EB10a

Tendring Colchester Borders Garden Community Project

Heritage Impact Assessment

Client:
Tendring District Council &
Colchester City Council

Date:
March 2024

Essex County Council

Tendring Colchester Borders Garden Community Project

Heritage Impact Assessment

Project Details

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1. Introduction

1.1. This Heritage Impact Assessment has been prepared by Place Services for Tendring District Council and Colchester City Council. This document provides an assessment of heritage impact, and potential mitigation, for a new Garden Community proposed for land crossing the Tendring and Colchester border known as the Tendring Colchester Borders Garden Community (TCBGC) (“the Site”). The policy pertaining to the Site is located in **Appendix A.** The location and extent of the Site is shown in **Figure 1**.

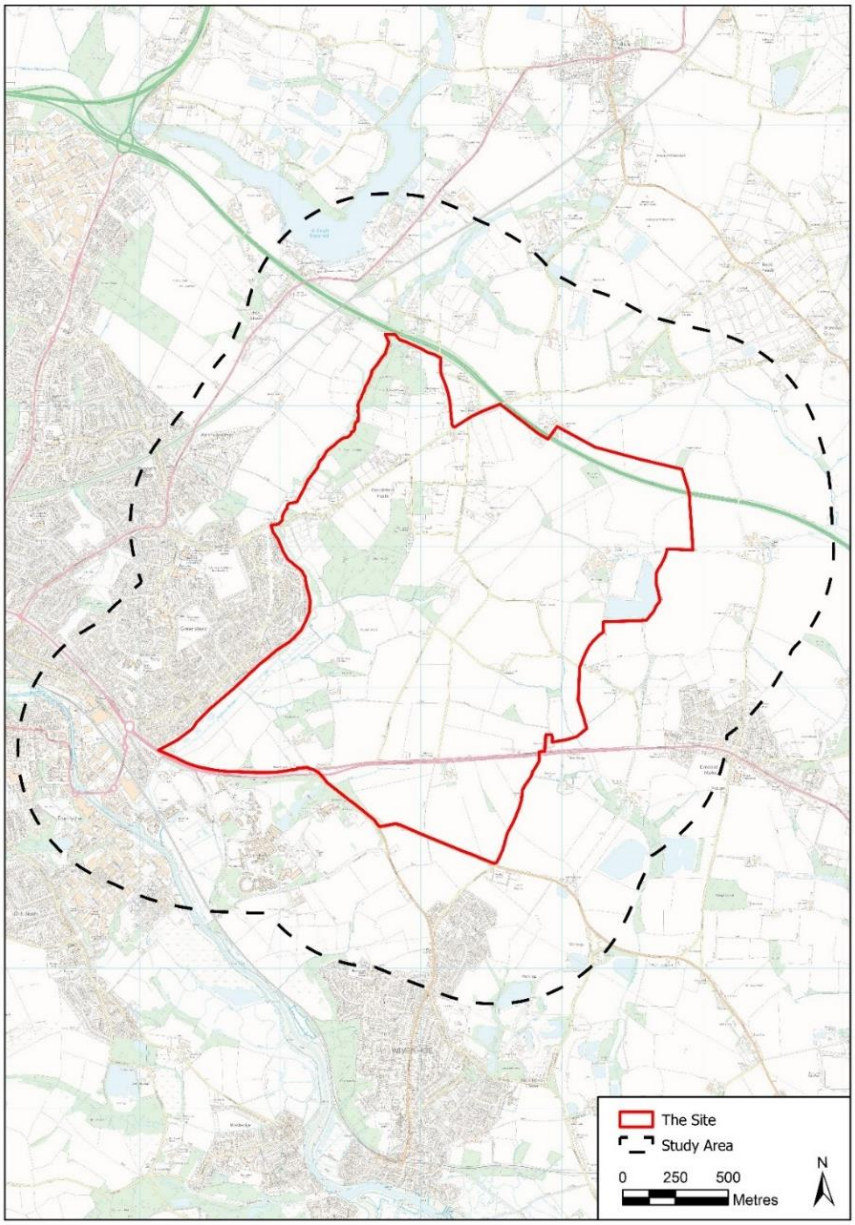

Figure 1: Location Plan

1.2. A previous Heritage Impact Assessment was produced by Turley. On the recommendation of Historic England, this report has been undertaken to provide further consideration of mitigation and enhancement measures. The heritage assets identified in the Turley assessment have been considered in this study.

1.3. For the purposes of this assessment, the allocation area shall be referred to as 'the Site' and the 1km HER search area (from the boundary of the Site) shall be referred to as 'the Study Area'.

1.4. This report provides a 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 the Garden City development as set out in the illustrative Strategic Framework Masterplan, which supports the draft policy position within the Development Plan Document (DPD) (Regulation 19 Consultation), on the significance of these heritage assets.

1.5. This assessment follows best practice procedures produced by Historic England[1,2,3,4,] the Chartered Institute for Archaeologists[5] and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)[6].

1.6. Planning policy, legislation and guidance relating to the historic environment (see **Appendix A** 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

1.7. The Site is approximately 705 hectares (ha) in extent, centred on Ordnance Survey Grid Reference 604187, 225537 (TM 04187 25537).

1.8. The Site is located immediately to the east of Colchester city, to the north of Wivenhoe and to the north-west of Elmstead Market. The Site predominantly comprises open fields and farmland, interspersed with areas of woodland. There are a number of historic farmsteads scattered across the Site, which are visible on historic mapping.

1.9. The northern boundary of the Site is formed by the A120 and the southern boundary by the A133, the B1028 and the B1027, with a section of the A133 running through the Site. The western boundary of the Site is formed by Salary Brook and part of the eastern periphery of Colchester. The eastern boundary is largely formed by Elmstead Road and a farm track leading off Tye Road.

[1] Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*
[2] Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*
[3] Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*
[4] Historic England, October 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets – Historic England Advice Note 12*
[5] Chartered Institute for Archaeologists, October 2020. *Standard and guidance for historic environment desk-based assessment*
[6] Department for Communities and Local Government, 2023. *National Planning Policy Framework*

1.10. A site visit was undertaken in December 2023. 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 sunny with good visibility. An aerial view of the Site is shown in **Figure 8.**

Methodology

1.11. This report provides an assessment of the potential impacts on heritage assets arising from a development within the Site.

1.12. This assessment has included the following:

- Identification of any designated heritage assets potentially affected by future development;
- Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
- Consultation of Historic England's National Heritage List;
- A survey of the relevant areas of the Site and the surrounding area;
- Review of the Turley Heritage Impact Assessment;
- Review of Historic England's response to the Tendring Colchester Borders Garden Community Regulation 19 Development Plan Document;
- 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 guidance; and
- Consultation of relevant local and national planning policy and guidance pertaining to heritage.

1.13. This assessment does not consider the potential for below ground archaeology or the impact of the proposed development on archaeology.

1.14. The relevant legislation and policy context are set out in **Appendix A** of this report.

1.15. Statutory designation descriptions are reproduced in **Appendix B** of this report.

1.16. The Site and Study Area were visited in December 2023. The aim of the Site visit was to identify any features of heritage merit. Only areas of the Site where designated heritage assets had been identified were visited. A walkover survey of the whole Site was not undertaken at this time. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.

1.17. 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*[7]*.* These steps are as follows:

- Step 1: Identify which heritage assets and their settings are affected;
- 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.

1.18. Section 2 of this report identifies any designated heritage assets potentially affected by future development and establishes the heritage baseline of the Site. Section 2 also provides an overview of the historical development of the Site and its surrounding and an analysis of the existing Site conditions, based on the Site inspection.

1.19. An assessment of the significance of the heritage assets potentially affected by future development is presented in Section 3. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England[8] which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest. An assessment of the contribution of setting to the significance of the identified heritage assets is also included within this section.

1.20. Section 4 provides an assessment of the potential impact of a development on the identified heritage assets, in line with Step 3 of Historic England's guidance[9]. Further detail on the factors to consider when assessing impact, is outlined in Section 4. This section also provides high level recommendations for potential mitigation.

1.21. Section 5 concludes with a summary of the results of this assessment.

[7] Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*
[8] Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*
[9] ibid

2. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

2.1. Designated heritage assets within the Site and its environs have been reviewed. **Figure 2** illustrates the designated heritage assets within the Site and the 1km Study Area. Following the site visit, it has been evaluated that a number of these designated heritage assets would not be impacted by any development and therefore they have been scoped out of this assessment. This is due to reasons such as the location of the heritage asset relative to the Site, interposing built form, roads or vegetation, and the topography of the land. These heritage assets are as follows:

- Moze Hall and attached Front Wall and Railings, Grade II listed building (List Entry Number:1322647);
- Spring Valley Mill, Grade II* listed building (List Entry Number: 11120530);
- Spring Valley Mill House, Grade II listed building (List Entry Number: 1112054);
- Hulls Farmhouse, Grade II listed building (List Entry Number: 1112055);
- Collierswood Farmhouse, Grade II listed building (List Entry Number: 1322645);
- Fen Farmhouse, Grade II listed building (List Entry Number: 1111473);
- Salarybrooke Farmhouse, Grade II listed building (List Entry Number: 1337705); and
- Group of barrows at Annan Road, Scheduled Monument (List Entry Number: 1464139).

2.2. The Grade II listed Barn approximately 100 metres south-west of Collierswood Farmhouse (List Entry Number: 1112082) is located to the north-east of the Site boundary and the A120. This designated heritage asset has the potential to be adversely impacted by the construction of the proposed A120 junction within its setting, which would bring development in closer proximity to the listed building and could erode the understanding of the listed barn as part of a dispersed farmstead. Any impact is however considered to be minimal, due to the fact that this proposed junction would form an extension to the existing A120, which already forms a part of the heritage asset's wider setting. This listed building has not been considered further as part of this assessment, due to it being located on private land and limited access. As such, the detailed potential impact should be considered as part of any future assessment, when access to the private land is permitted.

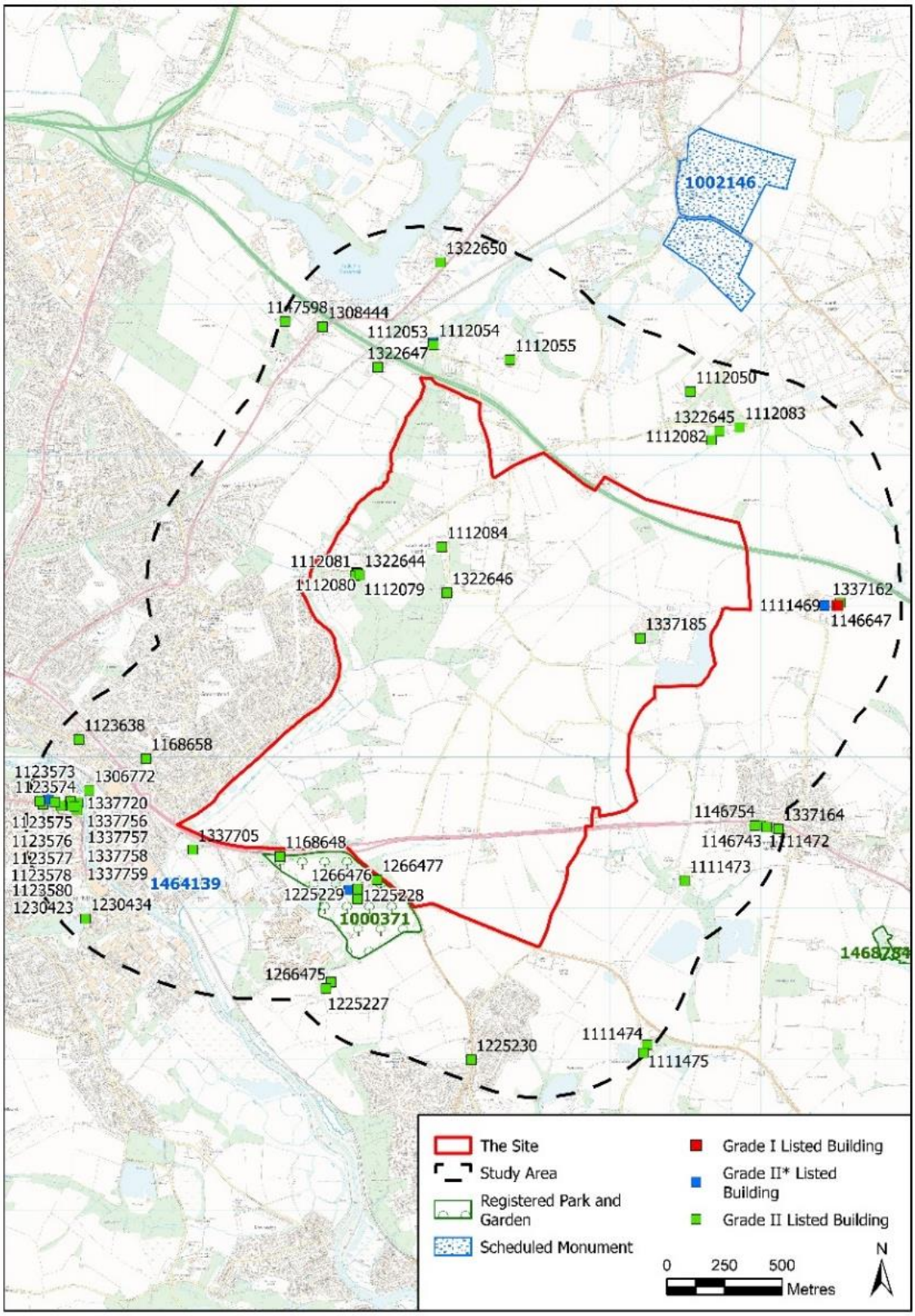

Figure 2: Map showing the Site and locations of designated heritage assets in a 1km radius

2.3. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix B**.

There are 7 designated heritage assets located within the Site. These are listed below:

1. Allen's Farmhouse, Grade II listed building (List Entry Number: 1337185);
2. Ivy Cottage, Grade II listed building (List Entry Number: 1322646);
3. Lamberts, Grade II listed building (List Entry Number: 1112084);
4. Cartlodge adjacent to road and east of Hill Farmhouse, Grade II listed building (List Entry Number: 1112079);
5. Cow Byre and Hayloft adjacent to south east of Cartlodge adjacent to road and east of Hill Farmhouse, Grade II listed building (List Entry Number: 1112080);
6. 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, Grade II listed building (List Entry Number: 1112081); and
7. 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, Grade II listed building (List Entry Number: 1322644).

2.4. A further 6 designated heritage assets are located outside the Site boundary and are considered relevant to the assessment. These heritage assets are as follows:

8. Church of St Anne and St Lawrence, Grade I listed building (List Entry Number: 1337162);
9. Elmstead Hall, Grade II* listed building (List Entry Number: 1146647);
10. Wivenhoe Park, Grade II Registered Park and Garden (List Entry Number: 1000371);
11. Wivenhoe House, Grade II* listed building (List Entry Number: 1225229);
12. Gate Lodge to east of Wivenhoe House, Grade II listed building (List Entry Number: 1266477); and
13. West Lodge, Grade II listed building (List Entry Number: 1168648).

