could then be considered to be justified when considered against reasonable alternative sites and based on proportionate evidence.

7.4 The proposed site allocation is therefore considered to be consistent with achieving sustainable development by conserving the historic environment through:

- Offering the potential to achieve high quality sustainable design for buildings, spaces and the public realm;
- Improving and broadening access to the local historic environment;
- Providing better opportunities for people to understand local heritage;
- Address heritage at risk;

- Promote heritage-led sustainable tourism; and,
- Support the sustainable use of historic farmsteads.

The site allocation is therefore considered to be ‘sound’.

Appendix 1: List of Heritage Assets in Study Area (approx. 1.5km radius)

Considered to be potentially affected by development:

Within the Site Boundaries:

ALLEN'S FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337185

COW BYRE AND HAYLOFT ADJACENT TO SOUTH EAST OF CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112080

BARN AND LINKED COW BYRE TO NORTH WEST FORMING THE SOUTH AND WEST SIDES OF THE STOCK YARD, HILL FARM, QV CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112081

STABLE/CARTLODGE ADJACENT TO SOUTH EAST OF COW BYRE AND HAYLOFT, ADJACENT TO SOUTH EAST OF CARTLODGE, ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322644

CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112079

IVY COTTAGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322646

LAMBERTS

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112084

Outside the Site Boundaries:

WIVENHOE HOUSE

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1225229

WEST LODGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168648

Gate lodge to east of Wivenhoe House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1266477

WIVENHOE PARK

- Heritage Category: Park and Garden
- Grade: II
- List Entry Number: 1000371

MOZE HALL AND ATTACHED FRONT WALL AND RAILINGS

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322647

ELMSTEAD HALL

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1146647

CHURCH OF ST ANNE AND ST LAWRENCE, Elmstead

- Heritage Category: Listing
- Grade: I
- List Entry Number: 1337162

Spring Valley Mill

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1112053

Spring Valley Mill House

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112054

FEN FARMHOUSE, Elmstead

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111473

COLLIERSWOOD FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322645

BARN APPROXIMATELY 100 METRES SOUTH WEST OF COLLIERSWOOD FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112082

SALARYBROOK FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337705

HULLS FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112055

Group of barrows at Annan Road

- Heritage Category: Scheduling
- Grade: Not Applicable to this List Entry
- List Entry Number: 1464139

Other Heritage Assets

FEN FARMHOUSE, Ardleigh

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1147598

MILEPOST ON NORTH WESTERN VERGE APPROXIMATELY 20 METRES NORTH OF JUNCTION WITH CROWN LANE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1308444

MILEPOST ON WEST VERGE APPROXIMATELY 10 METRES NORTH OF LODGE LANE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1147671

LIME COTTAGES

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111472

16 AND 18, THE CROSS

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1266468

106, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1230423

THATCHED COTTAGES

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1146770

WILSON MARRIAGE SCHOOL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123671

14, 15 AND 16, COLCHESTER ROAD

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1225230

MOMPLES HALL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337163

100, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123577

GROUP OF 3 TOMBSTONES APPROXIMATELY 30 METRES NORTH EAST OF NORTH EAST CORNER OF CHANCEL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111469

BARN APPROXIMATELY 40 METRES NORTH WEST OF LODGE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1147771

THE LIMES

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1146743

CANNOCK MILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337742

95 AND 96, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123575

93, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337757

133 (TUDOR COTTAGE), 133A AND 133B HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337720

GLEN COTTAGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1146754

BARN APPROXIMATELY 30 METREES SOUTH WEST OF LODGE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111439

ARDLEIGH PARK

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112050

CHURCH OF ST ANDREW

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168658

WIVENHOE WATER TOWER

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1268336

WINSLEY'S ALMSHOUSES

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1306572

WOOD COTTAGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112083

HARVEY'S FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322648

HILLHOUSE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1308402

61 AND 62, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123573

THE QUEEN'S HEAD INN

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337756

TERRACE AND GARDEN WALL TO WIVENHOE HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1225228

WIVENHOE PARK, STABLE BLOCK

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1266476

WIVENHOE LODGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1266475

DE BOIS HALL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322650

CHASE HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1146729

126 AND 127, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337759

KELLARS FARMSTEAD TO SOUTH OF KEELARS FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111475

HULL HOUSE IMMEDIATELY EAST OF LAUNDRY

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1230434

FORMER CHURCH OF ST LEONARD AT THE HYTHE

- Heritage Category: Listing
- Grade: II*
- List Entry Number: 1123578

THE THATCH

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337164

THE OLD RECTORY

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1168936

LODGE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1322614

SPRING COTTAGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111470

HEATHFIELD

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1169364

CHILVERS COTTAGES

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1308406

GROVE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111476

98 AND 99, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123576

TUDOR HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1308870

BARN AND ATTACHED CARTLODGE APPROXIMATELY 50 METRES SOUTH OF GREAT BROMLEY HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1147085

GREAT BROMLEY HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111449

97, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337758

BARN TO NORTH EAST OF WIVENHOE LODGE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1225227

88 AND 88A, RECTORY ROAD

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1225341

128, GREENSTEAD ROAD

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123638

KEELARS FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111474

89 AND 90, HYTHE HILL

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123574

THE RISING SUN PUBLIC HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1306772

6, 7 AND 8 HYTHE QUAY

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1123580

BADGER ANTIQUES, THE OLD HOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1111471

TWO ATTACHED BARNS APPROXIMATELY 30 METRES WEST OF HILLHOUSE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1112092

20, 22 AND 24, THE CROSS

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1225211

LODGE FARMHOUSE

- Heritage Category: Listing
- Grade: II
- List Entry Number: 1337184

Crop mark site S of Ardleigh

- Heritage Category: Scheduling
- Grade: Not Applicable to this List Entry
- List Entry Number: 1002146

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