2.5. The locations of the designated heritage assets considered relevant to this assessment are identified on **Figure 3.** Not all heritage assets were accessible at the time of the site visit due to them being on private roads/land. Any images reproduced within this report were taken from the public realm.

Non-Designated Heritage Assets considered relevant to the assessment

2.6. The desk-based research undertaken as part of this assessment identified a pair of nineteenth-century workers cottages located in proximity to the Site boundary, which are included on Colchester City Council's Local List (5 and 6 Colchester Road, Wivenhoe (DCC25992). The site visit carried out identified two further pairs of nineteenth-century workers' cottages located within the Site boundary (located on the A133), as well as a mid-nineteenth century Methodist Chapel (located on Chapel Lane), which are located within Tendring District. Tendring District Council does not have a Local List; however these buildings are considered to be non-designated heritage assets. There is also the potential for other non-designated heritage assets within the Site and its vicinity to be identified. Non-designated heritage assets have not been considered further within this report. There is the potential for these non-designated heritage assets to be adversely impacted by the proposed development however, therefore an assessment of potential impact should be undertaken as part of any future masterplanning.

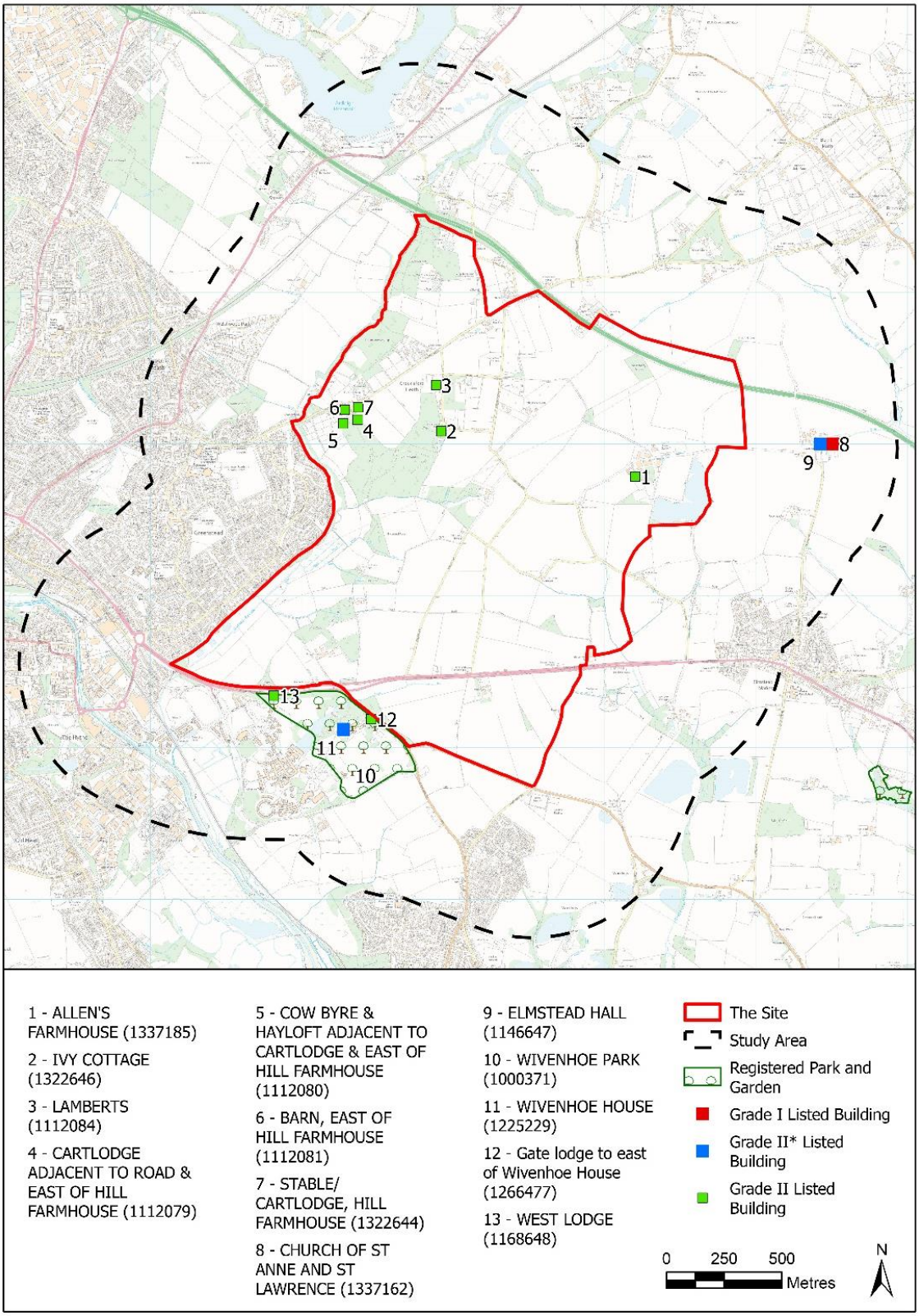

Figure 3: Map showing the Site and locations of relevant designated heritage assets

Cartographic Assessment

2.7. The 1777 Chapman and Andre map (**Figure 4**) shows that the Site has historically comprised of farmsteads and large dwellings scattered within an open landscape, interspersed with heaths and woodlands. Within the northern part of the Site was Crockleford Heath and the southern portion of the Site incorporated Whitmore Heath. Allen's Farmhouse, dated 1584, is present within the east section of the Site.

Figure 4: Extract from Digital Map of the County of Essex 1777 by John Chapman & Peter Andre

2.8. The first edition Ordnance Survey (OS) map (**Figure 5**) illustrates the result of the Enclosure Act in the early nineteenth century. Both Crockleford Heath and Whitmore Heath had been enclosed. A Methodist chapel had been built to the west of Crockleford Heath, on the road running north-south. Further west, at Crockleford Hill, were Hill Farm and Glebe Farm adjacent to Churnwood School. Churn Wood formed the largest area of woodland within the Site, with Ivy Cottage, which was likely to have been a former gatehouse, at its boundary. To the south of the Site boundary, Wivenhoe Park had been laid out, with the country house at its centre.

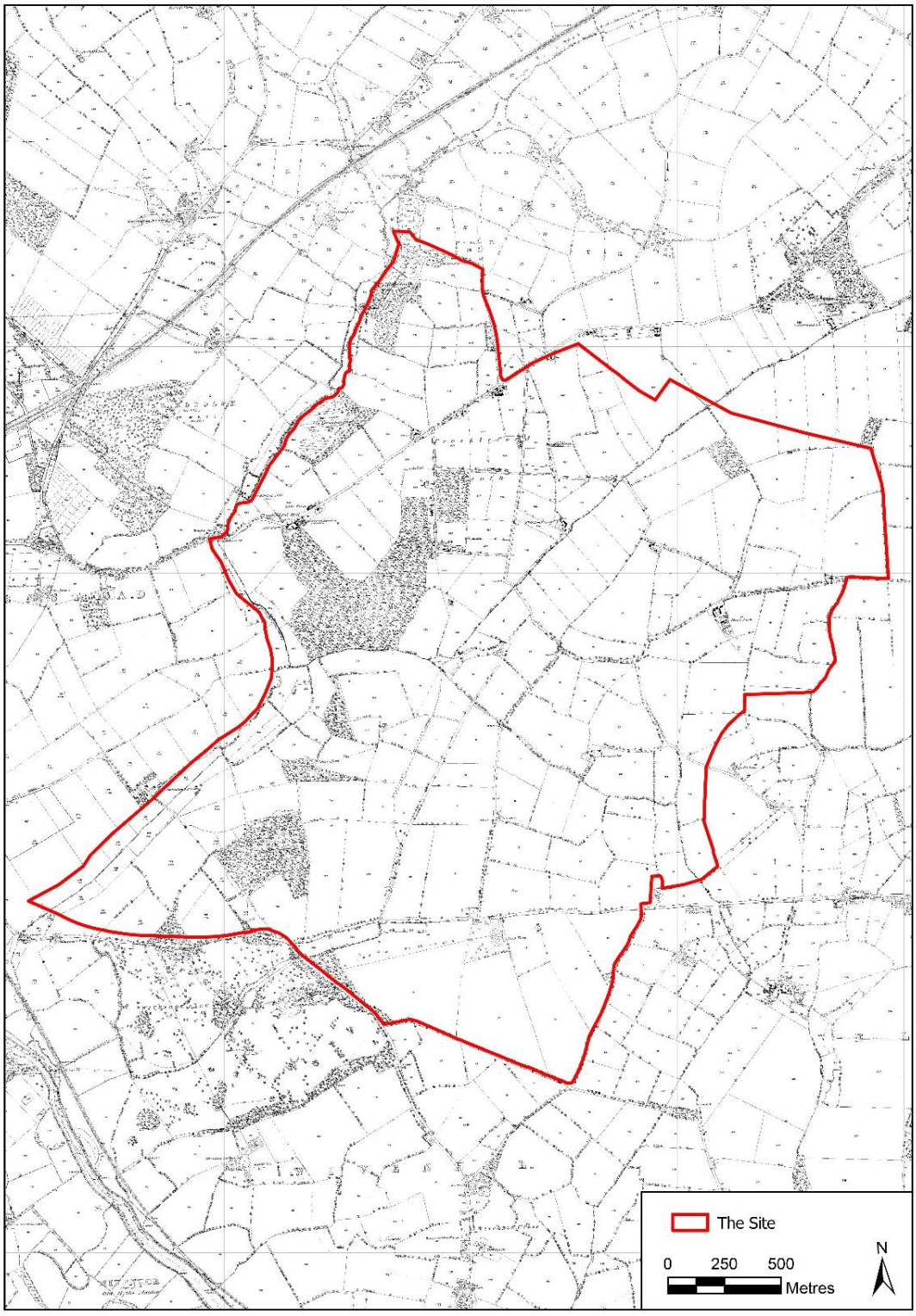

Figure 5: Extract from the OS 1st Edition map (1877)

2.9. The second edition OS map (**Figure 6**) depicts little change to the Site, other than the construction of a few small dwellings. Churnwood School had become a Mission Room by this date. Additionally, the farmstead at Allen's Farm had been remodelled to include two further long ranges added to the south side of the barn.

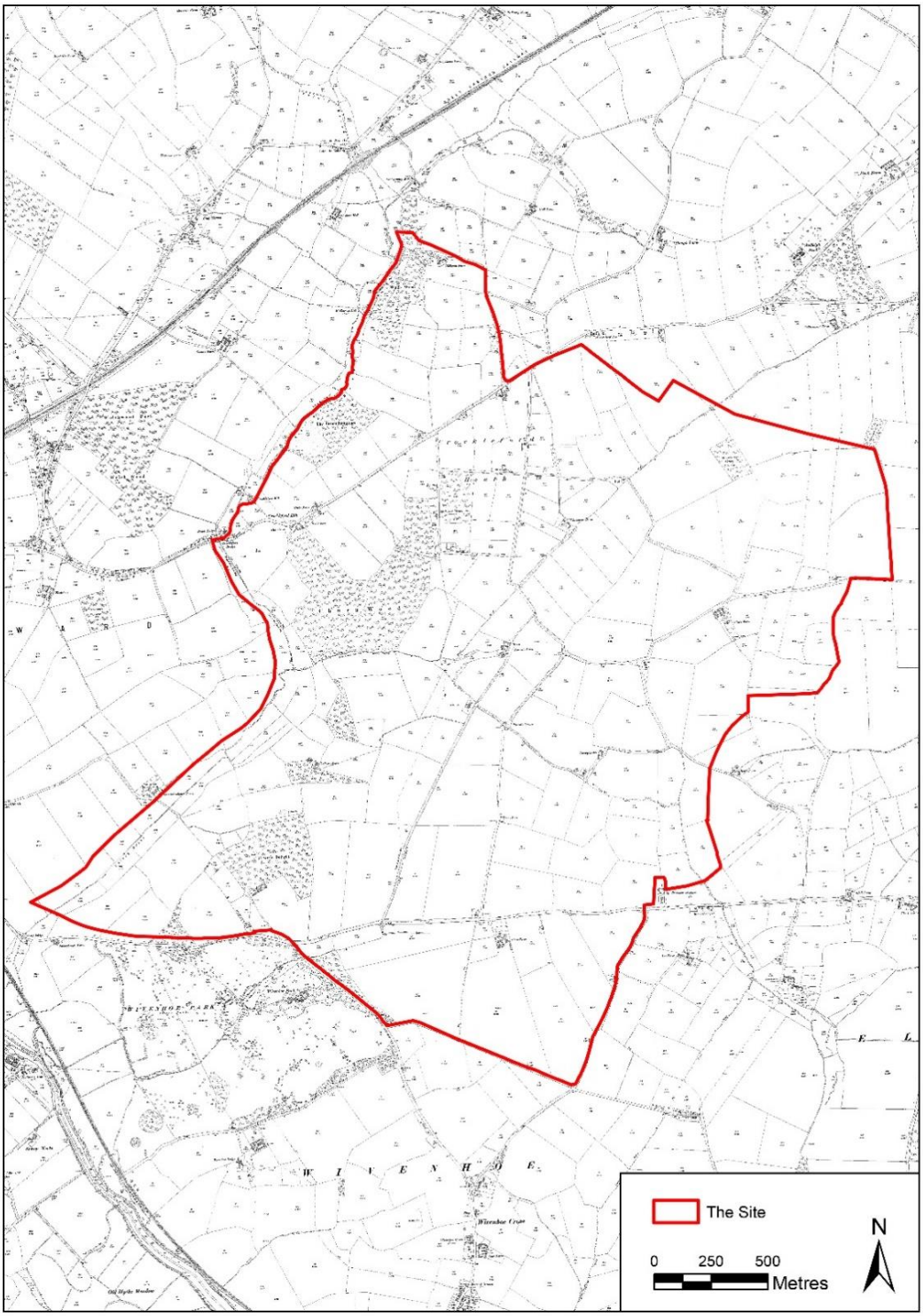

Figure 6: Extract from the OS 2nd edition map (1897)

2.10. The third edition OS map (**Figure 7**) illustrates that no fundamental changes to the Site had occurred by 1923. More significant development had taken place in the mid-late twentieth century and the early twenty-first century, most notably the expansion of Colchester, resulting in Greenstead and Parsons Heath now bordering the Site on its west. Within the Site, pockets of new housing had been constructed, as well as the erection of modern farm buildings.

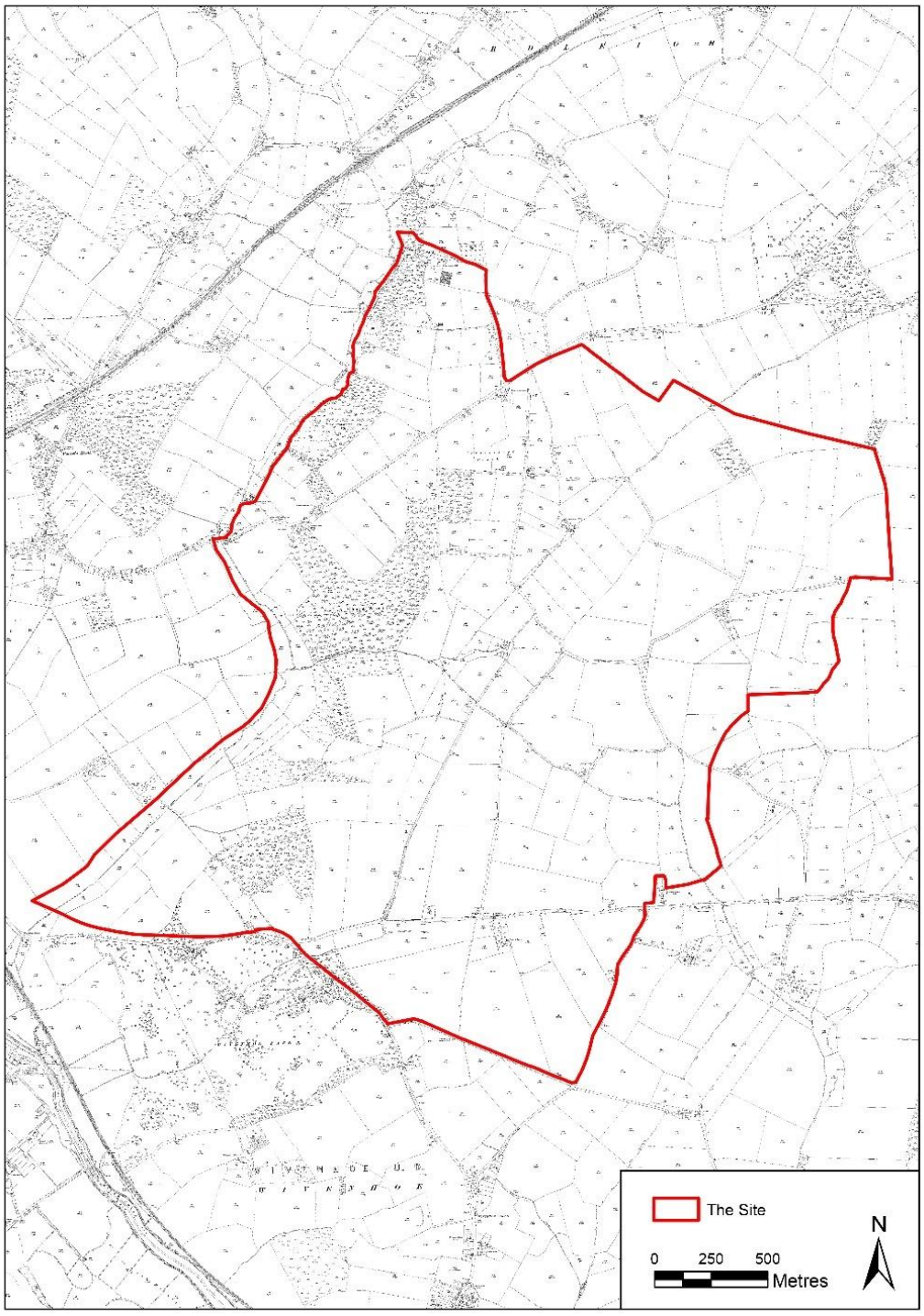

Figure 7: Extract from the OS 3rd edition map (1923)

Site Assessment

2.11. A site visit was undertaken in December 2023. 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 sunny with good visibility. An aerial view of the Site is shown in **Figure 8.**

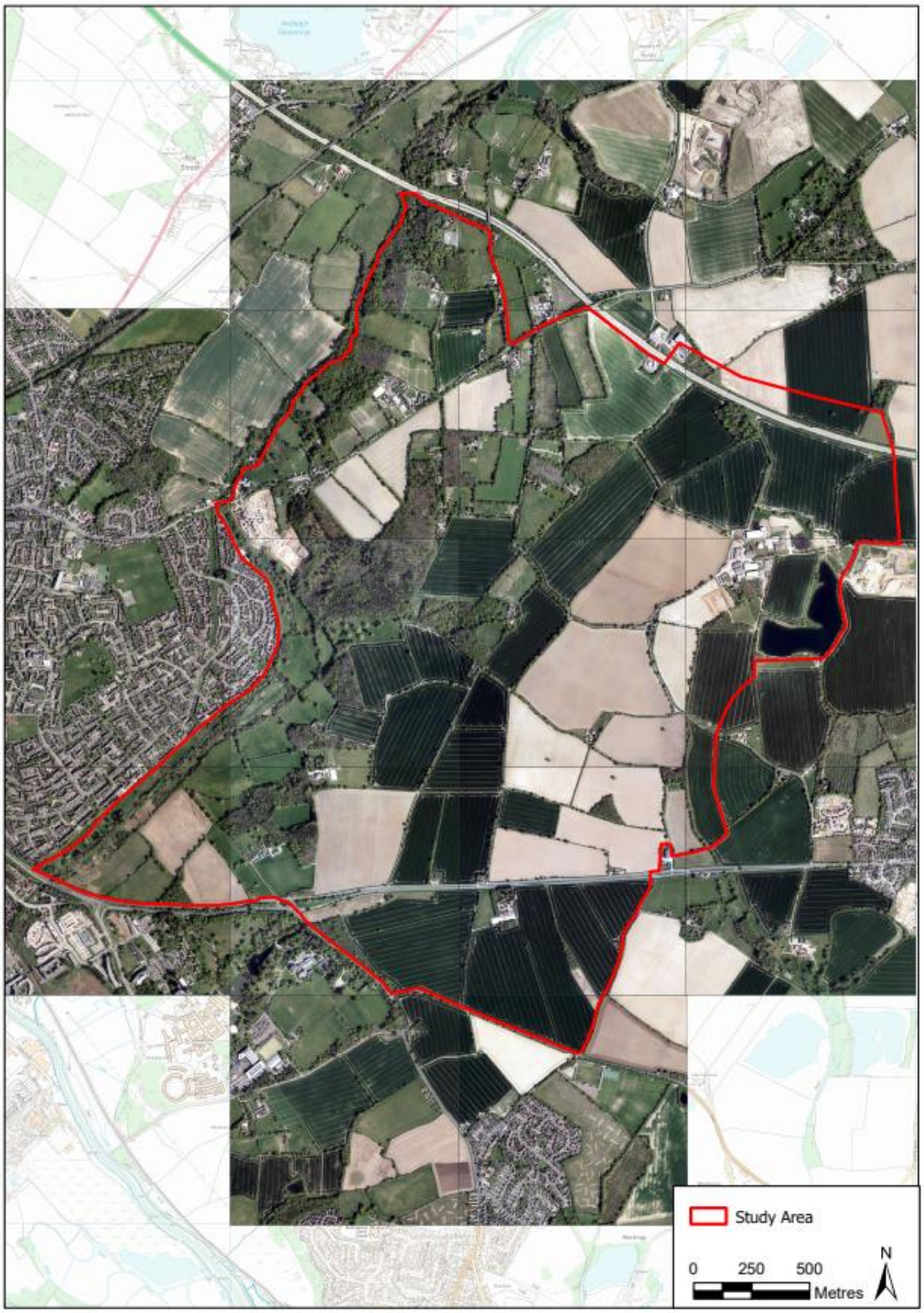

Figure 8: Aerial view of the Site

2.12. A large proportion of the Site is comprised of agricultural land divided into fields of varying sizes. Many of these field boundaries are evident on historic maps. Within the north-west portion of the Site is Churn Wood, which forms the largest area of woodland in the Site. Other smaller areas of woodland are dispersed across the Site, particularly on its western side. Salary Brook Nature Reserve runs along the south-west edge of the Site. On the north-east edge of the Site is a lake, likely created from a former extraction quarry site.

2.13. Part of the A120 is located within the northern portion of the Site and part of the A133 runs east-west within the southern portion of the Site. Across the remainder of the Site are a number of smaller roads, as well as farm tracks.

2.14. The built form is dispersed across the Site and includes historic farmsteads, cottages, larger dwellings and pockets of modern housing developments. Some of the historic farmsteads have expanded with modern agricultural buildings. The Site includes the 7 designated heritage assets identified in Section 2 of this report.

3. Assessment of Significance

Significance Criteria

3.1. 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.

3.2. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England[10] 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.

3.3. 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 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.

3.4. Further to the above, when considering the significance 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[11]. A building is listed to mark and celebrate

[10] Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*
[11] Historic England. Scheduled Monuments. https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/

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[12]. Scheduled Monuments and Listed Buildings are designated by the Secretary of State for 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[13].

3.5. Setting also contributes to the significance of a heritage asset. The National Planning Policy Framework (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.*

3.6. 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[14].

Statements of Significance

Designated Heritage Assets Within the Site

Allen's Farmhouse, Grade II Listed Building (List Entry Number: 1337185)

Figure 9: Extract from the OS 1st Edition map (1877)

[12] Historic England. Listed Buildings. https://historicengland.org.uk/listing/what-is-designation/listed-buildings/
[13] Historic England. Registered Parks and Gardens. https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/
[14] Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

3.7. Allen's Farmhouse (**Figures 9 & 10**) is a timber framed and plastered building, consisting of two storeys with attics and red plain tiled roof. The principal elevation displays five carved pilasters with crested capitals, which support the foliate carved jetty brackets. The listed building dates from 1584 and is depicted on the 1777 Chapman and Andre map, however, is first shown in detail on the OS 1st edition map (**Figure 9**). Historic maps illustrate the associated farm buildings to the north of the house, which by 1897 comprised a barn with four long ranges to the south, creating three yards.

3.8. The significance of the listed building is principally derived from its architectural interest and vernacular character, which is evidenced in its materiality and construction techniques. It is representative of the architectural style applied to domestic buildings in this period. Allen's Farmhouse is also of architectural and historic interest as a surviving element of the early settlement within the area and is therefore illustrative of the dispersed settlement pattern and the agricultural function of the surrounding landscape, as well as the development and evolution of farming practices from the late sixteenth century.

Figure 10: Allen's Farmhouse

Contribution made by Setting to the Significance of the Listed Building

3.9. Allen's Farmhouse is located within a rural location in the village of Elmstead, situated to the east of Colchester and to the north-west of Elmstead Market. The wider setting of the listed building comprises the surrounding landscape, which is predominantly rural, agricultural fields, punctuated by mature trees and hedgerows and small areas of woodland. This rural, agrarian character is the principal element of the listed building's setting, which allows an understanding of its historic and functional context and therefore

contributes positively to its significance. The A120, which is situated to the north-east of the farmhouse, cuts through the open landscape in this location and therefore is considered to be a negative element of the listed building's setting.

3.10. The immediate setting of the heritage asset has been eroded by the construction of modern farm buildings to the north-east of the farmhouse and the conversion of the farmstead to a small industrial unit, which has diminished the appreciation of the former function and use of the historic farmstead. The large scale barn buildings are not in keeping with the surviving elements of the historic farmstead and therefore are considered to detract from the significance of the listed building. Immediately to the north of the farmhouse, the historic barn and some of the attached long ranges survive, which enable an understanding of the listed building's historic context and as such, are considered to be elements of setting that make a positive contribution to the significance of the heritage asset.

Ivy Cottage, Grade II Listed Building (List Entry Number: 1322646)

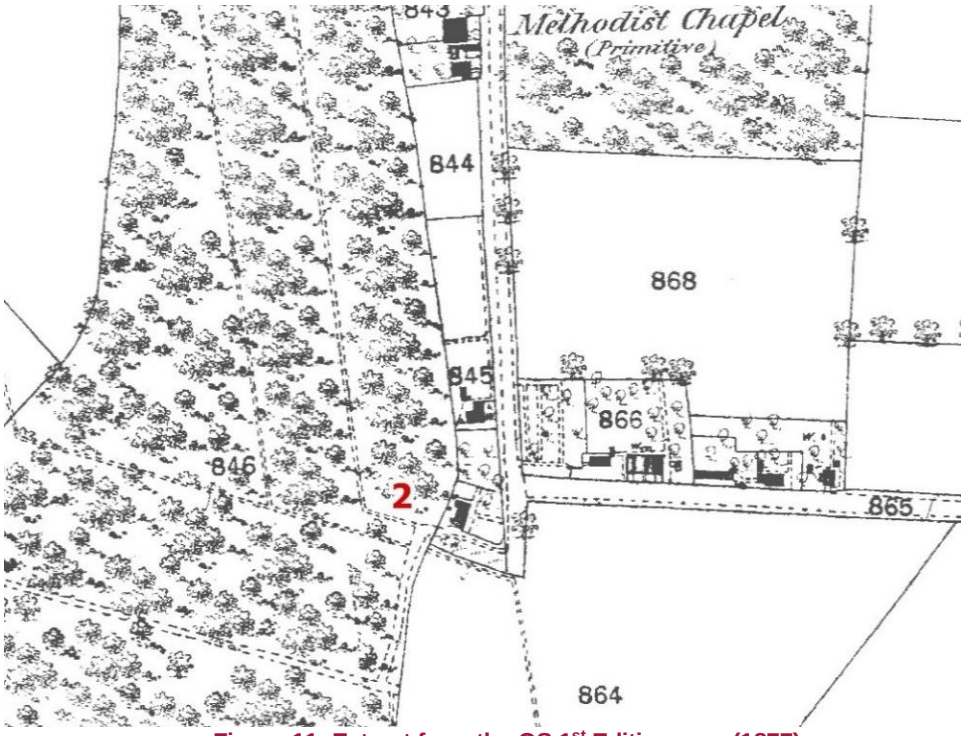

Figure 11: Extract from the OS 1st Edition map (1877)

3.11. Ivy Cottage (**Figures 11 & 12**) is a modest, single storey cottage dating from the eighteenth/nineteenth century, which is thought to have been a former gatehouse to Churn Wood. The listed building is timber framed and plastered, with a hipped thatched roof and gabled porch.

Figure 12: Ivy Cottage

3.12. The listed building is of architectural and historic interest as an example of an eighteenth/nineteenth century vernacular dwelling, which is illustrative of local building traditions. The building derives aesthetic value from its materiality and composition, which create a simple yet attractive frontage. Ivy Cottage is also of historic interest as a former gatehouse to Churn Wood, which provides an understanding of its historic function and context and, more widely, the social and economic history of the area.

Contribution made by Setting to the Significance of the Listed Building

3.13. The wider setting of Ivy Cottage broadly comprises agricultural fields and woodland, interspersed with dwellings. To the west is Parsons Heath, a suburb which forms the eastern edge of Colchester city, and to the north-east is the A120. Churn Wood abuts the listed building on its west and spans further to the south and west. To the north and east, along Chapel Lane, are a number of scattered dwellings and a Methodist Chapel. Historic maps illustrate that this surrounding rural landscape and settlement pattern has remained largely unchanged since the late nineteenth century. As an integral part of the historic setting of the listed building, this wider setting is considered to make a positive contribution to its significance.

3.14. The immediate setting of Ivy Cottage is contained and enclosed, bordered by Churn Wood on its west and domestic garden space on its north and east. These aspects of setting make a positive contribution to the significance of the heritage asset by virtue of their historic associative relationship and as attractive green elements of setting which complement the listed building. Immediately to the south are further dwellings/outbuildings constructed from the early/mid twentieth century onwards and domestic garden space, which are considered to make a neutral contribution to the heritage asset's significance.

Lamberts, Grade II Listed Building (List Entry Number: 1112084)

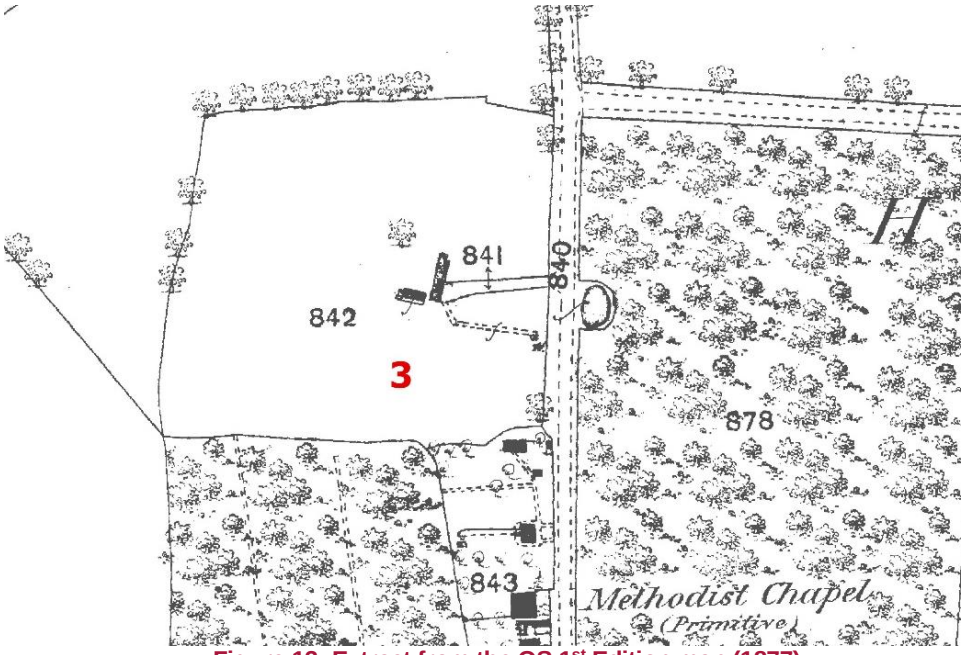

Figure 13: Extract from the OS 1st Edition map (1877)

3.15. Lamberts (**Figures 13 & 14**) is a timber framed and plastered cottage dating from the eighteenth century, or earlier, with later alterations and additions. The listed building is single storey with a hipped thatched roof and 2 red brick chimney stacks and has an array of casement and horizontal sliding sash windows to its principal elevation. The property is illustrated on the 1777 Chapman and Andre map, situated on the edge of Crockleford Heath, and is first shown in detail on the 1st edition OS map (**Figure 13**).

3.16. The significance of Lamberts is principally invested in its form, appearance and materiality, which create an attractive and picturesque building of vernacular character, contributing to its architectural interest. The property provides evidence of its phased development and historic construction techniques. The listed building is also of historic interest as a remnant of the early settlement in Crockleford Heath and as it is representative of the heath settlement pattern within the area.

Figure 14: Lamberts

Contribution made by Setting to the Significance of the Listed Building

3.17. The surrounding open landscape of fields and farmland, punctuated by mature trees and hedgerows, forms the wider setting of the listed Lamberts, with the city of Colchester to the west. This surrounding rural context is the principal element of the heritage asset's setting and not only provides a sense of tranquillity, but also allows an understanding of the asset's historic context and as such, contributes positively to its significance.

3.18. Lamberts is situated within a generous plot, bordered by trees, and set back from the roadside behind a gravelled driveway and domestic garden space. Encompassing its domestic garden space are small fields/paddocks/other domestic gardens. This immediate setting makes a positive contribution to the significance of the listed building, as an attractive green element of setting, which forms part of the asset's historic context. To the opposite side of the road is a treed area which previously formed part of Crockleford Heath. This is also considered to make a positive contribution to the significance of the heritage asset, by virtue of its historic associative relationship. There has been some encroaching development to the south of the listed building which is considered, to a degree, to detract from its significance, due to the proximity of the built form.

Cartlodge adjacent to road and east of Hill Farmhouse, Grade II Listed Building (List Entry Number: 1112079); Cow Byre and Hayloft adjacent to south east of Cartlodge adjacent to road and east of Hill Farmhouse, Grade II Listed Building (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, Grade II Listed Building (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, Grade II Listed Building (List Entry Number: 1322644)

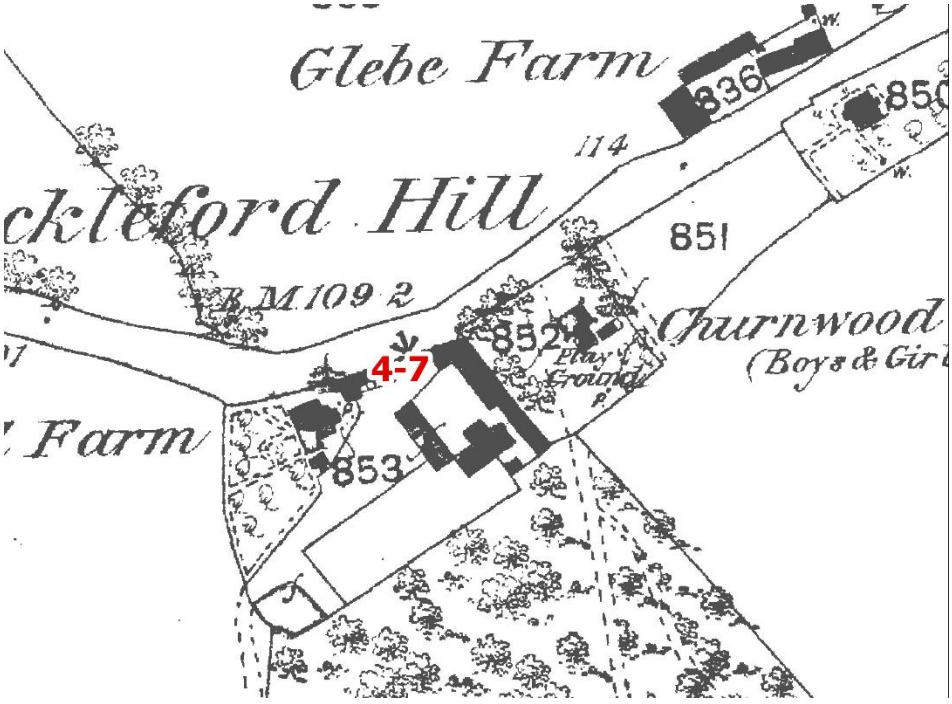

Figure 15: Extract from the OS 1st Edition map (1877)

3.19. This group of listed buildings at Hill Farm (**Figures 15, 16 & 17**) date from the eighteenth and early nineteenth century and are constructed of timber frame, weatherboarding and red brick with red pan tiled roofs. The buildings are illustrated together as a group on the 1897 OS map.

Figure 16: Listed group of farm buildings at Hill Farm

Figure 17: Barn and linked Cow Byre

3.20. The significance of the listed buildings is primarily derived from their vernacular character, materiality and construction techniques, which contribute to their architectural and historic interest. Hill Farm is one of a number of historic farmsteads within the area, which are surviving elements of the early dispersed settlement pattern. The farm buildings are also illustrative of the historic agricultural function of the surrounding landscape. This is consolidated by their group value as they share a historic functional relationship. The understanding and appreciation of this historic functional relationship has however been diminished by the conversion of the listed buildings to dwellings, which has resulted in a change to their character and aesthetic. This has also to a degree eroded the understanding and appreciation of the interrelationship between the farm buildings, the farmhouse and the surrounding landscape.

Contribution made by Setting to the Significance of the Listed Building

3.21. The listed buildings are located in close proximity to the eastern edge of Colchester and Salary Brook, which partly follows the settlement edge. To the north, east and south however, the wider setting of the heritage assets consists of agricultural fields and woodland, punctuated by trees and dwellings. This aspect of the listed buildings' setting contributes positively to their significance, as part of their historic and functional context.

3.22. Churn Wood abuts the listed buildings at Hill Farm on their southern boundaryand forms an integral element of the heritage assets' historic setting, therefore contributing positively to their significance. To the west is the unlisted Hill Farmhouse and its associated domestic garden space, which contribute positively to the significance of the listed buildings by virtue of their historic functional relationship, albeit that this relationship has been diminished by the conversion of the listed buildings to dwellings. The Old Mission (formerly a school as illustrated on historic maps) is located to the east of the heritage assets and makes a positive contribution to their significance as an attractive element of their historic context. To the north are a row of new houses, which have truncated the open landscape setting in this location.

Designated Heritage Assets Outside of the Site

Church of St Anne and St Lawrence, Grade I Listed Building (List Entry Number: 1337162)

3.23. The Grade I listed Church of St Anne and St Lawrence (**Figure 18**) dates from the twelfth century, with the nave and the doorway with Roman brick arch being of this period. The chancel, south tower and south chapel date from the early fourteenth century, with later alterations and additions dating from the sixteenth century onwards. The listed building is constructed of plastered mixed rubble with limestone dressings with red plain tiled roof.

3.24. The significance of the listed church is drawn predominantly from its architectural and historic interest as a representative example of a medieval church and as a surviving element of Elmstead's twelfth century development. The church, along with the adjacent Grade II* listed Elmstead Hall, would have acted as

focal points within the historic settlement of Elmstead and today remain prominent features within the landscape. The materiality, form and detailing of the listed church create a simple yet picturesque building, which contribute to the architectural interest of the heritage asset.

Figure 18: Church of St Anne and St Lawrence

Contribution made by Setting and the Site to the Significance of the Listed Building

3.25. The church is located within an isolated, rural position and this surrounding open landscape forms the principal element of the listed building's setting. Due to the status of the church, it would have been designed to be appreciated in views within its wider rural setting. As such, the wider setting of the heritage asset promotes an understanding of its historic function and status and therefore contributes positively to its significance. The A120, located to the north-west of the listed building, is however considered to be a negative element within the asset's wider setting.

3.26. The immediate setting of the listed church is fairly contained and comprises its associated graveyard, which encloses the church on its north, east and south sides and incorporates a group of three listed tombstones. To the west is a cluster of mature trees, situated between the church and Elmstead Hall, and the associated gardens and land of this adjacent listed building. This immediate setting forms an important part of the church's historic context by virtue of its shared age, historic development and associated functional relationship. As such, the immediate setting of the listed church is considered to make a positive contribution to its significance.

3.27. The Site is located to the east of the Grade I listed church and forms part of the asset's wider rural, open setting, therefore contributing positively to its significance.

Elmstead Hall, Grade II* Listed Building (List Entry Number: 1146647)

3.28. Elmstead Hall (**Figure 19**) is a timber framed and plastered house dating from the fifteenth and sixteenth century, with earlier origins. The listed building consists of two storeys with attics and has a central hall with crosswings to left and right. The building retains features such as two, sixteenth century red brick diagonal shaft chimney stacks and original bargeboards to the end and rear gables.

3.29. The significance of the listed building is derived from its high-quality materials, symmetrical composition and architectural detailing. Elmstead Hall serves as a representative example of a high-status house, which is illustrative of the architectural style applied to domestic architecture during the period, and is demonstrative of the wealth and aspirations of the landowner. It is a surviving element of the early development within Elmstead and therefore forms an important group with the adjacent listed church.

Figure 19: Elmstead Hall

Contribution made by Setting and the Site to the Significance of the Listed Building

3.30. The listed building is situated within an open, agrarian landscape, punctuated by mature trees and hedgerows. This forms an integral part of the setting of the listed building, therefore contributing positively to its significance. Historic maps illustrate that this setting has remained largely unchanged since the

eighteenth century, however the construction of the A120 to the north-west has cut though the open landscape and therefore detracts from the significance of the heritage asset.

3.31. The dwelling is approached via its formal front garden and surrounded by its associated gardens, land and mature trees. These elements of the immediate setting of the listed building form an attractive and historic part of its context and as such, are considered to contribute positively to its significance. The adjacent listed church also forms an important element of setting as part of the dwellings historic context and makes a positive contribution to significance.

3.32. As outlined above for the Church of St Anne and St Lawrence, similarly the Site makes a positive contribution to the significance of Elmstead Hall as part of its wider rural setting.

Wivenhoe Park, Grade II Registered Park and Garden (List Entry Number: 1000371)

3.33. Wivenhoe Park was designed and laid out by Richard Woods in 1776-80 on the site of an earlier deer park. The Wivenhoe Estate was owned by the Rebow family from 1733, who commissioned Richard Woods to design the landscaped park around Wivenhoe House, designed by Thomas Reynolds. The registered park and garden also incorporates the remains of a garden designed by William Andrews Nesfield between 1847-8.

3.34. The significance of Wivenhoe Park is derived from its from its overall design and layout. It is a representative example of a late eighteenth century landscaped park, gardens and lakes, with Wivenhoe House as its centrepiece. It is also of special interest as it is illustrative of the evolution and development of the country estate from the early eighteenth century and is therefore of historic interest. The visual interest of the park and garden is enhanced by the surviving historic buildings and monuments, including the listed stable block and the listed terrace and garden wall, as well as the formal and informal features, which contribute to its architectural and artistic interest.

Contribution made by Setting and the Site to the Significance of the Listed Building

3.35. The wider setting of the registered park and garden comprises fields and farmland to the north, east and south, which contribute positively to the asset's significance as historic elements of setting. To the east is the city of Colchester. The park is bordered on its north and east sides by the A133 and the B1028 and to the south by Boundary Road, which follow the historic road layout present on the 1st edition OS map. Immediately to the west of the registered park and garden, the later nineteenth century extensions to the parkland have been developed as part of the University of Essex Campus. Although the original extent of the park and garden remains legible, the large-scale university buildings are incongruous elements of setting and detract from the significance of the heritage asset.

3.36. The Site is located to the east of the registered park and garden, on the opposite side of the A133 and the B1028. Although these roads create a more enclosed immediate setting for the heritage asset, the Site still

forms part of its wider historic rural context and therefore is considered to make a positive contribution to the significance of the asset.

Wivenhoe House, Grade II* Listed Building (List Entry Number: 1225229)

3.37. Wivenhoe House was built in 1759 by Thomas Reynolds for Isaac Matin Rebow. The house was entirely re-cast in Victorian Tudor style in the mid-nineteenth century, following the commission of Thomas Hopper to alter the house. The listed building is a red brick mansion house consisting of three storeys, with a central projecting porch which rises the full length of the building.

3.38. The listed building is of architectural and historic interest as a representative example of a high-status mansion house, which is demonstrative of the wealth and aspirations of the landowner, as well as the importance of the country house in shaping the English landscape and society. The heritage asset derives aesthetic value from its high-quality materials, composition and detailing. Wivenhoe House is also of historic interest for its associations with the Rebow family.

Contribution made by Setting and the Site to the Significance of the Listed Building

3.39. The wider setting of Wivenhoe House is synonymous with that of the registered park and garden; therefore, a description is not repeated here. The immediate setting of the listed building comprises the associated Wivenhoe Park, which emphasises the buildings status and allows an appreciation of its architecture. Accordingly, the Registered Park and Garden contributes positively to the significance of the listed building through its strong associative relationship in terms of design and function, and also its shared historic development.

3.40. As with Wivenhoe Park, the Site is considered to contribute positively to Wivenhoe House as part of its wider rural setting.

Gate Lodge to east of Wivenhoe House, Grade II Listed Building (List Entry Number: 1266477)

3.41. The listed gate lodge (**Figure 20**) was built in circa 1800 to an octagonal plan and forms one of a pair of gate lodges to Wivenhoe House. The heritage asset is constructed of brick and stucco with a conoid slate roof and pointed windows.

3.42. The listed building is of significance as an example of a turn of the century gate lodge, which is representative of the architectural style of the period. The building derives aesthetic value from its form and composition and is of historic interest as a wayfinder which marks the entrance to the estate, therefore illustrating the status and aspirations of the Rebow family.

Figure 20: Gate Lodge to east of Wivenhoe House

Contribution made by Setting and the Site to the Significance of the Listed Building

3.43. As above, the setting of the gate lodge is synonymous with Wivenhoe Park and therefore a description is not repeated. The immediate setting of the heritage asset is predominantly characterised by its roadside location, which is partially screened by mature trees, and its siting next to the short drive which links it to Wivenhoe House. These elements contribute positively to the asset's significance as they directly relate to its intended function and use, albeit that the B1028 is now a busier road. Wivenhoe House and Wivenhoe Park also make a positive contribution to significance due to their strong associative relationships.

3.44. Although separated by the B1028, the Site is considered to make a positive contribution to the significance of the listed building as part of its historic rural setting.

West Lodge, Grade II listed building (List Entry Number: 1168648)

3.45. West Lodge (**Figure 21**) is a Gothic cottage built in the early nineteenth century, constructed of brick and rendered. It is built to the same octagonal plan as its pair, with verandah all round, although displays more elaborate detailing as a result of the nineteenth century alterations made to the estate.

Figure 21: West Lodge

3.46. The gate lodge is of architectural and historic interest as it represents the nineteenth century alterations to the estate at a prominent entrance location, therefore being demonstrative of the social status and aspirations of the landowners. The composition of the building and architectural features such as the gothic chimneys and decorative columns contribute to its aesthetic value.

Contribution made by Setting and the Site to the Significance of the Listed Building

3.47. A description of the wider setting of the lodge is not repeated here since it is synonymous with the heritage assets above. The principal elements of the asset's immediate setting comprise its roadside location, the adjacent historic brick boundary wall, which forms an attractive element of setting and provides an understanding of its historic function, and the remnants of the historic driveway. The A133 follows the historic road layout present on the 1st edition OS map and therefore provides an understanding of the lodge's historic function, however due to the high level of vehicular traffic on this road, this element of setting, to a degree, detracts from the significance of the heritage asset. The associated Wivenhoe Park and Wivenhoe House contribute positively to the significance of the gate lodge, however the university campus, which can be seen in views of West Lodge, detract from its significance.

3.48. As with the eastern lodge, the Site is considered to contribute positively to the significance of west lodge as part of its historic rural context.

4. Potential Impact of Development

4.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. An illustrative Strategic Framework Masterplan has been created for the Site, which supports the draft policies and policy map within the Development Plan Document (DPD) (Regulation 19 Consultation). As such, this assessment will consider the potential impacts of this masterplan upon the significance of the identified heritage assets and make recommendations to reduce harm.

4.2. The potential impact of development is considered in relation to the indirect impacts on heritage assets located within the Site and Study Area, due to change within their settings.

4.3. 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*[15].

Summary of the development

4.4. The Tendring Colchester Borders Garden Community Masterplan: Strategic Framework Masterplan document (February 2023) presents an illustrative masterplan and framework which establishes the key design principles and guidelines of the development, in particular the land use and locations required to deliver the site allocation's requirements and vision.

4.5. The requirement for the developer to produce their own comprehensive Masterplan is set out in the Tendring Colchester Gardens Community Development Plan Document (DPD) (Regulation 19 Consultation) in Policy GC1, Part K. The Policies Map in the DPD sets the overall boundaries, however leaves the site layouts flexible to be resolved through further masterplanning by a developer at planning application stage. The main consideration at this stage is for the LPA to understand the allocation can accommodate a certain number of houses without causing unacceptable levels of harm.

4.6. The Framework Masterplan (**Figure 22**) provides an illustrative layout for the Site, which is informed by a series of Design Principles covering:-

- Nature
- Movement and Connections
- Community and Social Infrastructure
- Buildings, Places and Character
- Sustainable Infrastructure

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

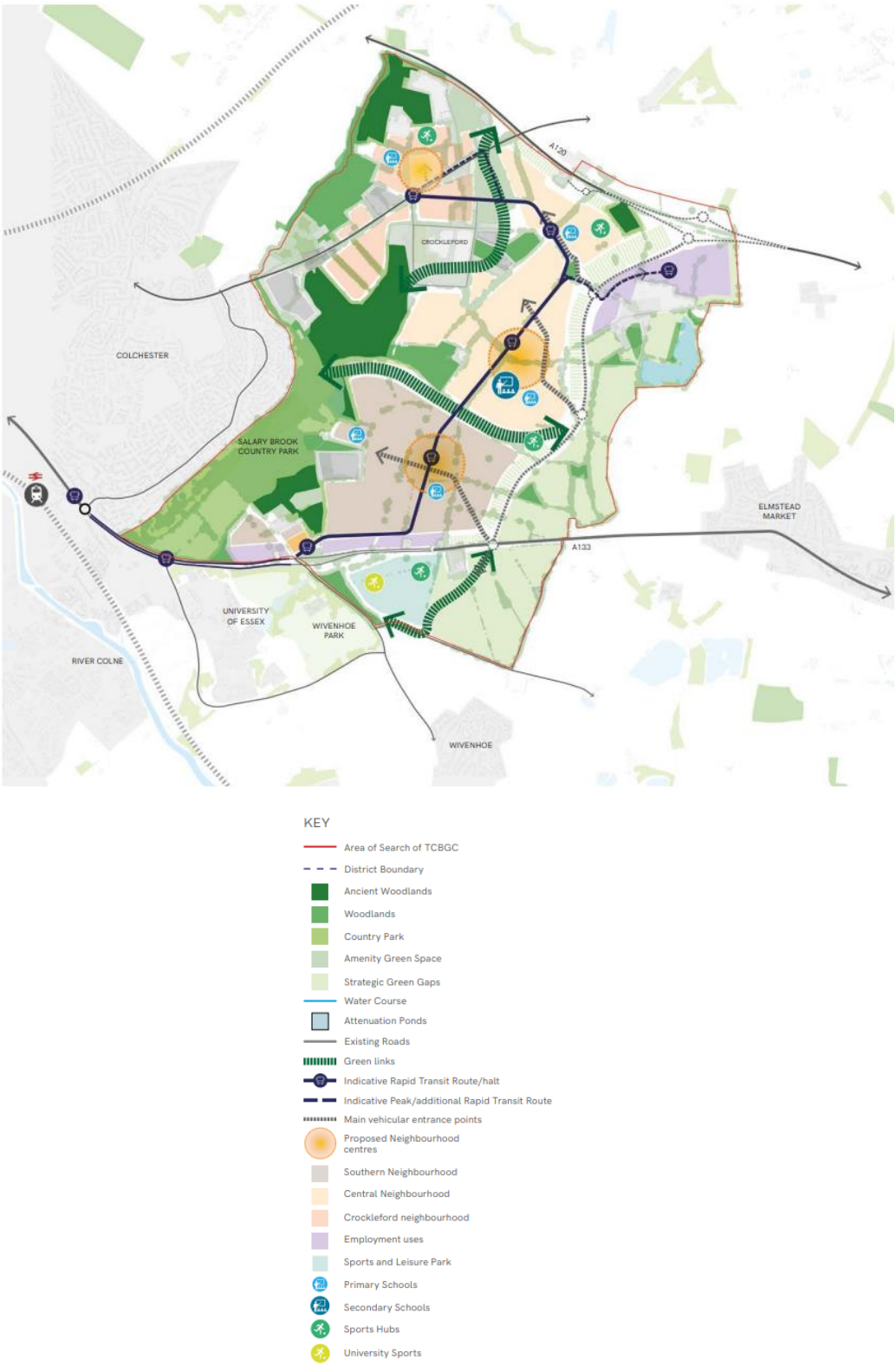

Figure 22: Framework Masterplan

Heritage Assets within the Site (Direct Impact)

Allen's Farmhouse, Grade II Listed Building (List Entry Number: 1337185)

4.7. Section 3 of this report has suggested that the existing undeveloped Site, of which the Grade II listed Allen's Farmhouse forms a part, contributes positively to the significance of the heritage asset as part of its historic rural landscape setting. Consequently, it is considered that development of this part of the Site would inevitably diminish the setting of the heritage asset and therefore impact upon its significance, through the loss of part of this rural, open land and the irreversible change to its character.

4.8. This change to character would result not only from physical development but also from matters such as changes in noise, lighting and patterns/intensity of activity. This would be of greater impact where areas of more intense use are proposed, such as the proposed area for employment uses, which also includes a stop for the proposed Rapid Transit System (RTS). This employment area would be sited in close proximity to the listed building to its north and there would likely be intervisibility between development in this location and Allen's Farmhouse. It is noted that there are existing modern farm buildings to the north of the heritage asset, however this report has identified that these buildings detract from the significance of the listed farmhouse, therefore additional built form in this location would further emphasise this incongruous element of setting.

4.9. The illustrative masterplan proposes to retain the open landscape setting of the listed farmhouse to its east and south, which is considered positive. Directly to the west of the heritage asset however, a new A120/A133 link road is permitted. As this road has been granted planning permission, heritage impacts would have been considered as part of this permission and therefore this would only be considered as a cumulative effect with the new proposals.

4.10. The remainder of the proposed built form would be located to the east of the listed building. Large areas of green space are proposed to be retained as part of the masterplan, including the Strategic Green Gap to the south/south-west of Allen's Farmhouse, which would retain part of its open landscape setting. The agricultural function of this land, however, would not continue. Overall, it is considered that there would still be an irreversible change to part of the historic rural setting of the heritage asset from open fields to built development. In addition, the proposed area for employment uses would detract from the significance of the listed building, as outlined above. Accordingly, the proposed development would result in less than substantial harm to the significance of Allen's Farmhouse.

Ivy Cottage, Grade II Listed Building (List Entry Number: 1322646)

4.11. The illustrative masterplan proposes that Churn Wood and the dwellings along Chapel Lane to the north and east of the Grade II listed Ivy Cottage, as well as the associated fields and woodland in this location, would remain as existing. As such, the listed building would retain important elements of its immediate

landscape setting which, as identified in Section 3 of this report, make a positive contribution to its significance as part of its associated historic context.

4.12. As outlined above for Allen's Farmhouse, the proposed development of the wider undeveloped landscape would inevitably diminish the setting of the heritage asset and therefore impact upon its significance. Furthermore, new development in close proximity to the listed building, and the resultant intervisibility between the proposed development and the heritage asset, would have a greater impact on significance.

4.13. In this case, a new neighbourhood (Central Neighbourhood) is proposed immediately to the south-east of the listed cottage, which would be sited on the adjacent field. As illustrated by historic maps, this area has historically remained undeveloped open land, therefore the proposed neighbourhood would bring development in close proximity to the heritage asset, resulting in an unprecedented example of development in this location and truncating the open landscape setting. Development in this location would also result in the loss of the heritage asset's isolated location and tranquil setting, which contribute to its significance. Consequently, the proposed development would result in harm to the significance of Ivy Cottage, which would be less than substantial for the purposes of the NPPF.

Lamberts, Grade II Listed Building (List Entry Number: 1112084)

4.14. Lamberts would retain its immediate green setting, comprising its domestic garden space, the field/paddocks bordering this and the heath woodland to the east of Chapel Lane, which contributes positively to its significance. A new neighbourhood (Crockleford Neighbourhood), however, is proposed to be sited on the agricultural fields to the north west, which would result in the loss of this element of the heritage asset's historic rural setting. This neighbourhood would wrap around the domestic boundaries of the dwellings on Chapel Lane on the north and west sides. Accordingly, this would have an adverse impact on the existing rural approach to Lamberts from the north, which allows an appreciation of the juxtaposition between the agrarian landscape and Crockleford Heath. In addition, the outward views from the listed building to the north-west, which would be possible during the winter months when tree cover is sparser, as well as views across to Lamberts from Bromley Road, would be adversely impacted by the proposed neighbourhood.

4.15. Within the proposed Crockleford Neighbourhood is the 'Crockleford Heath Area of Special Character'. The DPD, in Policy GC1 Part B, sets out that development in this area must preserve or enhance the intrinsic character of the area. Although this requirement would not result in the removal of harm to heritage assets, it would allow a more sympathetic development to be achieved.

4.16. A Local Centre is proposed within the northern portion of Crockleford Neighbourhood, as well as an RTS stop at the junction of Bromley Road and Chapel Lane. This would result in a concentrated density of development and an increase in noise, patterns of activity and lighting within the setting of the listed building, which would adversely impact upon the sense of isolation and tranquillity, which form a fundamental part of the heritage assets historic context. Overall, the wider development of the Site, as well as the details outlined above, would cause less than substantial harm to the significance of Lamberts.

Cartlodge adjacent to road and east of Hill Farmhouse, Grade II Listed Building (List Entry Number: 1112079); Cow Byre and Hayloft adjacent to south east of Cartlodge adjacent to road and east of Hill Farmhouse, Grade II Listed Building (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, Grade II Listed Building (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, Grade II Listed Building (List Entry Number: 1322644)

4.17. The proposed Crockleford Neighbourhood would be sited in close proximity to the listed group of agricultural buildings at Hill Farm. The extent of the neighbourhood would follow the northern edge of Churn Wood, resulting in the loss of the open farmland setting to the south-east of the listed buildings. It is acknowledged that there has been modern development erected to the north and west/south-west of the listed buildings, which has compromised the relationship with their rural setting. It is also noted that Churn Wood would be retained, which is an important part of the heritage assets' green setting. Nevertheless, the proposed neighbourhood would sever the listed group from the last remaining element of open agricultural land within its immediate setting. As such, the proposed development would cause less than substantial harm to the significance of the listed Hill Farm group.

Heritage Assets outside the Site (Indirect Impact)

Church of St Anne and St Lawrence, Grade I Listed Building (List Entry Number: 1337162) and Elmstead Hall, Grade II* Listed Building (List Entry Number: 1146647)

4.18. This report has assessed that the existing undeveloped Site contributes positively to the significance of the Grade I listed Church of St Anne and St Lawrence and the Grade II* listed Elmstead Hall, as part of its rural open setting. Consequently, the proposed development of the Site would result in the loss of part of the heritage assets' historic rural setting and an irreversible change to its character.

4.19. This report has assessed that the existing undeveloped Site contributes positively to the significance of the Grade I listed Church of St Anne and St Lawrence and the Grade II* listed Elmstead Hall, as part of its rural open setting. Consequently, the proposed development of the Site would result in the loss of part of the heritage assets' historic rural setting and an irreversible change to its character. The proposed area for employment uses is located at the north-east corner of the Site and would be situated in fairly close proximity to the listed buildings, introducing increased patterns of activity, noise and lighting, as well as

development, nearby to the heritage assets. In addition, this area would likely be visible in any views of the church and the house from the north.

4.20. Policy GC1 Part H within the DPD outlines that '*The 'Business Park' will be designed and landscaped in a manner that ensures an appropriate transition between built development and the open countryside forming part of the 'Elmstead Strategic Green Gap'. Development will be required to respect the setting of the heritage assets of the Church of St. Anne and St. Lawrence, Elmstead Hall and Allens Farmhouse.'* This would not remove the harm, but would provide a more sympathetic development.

4.21. Notwithstanding this, the proposed employment area would detract from the significance of the listed buildings and diminish their open rural setting, within which they were historically appreciated and viewed. Overall, the proposed development would result in harm to the significance of the listed buildings, which would be less than substantial for the purposes of the NPPF.

Wivenhoe Park, Grade II Registered Park and Garden (List Entry Number: 1000371); Wivenhoe House, Grade II* Listed Building (List Entry Number: 1225229); Gate Lodge to east of Wivenhoe House, Grade II Listed Building (List Entry Number: 1266477); and West Lodge, Grade II listed building (List Entry Number: 1168648)

4.22. The illustrative masterplan proposes to retain the woodland adjacent to the B1028. Beyond this, it is proposed to provide a new sports hub and university sports. To the north of the heritage assets, adjacent to Salary Brook Country Park, an area for employment uses and a new neighbourhood (Southern Neighbourhood) are proposed. Due to the fairly enclosed nature of the park and garden provided by mature trees at its border, as well as the separation from the Site resulting from the existing roads and the presence of the Essex University Campus, the proposed development would largely be experienced in conjunction with this existing infrastructure.

4.23. Nevertheless, the proposed development would result in the irreversible loss of the heritage assets' historic rural landscape setting, which contributes positively to their significance, therefore eroding the appreciation of the assets' associative relationship with its historic context. As a result, the proposed development would cause less than substantial harm to the significance of this group of heritage assets.

Potential Mitigation

4.24. The impact assessment has identified that the proposed area for employment uses would adversely impact upon the significance of Allen's Farmhouse, the Church of St Anne and St Lawrence and Elmstead Hall. As mentioned above, there is policy wording requiring appropriate design and landscaping of this area within Policy GC1 Part H. Given the development will fundamentally change the character of the setting, it is not going to be possible to mitigate this.

4.25. The planning and design of the developed areas within the boundary of the employment area and the location of any built from should be carefully considered as part of the detailed site layout, in order to achieve the most appropriate development possible and minimise harm to heritage assets. This would be particularly beneficial in relation to the eastern area which is located in close proximity to the church and Elmstead Hall and could be set back to the field boundary further west. Similarly, reducing the extent of the southern portion of the employment area, so that it is set to the east of the farmhouse and its associated barns, would aid in minimising the harm to this heritage asset. The height of buildings within the employment area should also be carefully considered with regard to visibility within views to and from heritage assets.

4.26. Policy GC1 Part H in the Tendring Colchester Gardens Community Development Plan Document (Regulation 19 Consultation) requires an appropriate transition between the built development of the employment area and the 'Elmstead Strategic Green Gap' and sets out that development will be required to respect the setting of the Church of St. Anne and St. Lawrence, Elmstead Hall and Allens Farmhouse.

4.27. In order to reduce the cumulative effects of the permitted link road upon the significance of Allens Farmhouse, the use of landscaping could be incorporated to screen the road; however, this would need to be carefully considered so as not to block views across the landscape. Hedgerows may be more appropriate in order to retain these views.

4.28. The route of the RTS and its stops has not been finalised, however future plans should consider the impact of the intensity of movement/activity/noise in proximity to heritage assets and how this can be reduced.

4.29. It has been evaluated that the location of the Central Neighbourhood in close proximity to Ivy Cottage would have an adverse impact on its significance. Accordingly, it is recommended that development within this part of the neighbourhood, on the field adjacent to Ivy Cottage, should be carefully considered and should aim to incorporate green spaces or lower density elements of the scheme in this location. Where built development is proposed, there should be a buffer along the west side of the field and development should be sited as far east as possible. The orientation, scale and layout of any built form should be carefully considered in order to be sympathetic to the listed building and minimise impact to its significance.

4.30. The Crockleford Neighbourhood has been assessed as having an adverse impact on the significance of Lamberts. Any development in this area should be carefully planned in order to retain views across the landscape to the north-west of Lamberts, as well as buffers provided around the existing domestic curtilages. The approach from the north of Lamberts should also be carefully considered to ensure that density is minimised in this location.

4.31. Policy GC1 Part C sets out the requirement for the Crockleford Neighbourhood to develop its own character, in line with its specific Masterplan and Design Code, which will protect and respect the character formed by its heritage assets and their settings.

Recommendations

4.32. The findings of any LVIA should be used in conjunction with this built heritage assessment to consider mitigation measures and amendments to the proposed development, so as to mitigate the potential harm to the identified heritage assets.

4.33. The future detailed masterplanning work should consider the impacts on heritage assets, in liaison with Historic England, and ensure that mitigation measures form part of this process.

4.34. At this stage, only high level mitigation can be considered and each heritage asset will need to be considered in further detail as planning applications come forward.

Enhancements

4.35. All of the impacts identified are associated with adverse effects on the significance of heritage assets through development within their setting. In many instances, this includes the removal of an agrarian character which would be replaced with a form of development. This would create an in principle harm which is hard to mitigate and therefore enhancements would also be challenging. Many of the potential enhancements could be realised around the theme of how the public experience, understand and appreciate the historic environment.

4.36. Enhancements to the scheme could be realised through the installation of interpretation boards across the Site, which would be a community benefit.

4.37. The future masterplanning work should also look for any opportunities for the creation of appropriate new views, including new views of heritage assets, to form part of the scheme.

5. Conclusions

5.1. This Heritage Impact Assessment has been prepared by Place Services for Tendring District Council and Colchester City Council. This document provides an assessment of heritage impact, and potential mitigation, for a new Garden Community proposed for land crossing the Tendring and Colchester border known as the Tendring Colchester Borders Garden Community (TCBGC) (''the Site''). This assessment considers the impact of the proposed allocation and draft policy position of the DPD upon the historic environment, informs the appropriate extent and capacity of the development and establishes any mitigation measures necessary. It has been prepared in consideration of the illustrative Strategic Framework Masterplan prepared by the Councils which forms part of the evidence base to support the DPD.

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

Within the Site:

1. Allen's Farmhouse, Grade II listed building (List Entry Number: 1337185);
2. Ivy Cottage, Grade II listed building (List Entry Number: 1322646);
3. Lamberts, Grade II listed building (List Entry Number: 1112084);
4. Cartlodge adjacent to road and east of Hill Farmhouse, Grade II listed building (List Entry Number: 1112079);
5. Cow Byre and Hayloft adjacent to south east of Cartlodge adjacent to road and east of Hill Farmhouse, Grade II listed building (List Entry Number: 1112080);
6. 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, Grade II listed building (List Entry Number: 1112081); and
7. 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, Grade II listed building (List Entry Number: 1322644).

Outside the Site:

8. Church of St Anne and St Lawrence, Grade I listed building (List Entry Number: 1337162);
9. Elmstead Hall, Grade II* listed building (List Entry Number: 1146647);
10. Wivenhoe Park, Grade II Registered Park and Garden (List Entry Number: 1000371);
11. Wivenhoe House, Grade II* listed building (List Entry Number: 1225229);
12. Gate Lodge to east of Wivenhoe House, Grade II listed building (List Entry Number: 1266477); and
13. West Lodge, Grade II listed building (List Entry Number: 1168648).

5.3. The desk-based research undertaken as part of this assessment identified a pair of nineteenth-century workers cottages located in proximity to the Site boundary, which are included on Colchester City Council's Local List (5 and 6 Colchester Road, Wivenhoe (DCC25992). The site visit carried out identified two further pairs of nineteenth-century workers' cottages located within the Site boundary (located on the A133), as well as a mid-nineteenth century Methodist Chapel (located on Chapel Lane), which are located within Tendring District. Tendring District Council does not have a Local List; however these buildings are considered to be non-designated heritage assets. There is also the potential for other non-designated heritage assets within the Site and its vicinity to be identified. Non-designated heritage assets have not been considered within this report. There is the potential for these non-designated heritage assets to be adversely impacted by the proposed development however, therefore an assessment of potential impact should be undertaken as part of any future masterplanning.

5.4. This assessment does not consider the potential for below ground archaeology or the impact of the proposed development on archaeology.

5.5. An illustrative Strategic Framework Masterplan has been created for the Site, which has informed the draft policies within the DPD. This assessment has considered the potential impacts of this masterplan upon the significance of the identified heritage assets and made recommendations to reduce harm through the further development of comprehensive masterplanning work as required by the draft policy position of the DPD.

5.6. This report has assessed that there would be less than substantial harm to the identified heritage assets as a result of the illustrative masterplan.

5.7. It is considered that due to the nature of the impact of the proposed development, many of the impacts cannot be completely removed by mitigation, but in many cases can be reduced. Detailed mitigation, where possible, will be considered during future applications and Heritage Statements. This is outlined in DPD Policy GC1. This will most likely provide the most appropriate development possible within the existing parameters rather than remove harm to heritage assets.

5.8. In accordance with paragraph 208 of the NPPF (December 2023), any development proposal that would result in less than substantial harm to the significance of a designated heritage asset should be weighed against the public benefits of the proposal or securing the optimum viable use of an asset. The harm to the significance of the heritage assets identified within this assessment are considered to be 'less than substantial' for the purposes of the NPPF and should be weighed against the public benefits of the scheme as a whole.

6. References and Sources

Bibliography

Chartered Institute for Archaeologists	2020	*Standard and guidance for historic environment desk-based assessment*
Colchester City Council Essex County Council Tendring District Council	2023	*Development Plan Document (DPD) Submission Version Plan (Regulation 19 Consultation)*
Department for Communities and Local Government	2023	*National Planning Policy Framework*
Essex County Council Historic Environment Branch	2008	*Tendring District Historic Environment Characterisation Project*
Essex County Council Historic Environment Branch	2009	*Colchester Borough Historic Environment Characterisation Project*
Historic England	2015	*The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*
Historic England	2015	*Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*
Historic England	2017	*The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*
Historic England	2019	*Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*
Turley	2022	Tendring Colchester Borders Garden Community HIA: Colchester & Tendring Councils - Heritage Impact Assessment work

Appendix A: Legislation & Policy

National Policy and Legislation

The National Planning Policy Framework (December 2023)

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 heritage assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated heritage 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 196).

The NPPF states that the significance of heritage assets (including their settings) should be identified and described and the 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 200).

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 heritage 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 or registered park & garden 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 206). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 212 and 213).

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 207). Where there is less than substantial harm, the harm should be weighed against the public benefits of the development (Para 208). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 209). The NPPF also makes provision to allow enabling development (Para 214) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 212).

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 211).

Local Policy

Colchester Borough Local Plan 2013-2033 Section 1
North Essex Authorities' Shared Strategic Section 1 Plan (February 2021)

Policy SP 8 Development & Delivery of a New Garden Community in North Essex

The following new garden community is proposed at the broad location shown on Map 10.2.

Tendring/Colchester Borders, a new garden community which will deliver between 2,200 and 2,500 homes, 7 hectares of employment land and provision for Gypsies and Travellers within the Plan period (as part of an expected overall total of between 7,000 and 9,000 homes and 25 hectares of employment land to be delivered beyond 2033).

The garden community will be holistically and comprehensively planned with a distinct identity that responds directly to its context and is of sufficient scale to incorporate a range of homes, employment, education & community facilities, green space and other uses to enable residents to meet the majority of their day-to-day needs, reducing the need for outward commuting. It will be comprehensively planned from the outset, with delivery phased to achieve the whole development, and will be underpinned by a comprehensive package of infrastructure.

A Development Plan Document (DPD) will be prepared for the garden community, containing policies setting out how the new community will be designed, developed and delivered in phases, in accordance with the principles in paragraphs i-xiv below. No planning consent for development forming part of the garden community will be granted until the DPD has been adopted. All development forming part of the garden community will comply with these principles.

i. Community and stakeholder participation in the design and delivery of the garden community from the outset and a long-term community engagement and activation strategy.
ii. The public sector working pro-actively and collaboratively with the private sector to design, and bring forward the garden community, deploying new models of delivery where appropriate and ensuring that the cost of achieving the following is borne by landowners and those promoting the developments: (a) securing a high-quality of place-making, (b) ensuring the timely delivery of both on-site and off-site infrastructure required to address the impact of the new community, and (c) providing and funding a mechanism for future stewardship, management, maintenance and renewal of community infrastructure and assets.Where appropriate, developers will be expected to contribute towards publicly-funded infrastructure, including a contribution towards the A120-A133 link road. Given the scale of and time period for development of the new garden community, the appropriate model of delivery will need to secure a comprehensive approach to delivery in order to achieve the outcomes outlined in points (a) - (c) in this paragraph, avoid a piecemeal approach to development, provide the funding and phasing of both development and infrastructure, and be sustainable and accountable in the long term.
iii. Promotion and execution of the highest quality of planning, design and management of the built and public realm so that the Garden Community is characterised as a distinctive place that capitalises on local assets, respects its context,and establishes an environment that promotes health, happiness and well-being.

iv. Sequencing of development and infrastructure provision (both on-site and off-site) to ensure that the latter is provided ahead of or in tandem with the development it supports to address the impacts of the new garden community, meet the needs of its residents and establish sustainable travel patterns. To ensure new development does not have an adverse effect on any European Protected or nationally important sites and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required waste water treatment capacity must be available ahead of the occupation of dwellings.
v. Development that provides for a truly balanced and inclusive community and meets the housing needs of local people including a mix of dwelling sizes, tenures and types, provision for self- and custom-built homes, provision for the aging population; and provision for Gypsies and Travellers; and that meets the requirements of those most in need including the provision of 30% affordable housing in the garden community.
vi. Provide and promote opportunities for employment within the new community and within sustainable commuting distance of it.
vii. Plan the new community around a step change in integrated and sustainable transport systems for the North Essex area that put walking, cycling and rapid public transit networks and connections at the heart of growth in the area, encouraging and incentivising more sustainable active travel patterns.
viii. Structure the new community to create sociable, vibrant and walkable neighbourhoods with equality of access for all to a range of community services and facilities including health, education, retail, culture, community meeting spaces, multi-functional open space, sports and leisure facilities.
ix. Develop specific garden community parking approaches and standards that help promote the use of sustainable transport and make efficient use of land.
x. Create distinctive environments which are based on comprehensive assessments of the surrounding environment and that celebrate natural and historic environments and systems, utilise a multi-functional green-grid to create significant networks of new green infrastructure including a new country park at the garden community, provide a high degree of connectivity to existing corridors and networks and enhance biodiversity.
xi. Secure a smart and sustainable approach that fosters climate resilience and a 21st century environment in the design and construction of the garden community to secure net gains in local biodiversity, highest standards of energy efficiency and innovation in technology to reduce the impact of climate change, the incorporation of innovative water efficiency/re-use measures (with the aim of being water neutral in areas of serious water stress), and sustainable waste and mineral management.
xii. Ensure that the costs and benefits of developing a garden community are shared by all landowners, with appropriate measures being put in place to equalise the costs and land contributions.
xiii. Consideration of potential on-site mineral resources through a Minerals Resource Assessment as required by the Minerals Planning Authority.
xiv. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.

Policy SP 9 Tendring/Colchester Borders Garden Community

The Development Plan Document (DPD) required for the Tendring / Colchester Borders Garden Community by Policy SP8 will define the boundary of the new community and the amount of development it will contain. 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 measures necessary.The DPD will be produced in consultation with the local community and stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has

been secured. The DPD and any application for planning permission for development forming part of the garden community must be consistent with the requirements set out in this policy.

For the Plan period up to 2033, housing delivery from the garden community, irrespective of its actual location, will be distributed equally between Colchester Borough Council and Tendring District Council. If, after taking into account its share of delivery from the garden community, either of those authorities has a shortfall in delivery against the housing requirement for its area, it will need to make up the shortfall within its own area. It may not use the other authority's share of delivery from the garden community to make up the shortfall.

The DPD and any planning application will address the following principles and requirements in the design, development and delivery of the new garden community:

A. Place-Making and Design Quality

1. The development of a new garden community to high standards of design and layout drawing on its context and the considerable assets within its boundaries such as woodland, streams and changes in topography, as well as the opportunities afforded by the proximity of the University of Essex campus to create a new garden community that is innovative, contemporary and technologically enabled, set within a strong green framework with new neighbourhood centres at its heart. It will be designed and developed to have its own identity and be as self-sustaining as possible recognising its location close to the edge of Colchester. It will secure appropriate integration with Colchester and the nearby University of Essex campus by the provision of suitable walking and cycling links and rapid public transport systems and connections to enable residents of the new community to have convenient access to town centre services and facilities in Colchester as well as Elmstead Market. Clear separation will be maintained between the new garden community and the nearby villages of Elmstead Market and Wivenhoe. Safeguarding the important green edge to Colchester will be essential with a new country park provided along the Salary Brook corridor and incorporating Churn Wood.
2. Detailed masterplans and design guidance, based on a robust assessment of historic and natural environmental constraints and opportunities for enhancement, will be adopted to inform and guide development proposals and planning applications for the garden community.

B. Housing

3. A mix of housing types and tenures including self- and custom-build and starter homes will be provided on the site, including a minimum of 30% affordable housing. The affordable housing will be phased through the development.
4. New residential development will seek to achieve appropriate densities which reflect both context, place-making aspirations and opportunities for increased levels of development around neighbourhood centres and transport hubs.

C. Employment and Jobs

6. The garden community will make provision for a wide range of jobs, skills and training opportunities. The DPD will allocate about 25 hectares of B use employment land within the garden community. This may include provision for office, research & development, light industrial and/or other employment generating uses towards the south of the site in proximity to the existing University of Essex and Knowledge Gateway and provision for office, research & development, industrial, storage and distribution uses towards the north of the site close to the A120. 6. High speed and reliable broadband will be provided and homes will include specific spaces to enable working from home.

D. Transportation

7. A package of measures will be introduced to encourage smarter transport choices to meet the needs of the new community and to maximise the opportunities for sustainable travel. Policy SP6 requires planning consent and full funding approval for the A120-A133 link road and Route 1 of the rapid transit system to have been secured before planning approval is granted for any development at the garden community.

Additional transport priorities include the provision of a network of footpaths, cycleways and bridleways to enhance permeability within the site and to access and to access the adjoining areas; park and ride facilities and other effective integrated measures to mitigate the transport impacts of the proposed development on the strategic and local road network. Longer term transport interventions will need to be carefully designed to minimise the impacts on the strategic and local transport network and fully mitigate any environmental or traffic impacts arising from the development.

8. Foot and cycle ways shall be provided throughout the development and connecting with the surrounding urban areas and countryside, including seamlessly linking key development areas to the University of Essex, Hythe station and Colchester Town Centre.
9. Primary vehicular access to the site will be provided off the A120 and A133. Any other road improvements required to meet needs arising from the garden community will be set out in the DPD and further defined as part of the masterplanning process.
10. Other specific transport-related infrastructure requirements identified through the Strategic Growth Development Plan Document and masterplans for this garden community will be delivered in a phased manner.

E. Community Infrastructure

11. District and neighbourhood centres of an appropriate scale will be provided to serve the proposed development. The centres will be located where they will be easily accessible by walking, cycling and public transit to the majority of residents in the garden community.
12. Community meeting places will be provided within the local centres.
13. Increased primary healthcare capacity will be provided to serve the new development as appropriate. This may be by means of new infrastructure or improvement, reconfiguration, extension or relocation of existing medical facilities. 14. A secondary school, primary schools and early-years facilities will be provided to serve the new development. 15. A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include community parks, allotments, a new country park, the provision of sports areas with associated facilities; and play facilities. 16. Indoor leisure and sports facilities will be provided within the new community, or contributions made to the improvement of off-site leisure facilities to serve the new development.
14. A secondary school, primary schools and early-years facilities will be provided to serve the new development.
15. A network of multi-functional green infrastructure will be provided within the garden community incorporating key elements of the existing green assets within the site. It will include community parks, allotments, a new country park, the provision of sports areas with associated facilities; and play facilities.
16. Indoor leisure and sports facilities will be provided within the new community, or contributions made to the improvement of off-site leisure facilities to serve the new development.

F. Other Requirements

17. The delivery of smart, innovative and sustainable water efficiency/re-use solutions that fosters climate resilience and a 21st century approach towards water supply, water and waste water treatment and flood risk management. Taking a strategic approach to flood risk through the use of Strategic Flood Risk Assessments and the updated Climate Projections 2019 and identifying opportunities for Natural Flood Risk Management. Provision of improvements to waste water treatment plant including an upgrade to the Colchester Waste Water Treatment Plan and off-site drainage improvements aligned with the phasing of the development within the plan period and that proposed post 2033. To ensure new development does not have an adverse effect on any European Protected or nationally important site and complies with environmental legislation (notably the Water Framework Directive and the Habitats Directive), the required waste water treatment capacity must be available ahead of the occupation of dwellings.
18. Landscape buffers between the site and existing development in Colchester, Wivenhoe and Elmstead Market.
19. Conserve and where appropriate enhance the significance of heritage assets (including any contribution made by their settings) both within and surrounding the site. Designated heritage assets within the garden community area include Grade II listed Allen's Farmhouse, Ivy Cottage, Lamberts, and three buildings at Hill farmhouse. Designated heritage assets nearby include the grade I listed Church of St Anne and St

Lawrence, grade II* listed Wivenhoe House, Elmstead Hall and Spring Valley Mill and numerous grade II listed buildings as well as the grade II listed Wivenhoe Registered Park and Garden. Harm to the significance of a designated heritage asset should be avoided in the first instance.

20. Avoidance, protection and/or enhancement of biodiversity assets within and surrounding the site; including Bullock Wood SSSI, Ardleigh Gravel Pits SSSI, Wivenhoe Pits SSSI and Upper Colne Marshes SSSI and relevant European protected sites. Contributions will be secured towards mitigation measures in accordance with the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy. Wintering bird surveys will be undertaken at the appropriate time of year as part of the DPD preparation to identify any offsite functional habitat. Should any be identified, development must firstly avoid impacts. Where this is not possible, development must be phased to deliver habitat creation and management either on- or off-site to mitigate any significant impacts. Any such habitat must be provided and fully functional before any development takes place which would affect significant numbers of SPA birds.
21. Provision of appropriate buffers along strategic road and rail infrastructure to protect new development.
22. Provision of appropriate design and infrastructure that incorporates the highest standards of innovation in energy efficiency and technology to reduce impact of climate change, water efficiency (with the aim of being water neutral in areas of serious water stress), and sustainable waste / recycling management facilities.
23. Measures to support the development of the new community including provision of community development support workers (or other provision) for a minimum of ten years from initial occupation of the first homes and appropriate community governance structures.
24. Establishment at an early stage in the development of the garden community, of appropriate and sustainable long-term governance and stewardship arrangements for community assets including green space, public realm areas and community and other relevant facilities; such arrangements to be funded by the development and include community representation to ensure residents have a stake in the long term development, stewardship and management of their community.
25. Allocation of additional land within the garden community, to accommodate University expansion, which is at least equivalent in size to the allocation in the Colchester Local Development Framework Site Allocations document October 2010.

Appendix B: Designation Descriptions

Allen’s Farmhouse

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1337185
Date first listed: 21-Feb-1950
List Entry Name: ALLEN'S FARMHOUSE
Statutory Address 1: ALLEN'S FARMHOUSE, TYE ROAD

Location
Statutory Address: ALLEN'S FARMHOUSE, TYE ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Elmstead
National Grid Reference: TM 05202 25786

Details

House. Dated 1584. Timber framed and plastered. Red plain tiled roofs. Left and off centre right red brick chimney stacks. Lower rear range. 2 storeys and attics. Long wall jetty. 3 window range of C20 3 light casements. To left is a C19 4 panelled door, fanlight over. 5 carved pilasters with crested capitals divide the ground floor and support the foliate carved jetty brackets, 2 with shields and crosses. To left of the door is a carved panel with side crosses and date 1584. Said to contain a C17 panel with fleur-de-lis above a first floor fireplace. No access at time of resurvey. RCHM 4.

Ivy Cottage

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1322646
Date first listed: 30-Nov-1987
List Entry Name: IVY COTTAGE
Statutory Address 1: IVY COTTAGE, CHAPEL LANE

Location
Statutory Address: IVY COTTAGE, CHAPEL LANE
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03922 26086

Details

Small cottage. C18/C19. Timber framed and plastered. Hipped thatched roof. Left chimney stack. One storey. 3 window range of small paned horizontal sliding sashes. Gabled porch. Vertically boarded door. Through bracing to walls, side purlin roof. Probably a former gatehouse to Churn Wood.

Lamberts

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1112084
Date first listed: 30-Nov-1987
List Entry Name: LAMBERTS
Statutory Address 1: LAMBERTS, CHAPEL LANE

Location
Statutory Address: LAMBERTS, CHAPEL LANEThe building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03888 26390

Details

Cottage. C18 or earlier with later alterations and additions. Timber framed and plastered. Hipped thatched roof. 2 red brick chimney stacks. Single storey. 6 window range of various small paned casements and horizontal sliding sashes. Vertically boarded door.

Cartlodge adjacent to road and east of Hill Farmhouse

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1112079
Date first listed: 06-Feb-1985
List Entry Name: CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE
Statutory Address: CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE, BROMLEY ROAD

Location
Statutory Address: CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE, BROMLEY ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex

District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03321 26221

Details

Cartlodge. Early C19. Oak timber framed and weatherboarded. Hipped clay pantile roof. Of 4 bays, open to west with hanging knees to tie beams. Hill Farmhouse is not listed.

Cow Byre and Hayloft adjacent to south east of Cartlodge adjacent to road and east of Hill Farmhouse

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1112080
Date first listed: 06-Feb-1985
List Entry Name: COW BYRE AND HAYLOFT ADJACENT TO SOUTH EAST OF CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE
Statutory Address 1: COW BYRE AND HAYLOFT ADJACENT TO SOUTH EAST OF CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE, BROMLEY ROAD

Location
Statutory Address: COW BYRE AND HAYLOFT ADJACENT TO SOUTH EAST OF CARTLODGE ADJACENT TO ROAD AND EAST OF HILL FARMHOUSE, BROMLEY ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03330 26213

Details

Cow byre and hayloft. C18. Oak timber framed and weatherboarded. Brick plinth. Red plain tiled roof. One stable and one vertically boarded door, 2 timber louvres. 2 storeys. 4 bays with original manger in-situ. End bay divided for stair access to hayloft. Side purlin roof. Hill Farmhouse is not listed.

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

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1112081
Date first listed: 06-Feb-1985
List Entry Name: 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
Statutory Address 1: 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, BROMLEY ROAD

Location
Statutory Address: 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, BROMLEY ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03314 26201

Details

Barn and linked cow byre. Barn mid C18, Cow byre C19. Barn, timber framed and weatherboarded. Red brick plinth. Corrugated. iron clad roof. 3 bays with central gabled midstrey. Double vertically boarded doors to midstrey. Straight bracing to long walls, side girts to end walls. All principal timbers pegged. Side purlin roof with clasping collars. Original braces to tie beams replaced by C19 nailed braces. Halved and bladed top plate scarf. Frame complete apart from some softwood replacements in west gable. Date 1765 is scribbled at foot of midstrey storey post. Cow byre with red brick end bays to north and 4 open bays to south. Red pantiled roof. Vertically boarded door to north gable end. Hill Farmhouse is not listed.

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

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1322644
Date first listed: 06-Feb-1985
List Entry Name: 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
Statutory Address 1: 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, BROMLEY ROAD

Location
Statutory Address: 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, BROMLEY ROA
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Ardleigh
National Grid Reference: TM 03342 26204

Details

Stable/Cartlodge. C19. Part timber framed and weatherboarded, rear and end walls of red brick. Red rolled tile gabled roof. 3 open central bays, weatherboarded end bays with 3 stable doors. Hill Farmhouse is not listed.

Church of St Anne and St Lawrence

Overview
Heritage Category: Listed Building
Grade: I
List Entry Number: 1337162
Date first listed: 17-Nov-1966
List Entry Name: CHURCH OF ST ANNE AND ST LAWRENCE
Statutory Address 1: CHURCH OF ST ANNE AND ST LAWRENCE, CHURCH ROAD

Location
Statutory Address: CHURCH OF ST ANNE AND ST LAWRENCE, CHURCH ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Elmstead
National Grid Reference: TM 06506 26003

Details

Parish church. C12 Nave. Circa 1310 Chancel and South Tower. Circa 1330-1340 South Chapel, later repairs and restorations. Plastered mixed rubble with some puddingstone, limestone dressings. Red plain tile and leaded roofs. Chancel, east wall buttressed at angles, band below window. East window C19/C20 set in an older chamfered 2 centred arch with moulded label and kneeling angel stops, the modern window of 3 ogee lights with tracery over, 2 centred arch and stopped label. Cross to gable apex. North wall, 2 early C14, 2 light windows with Y tracery, labels and head stops, band at cill level extending from angles to cills. Central buttress. South wall, 2 windows similar to those in north wall with labels and head stops. Central buttress, band below cills. Western small trefoiled low light windows. Between the windows is a sunk chamfered 2 centre arched doorway, label with head stops, that to west much eroded. The Nave north wall has 3 windows, that to east C14, 2 trefoiled ogee lights with tracery under a segmental pointed head, moulded label over. Circa 1400 central window of-3 cinquefoil lights and vertical tracery under a 2 centred head with moulded label. Early C16 west window of 3 cinquefoiled lights in a 4 centred head, moulded label. Between the central and western window is the C12 round headed doorway with Roman brick arch and stone surround. A C20 copy door of counter- rebated boards and ornate iron strapwork replaces the original C12 north door which is now displayed in the Chancel. Few examples of this type of door are known in Essex, 3 are in Castle Hedingham church. West wall, small lean-to extension to north, west window similar to those in north wall of Chancel. C18 3 light square leaded hipped dormer to south. C14 south doorway with double chamfered jambs and 2 centred arch. Double doors, each of 2 nailed boards with filleted joints and 5 rear battens, original ironmongery. South Chapel, buttress to south eastern angle. East window of 3 chamfered lights, concrete lintel. The south wall has two 2 light windows similar to the Nave north eastern window, stops to labels. Below each window is a small low set trefoiled ogee light. South tower. One and a half stages high with pyramidal roof, buttresses to south angles. The lower stage forms the south porch, the 2 centre arched south doorway of 2 moulded orders, moulded capitals to attached jamb shafts. Small square headed openings to south and west first floor walls. Sundials to left of doorway. The interior with stone and brick floor and seat to eastern wall. To the east, west and north walls are blocked arches with chamfered jambs and 2 centred heads. C18 timber stairs with moulded newel to the west lead up to the Nave gallery. Horizontal boarding and a 2 panelled door with moulded surround below the stairs. Interior. Chancel. Roof plastered of 3 cants supported by 3 tie beams. Raised sanctuary floor with 2 floor slabs, John Brooke and his widow Maria circa 1847. Turned balusters to rails on 3 sides of altar. 2 painted creed and commandment boards one to either side of the east window. Painted memorial boards below these relating to William Martin, d. 1664 (north side), and Thomas Martin his son, d. 1672 (south side). C19 coloured glass to windows. In line C14 Piscina and Sedilia of 4 bays, each with moulded jambs and cinquefoiled head, moulded labels and headstops, these include a king and a bishop, the jambs of the third bay with stag and male head stops, trefoiled drain to Piscina. Moulded band to south and north walls the latter raised to west, possibly over a blocked doorway. Square niche to north wall and the chamfered edge of a former wall or doorway. Original C12 Nave north door displayed against north wall. Chest with 3 iron straps to each angle. Brass in centre of floor, 2 hands issuing from clouds and holding a heart inscribed "Credo" above a scroll "Videre Bona Domini", circa 1475. C14 stained glass to southern, low windows. C14 Chancel arch, 2 centred of 2 moulded orders. The chamfered responds have attached and filleted shafts but the capitals are broken and the bases restored or built out. South of the arch is a squint with

a sexfoiled circular chamfered opening. Brick floors throughout the Church. Nave. Plastered barrel vaulted roof. Moulded wall plates. Round headed arch to north doorway, segmental pointed arch to south doorway. Panelled box pews said to be circa 1713, with incorporated C17 panelling and side seat in south chapel. Octagonal 2 decker pulpit with sounding board, this with inlaid sun and star and supported by a rough corbel to north wall. Painted boards of Ecclesiastes to upper south (5) and north (3) walls. Painted consecration cross to north wall. Royal Arms over south door GR 1749. A rare carved oak recumbent effigy of a knight in armour, believed to be Sir Roger De Tany 1301, in mail with a pointed bascinet, short surcoat, knee and elbow cops and shield. His head rests on a lion and his feet against a ?female figure. Formerly on the cill of the chapel east window. Floor slab to William Bendische, 1627. The western gallery/organ loft is supported by 2 slender columns. The front is panelled. A moulded 2 centre arched doorway leads from the south tower stairway. C20 circular font with moulded and ringed stem. Circa 1800 wrought iron hat rack attached to a south pew in the Nave, cruciform with 3 receding pairs of arms all with and supported by elaborate scrolls. C14 south arcade of 2 bays with 2 centred arches of 2 moulded orders. Quatrefoiled column with moulded capital and base, the responds have attached half columns. South chapel. Lean-to roof partly restored but with some moulded common and principal rafters. Moulded wall plates. C14 stained glass to 2 low windows. Stained glass fragments to east window one relating "16 IC 17", also C19 stained glass. Piscina, south wall, C14,shafted jambs, moulded trefoiled head, moulded label, sexfoiled drain, moulded cill, plain shelf. South wall, blocked arcade of 2 bays, moulded capitals and bases, 4 centre arched heads, moulded labels with head stops. RCHM 1. C.A. Hewett Church Carpentry, June Osborne Stained Glass in England, published by Frederick Muller Ltd.

Elmstead Hall

Overview
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1146647
Date first listed: 21-Feb-1950
List Entry Name: ELMSTEAD HALL
Statutory Address 1: ELMSTEAD HALL, CHURCH ROAD

Location
Statutory Address: ELMSTEAD HALL, CHURCH ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Tendring (District Authority)
Parish: Elmstead
National Grid Reference: TM 06423 26001

Details

House. C15 and C16 of earlier origin with later alterations and additions. Timber framed and plastered. Red plain tiled roofs, projecting eaves cornices. 2 repaired C16 red brick attached diagonal shaft chimney stacks, forward off centre right stack and plastered left end stack. Original bargeboards to end and rear gables. 2 storeys and attics. Central hall with crosswings to right and left. Rear wings including stair turret. 2:4:2 window range of small paned vertically sliding sashes. Central 6 -panelled door, moulded surround, flat canopy on brackets, bargeboards and band to gables. Internal features include large good quality C16 frame incorporating an earlier, possibly C15, formerly jettied east crosswing. Jowled storey posts, halved and bridled scarf joints and very deep section floor joists. Good quality wind braced side purlin roof, with double wall plates and interrupted tie beams for attic headroom. Solid tread staircase to attics, C17 and C18 panelling, the room above the hall with fluted pilasters and moulded cornice. Original doorways with 4 centred heads, sunk spandrels and carved stops. 2 blocked windows with moulded mullions and transoms. Several C16 and C17 doors. C18 corner cupboard with strapwork pilasters and shell hood to ground floor. In the attic but not in-situ are several C17/C18 iron windows with swan neck catches, also a C19 cast iron fire surround with tiled sides. The present occupier has photographs of original wall paintings of grotesques, discovered by Mrs. Mitchell, 1928, which are said to survive behind a wall panel. There is a copy of part of the design and an article giving a date circa 1560 by G. Montague-Benton, Transactions, Essex Archaeological Society Vol. XXI Part I. RCHM 3.

Wivenhoe Park

Overview
Heritage Category: Park and Garden
Grade: II
List Entry Number: 1000371
Date first listed: 01-Feb-1989

Location
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Colchester (District Authority)
Parish: Non Civil Parish
National Grid Reference: TM 03226 24103

Details

An old deer park, improved in 1776(80 by Richard Woods to form a landscaped park of 34ha round a country house, with the remains of a garden designed by William Andrews Nesfield between 1847-8.

HISTORIC DEVELOPMENT

The Wivenhoe estate was owned by the Rebow family from 1733 until 1902. When Issac Lemyng Rebow died in 1734 his son, Issac Martin Rebow was only two and it was not until he was twenty-seven years of age and married that he started to build a house within the park inherited from his father. In 1758 Rebow commissioned

Thomas Reynolds to design the house and seven years later employed the landscaper Richard Woods to design a new park, the laying out of which did not commence until 1776. Issac died in 1781 and was succeeded by his eldest daughter Mary Hester. Mary's husband, Francis Slater, assumed the name of Rebow when they married in 1796. Mary and Francis extended the park and commissioned Constable to make a series of drawings and a painting of the park in 1816. When Francis died in 1845 the estate passed to his son-in-law John Gurdon (who also assumed the name Rebow). John Gurdon commissioned the architect Thomas Hopper to remodel the House in 1846 and William Andrews Nesfield (1793-1881) to advise on the relocation of the coach roads and entrances and to advise on the planting of the park and the flower garden. John Gurdon died in 1870 and passed the estate, along with extensive debts, to his son Hector Gurdon Rebow, who retired away from Wivenhoe and sold the estate in 1902 to Charles Edmund Gooch. Neither C E Gooch nor his son Charles Michael made many alterations to the House or the landscape, which were occupied by the army during the both the First and the Second World War. The estate was sold by the Goochs to the University of Essex in 1964 and the western half of the park (outside the area here registered) is now covered by an extensive range of university buildings. The House, converted into a conference centre in 1977, was extended by the architect Bryan Thomas in 1986(8. A large car park has been put in below the north front. The site remains (2000) in the single ownership of the University.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wivenhoe Park lies on the north side of Wivenhoe, in an increasingly developed area just 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. The relatively flat parkland is divided by a valley to the north-west of the House where three lakes cross the site from north-east to south-west.

ENTRANCES AND APPROACHES The present approach is from the west of the House, via a drive through the University campus known as Park Road. This leads off Boundary Road which marks the southern edge of the site. The mid C19 entrances are marked by small Gothic-style cottages. The West or Colchester Lodge (listed grade II) on Elmstead Road, known locally as Clingoe Hill, 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 the West Lodge was laid out in c 1837 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. The East or Wivenhoe Lodge (listed grade II) on Colchester Road is similar in style to the West Lodge. This small, octagonal, Gothic-style building is linked to the House by a short drive through the pleasure grounds.

PRINCIPAL BUILDING Wivenhoe House (listed grade II*) is situated towards the eastern boundary of the park, overlooking the valley and the lakes. It is a red-brick, three-storey mansion with shaped gables and transom windows, in the Victorian Flemish style. It was built by Thomas Reynolds in 1758-61, in the deer park, and was enlarged and refaced by Thomas Hopper for John Gurdon Rebow in 1846-53. Hopper was also responsible for the stable block (listed grade II) to the north-east of the House which was constructed in matching Tudor style, now (2000) incorporating modern extensions associated with the University use.

GARDENS AND PLEASURE GROUNDS To the west and south of the House is a garden area, originally oval in shape, surrounded by a low brick retaining wall (listed grade II) which separates it from the flat parkland beyond. The garden was laid out in 1847-8 by W A Nesfield who also carried out some planting in the park and advised on the entrances and carriage drives, although his proposals for the latter were rejected. There have been late C20 alterations to the garden design.

PARK Wivenhoe Park lies to the north-west and south-east of the mansion and is well scattered with mature oaks, sweet chestnut, lime, and beech. Most of the trees date from the mid C19 and are set in grass, managed for a variety of purposes by the University. The area here registered represents the park designed and laid out by Richard Woods in 1777, the later C19 extensions having been used for the development of the University campus since the 1960s. 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, all his work being well documented in the Rebow archives.

The painting of the park completed in 1816 by John Constable is discussed by Sir Ernst Gombrich in Art and Illusion (1960), and by J Clarkson and N Cox in Constable and Wivenhoe Park (2000).

KITCHEN GARDEN The site of the late C18 kitchen garden was used to create a third lake by the University since the 1960s.

Wivenhoe House

Overview
Heritage Category: Listed Building
Grade: II*
List Entry Number: 1225229
Date first listed: 31-May-1973
List Entry Name: WIVENHOE HOUSE
Statutory Address 1: WIVENHOE HOUSE, COLCHESTER ROAD

Location
Statutory Address: WIVENHOE HOUSE, COLCHESTER ROAD
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Colchester (District Authority)
Parish: Non Civil Parish
National Grid Reference: TM 03275 24120

Details

WIVENHOE COLCHESTER ROAD 1. 5214 Wivenhoe House TM 02 SW 13/42 1.6.73 II* 2. A red brick mansion house of 3 storeys. The original house was built in 1759 by Thomas Reynolds of London for Isaac Martin Rebow, possibly to the designs of Mathew Brettingham, for the sum of £3,654 (the specification is in the Essex Record Office). Richard Woods was commissioned to landscape the park in the 1770. In 1816 John Constable painted a view of the lake for the sum of 100 guineas. In 1846 John Gurdon Rebow commissioned Thomas Hopper to alter the house and the work was done by a local builder, Henry Haywood. The building was entirely re-cast in Victorian Tudor style and all that survives of importance from the original house is some of the plaster decoration of the north-west and south-west ground floor rooms and 2 chimney pieces. Most of the rainwater heads are dated 1848 and have the initials IGR. The north entrance front has 2 shaped gables, one at each end, 2 and 3 light bar and transom windows in a range of 7, central projecting porch rising the full length of the building with a crow stepped gable and upper storey oriel window above an elaborate carved wood entrance doorcase with carved crest, panelled pilasters, arched entrance, and double panelled doors. The west front is in similar style, but a large 3 storey bay at the north end with windows of 7 lights, the ground floor window having an ironwork balcony, and a shaped gable to the south end. The south front has 3 storey end bays with shaped gables, bar and transom windows of 5 lights, the centre also with a shaped gable and an upper storey oriel window. The chimney stacks are all built in octagonal Elizabethan style in groups. To the east of the main house is a 2 storey block shown as the east wing on the Hopper plans which has C18 brick and double hung sash windows with glazing bars to the south and west ground floor fronts but was otherwise recast by Hopper in the same style as the main block, having shaped gables and octagonal chimney

shafts, but with two light casements with wood moulds to the upper storey. The interior was also largely remodelled in 1847 and only the south west and north west ground floor rooms known then as the drawing room and the boudoir, were kept with their ornamental plasterwork to the walls and ceilings some of it dating from the original C18 house, it has bird and flowers motifs, well-executed and designed. There are marble chimney pieces in the drawing room brought from Italy in 1847. In the south east ground floor room, formerly tile dining room, is a fine rococo chimney piece with mirror-overmantel in Chippendale style. The entrance hall is entirely by Hopper with enriched plaster ceiling, cornices etc. and a carved chimney piece in Jacobean style. In the eastern part of the house is a grand staircase and staircase hall. Known as Wivenhoe Park until it became part of Essex University in 1962.

Gate Lodge to east of Wivenhoe House

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1266477
Date first listed: 31-May-1973
List Entry Name: Gate lodge to east of Wivenhoe House
Statutory Address 1: Gate lodge to east of Wivenhoe House, Colchester Road

Location
Statutory Address: Gate lodge to east of Wivenhoe House, Colchester Road
The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Colchester (District Authority)
Parish: Non Civil Parish
National Grid Reference: TM 03459 24187

Details

1.6.73. II Circa 1800 octagon-planner lodge. Brick and stucco with a central chimney having two gothic shafts overall. Windows where surviving, conoid slate roof with lead bonnets.

West Lodge

Overview
Heritage Category: Listed Building
Grade: II
List Entry Number: 1168648
Date first listed: 02-Dec-1971
List Entry Name: WEST LODGE
Statutory Address 1: WEST LODGE, ELMSTEAD ROAD

Location
Statutory Address: WEST LODGE, ELMSTEAD ROAD

The building or site itself may lie within the boundary of more than one authority.
County: Essex
District: Colchester (District Authority)
Parish: Non Civil Parish
National Grid Reference: TM 02816 24342

Details

2. Early C19 Gothic cottage. Octagonal with verandah all round. Brick, rendered. One storey, one window on each face. Pointed windows. Slate roof, Gothic chimneys.

Appendix C: Glossary

Glossary (National Planning Policy Framework) [16]

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.*
Conservation (for heritage policy)	*The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*
Designated heritage asset	*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.*
Heritage asset	*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).*
Historic environment	*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.*
Historic environment record	*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.*
Setting of a heritage asset	*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.*
Significance (for heritage policy)	*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.*

[16] Department for Communities and Local Government, December 2023. *National Planning Policy Framework*