

**PL008**

Chelmsford Local Plan  
Evidence Base Document  
Heritage Assessments  
Technical Note - Update  
Employment Sites

April 2024

*Our Planning Strategy 2022 to 2041*

## 1.0 INTRODUCTION

1.1 Work has started to review Local Plan that will provide the planning framework for the future growth and development of the City Council's area until 2041. The updated Local Plan will identify land for housing, schools, shops and employment as well as areas for protection, such as open space and sites important for wildlife.

1.2 As part of the Local Plan process options for development are being considered, mainly concentrated at urban areas and existing settlements, outside of the Metropolitan Green Belt. The selection of development areas will be informed by an evidence base comprising a range of reports and other information which supports the proposed options for growth. This report forms part of this evidence base and has been produced to define the heritage significance of designated and non designated heritage assets whose setting may be affected by development proposals. The objective is to inform the consideration of development options to ensure heritage significance is considered in accordance with local and national policy. This will include defining land where development may or may not have a heritage impact and recommending mitigation measures where necessary or desirable. This report does not cover archaeological remains, which should be subject to further assessment.

1.3 This report will inform future development options, which will be subject to assessment of a whole range of other constraints and opportunities in terms of development site allocation and delivery.

1.4 This report provides a brief assessment of the setting of designated and non designated heritage assets within or in the vicinity of development sites under consideration for the preferred employment sites at Little Boyton Hall, Roxwell; Waltham Road, Boreham and Land adjacent to A12 Junction 18, Sandon. Additional studies cover rural and urban housing sites.

1.5 The findings of this report are based on site assessments together with desk based research to define heritage significance. A variety of sources have provided background information, including:

- Statutory List of Buildings of Historic or Architectural Interest (Historic England)
- Historic England's Register of Parks and Gardens
- Chelmsford Register of Buildings of Local Value
- Chelmsford Protected Lanes Study
- Buildings of England: Essex (2007) Bettley and Pevsner
- RCHME: Central & SW Essex (1916)
- C19 OS Maps
- Chapman and Andre Map 1777
- Historic Environment Characterisation (Essex County Council)
- Landscape Character Assessment (Chris Blandford Associates)
- Essex Record Office Documents
- Development site archaeological and heritage assessments
- Local history information

## 2.0 BACKGROUND

### Designated and Non Designated Heritage Assets

2.1 The National Planning Policy Framework defines Heritage Assets as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.2 Designated Heritage Assets are defined as: *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.'* (NPPF, Annex 2)

2.3 The 'Setting of a heritage asset' is defined as *'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'* (NPPF, Annex 2)

2.4 'Significance' is defined as *'The value of a heritage asset to this and future generations because of its heritage interest. This interest may be architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'* (NPPF, Annex 2)

### Policy Objectives

2.5 Chelmsford City Council has a duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of architectural or historic interest which it possesses. Section 16 of the Act also requires authorities to have special regard to the desirability of preserving the setting of the building.

2.6 National and international policy recognises the value and significance of cultural heritage, the public interest in the preservation of particular assets and sets out mechanisms to ensure that it is taken into account in planning decision-making. Sites and features of special interest are protected by the Ancient Monuments and Archaeological Areas Act 1979 as amended, and within the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.7 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF), the online National Planning Practice Guidance, and the Good Practice Advice published by Historic England (GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 Setting). The NPPF sets 12 core planning principles for sustainable development, one of which is that heritage assets should be conserved in a manner appropriate to their significance, so that they can contribute to the quality of life now and in the future. Heritage assets are irreplaceable and, when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

2.8 The NPPF says that local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

2.9 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. (NPPF, paragraph 200)

2.10 English Heritage's Conservation Principles: Policies and Guidance (2008) considers 'setting' to relate 'to the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape. Definition of the setting of a significant place will normally be guided by the extent to which material change within it could affect (enhance or diminish) the place's significance.'

2.11 In line with this guidance, the following sections will broadly discuss the significance of each building or group of buildings potentially affected by the delivery of the preferred employment sites, considering the historic setting and then highlighting the various historical changes to that setting. The following paragraphs will then discuss which features are considered to be important to the building's setting and which are considered to detract from it by looking at the visual impact of the building, considering the impact of new development, considering current and historical linkages to other buildings and features, historic associations and identifying key vistas and views. This methodology is adapted from Historic England's Guidance on the Setting of Heritage Assets (December 2017).

2.12 The detailed policies on development management concern the need to clearly define the significance of any potentially affected site or area and the principles to be considered in determining any proposal for change potentially affecting heritage assets. There is an overall requirement to gather sufficient information to ensure an adequate understanding of the significance of an asset before any decisions affecting its future are made. A key concept in the NPPF is proportionality; that the information required, efforts to preserve, and degree of public benefits necessary to offset any harm or loss of an asset should be based on an understanding of its significance.

2.13 The national guidance on the approach to the assessment of the contribution made by the setting of an asset to its significance, and of changes resulting from development is given in Good Practice Advice GPA3 Setting (2017) published by Historic England. Guidance is given on the range of factors and qualities that can define the contribution of adjoining land to the significance of any single asset or group of assets. The guidance aims for a consistent approach to the assessment of setting and the range of historic, visual and functional relationships of an asset to the surrounding land area. These include both physical attributes and perceptual values, depending on the nature of an asset and its past and present surroundings. Potentially significant views can be deliberately designed or incidental, or the result of later changes. A five step approach is proposed:

1. Identification of heritage assets which are likely to be affected by proposals.
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset.

3. Assessing the effects of proposed development on the setting of a heritage asset.
4. Maximising enhancement and reduction of harm on the setting of heritage assets.
5. The final decision about the acceptability of proposals.

2.14 In October 2015, Historic England published an advice note, Historic Environment and Site Allocations in Local Plans to offer support to those involved in the local plan site allocation process. A positive strategy for the historic environment in local plans can ensure that site allocations avoid harming the significance of heritage assets, including effects on their setting, while at the same time presenting possible opportunities for the historic environment. The guidance offers advice on the three key stages of the site allocation process: evidence gathering, site selection and site allocation policies.

2.15 The relevant local planning policy is provided by Chelmsford Core Strategy and Development Control Policies (Adopted May 2020). Strategic Policy S3 Conserving and Enhancing the Historic Environment, Policy DM13 Designated Heritage Assets, Policy DM14 Non-Designated Heritage Assets and Policy DM15 Archaeology.

2.16 While setting is largely a visual term (given that views are considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset), it (and, thus, the way in which an asset is experienced) can also be affected by other environmental factors including noise, vibration and odour. Further, setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

### 3.0 LITTLE BOYTON HALL FARM RURAL EMPLOYMENT AREA (Strategic Growth Site Policy 15)

#### Location

3.1 The site lies to the north of Roxwell parish, c.1.6km north of the village centre and c.6.5km northwest of Chelmsford City Centre. The site is accessed off the A1060 Chelmsford to Bishop Stortford Road, along Boyton Hall Lane or a series of private roads via Boyton Hall. See figure 7 at the end of this section.

#### Historic Background

3.2 Little Boyton Hall is a rural farmstead on land associated with the manor of Boyton Hall.

3.3 The statutory list description for the building describes it as an 'early nineteenth century grey gault brick house', however it is clearly an older timber framed building which has been refronted. The addition of a brick front is a common form of gentrification, often funded by the wealth created by increased grain prices during the Napoleonic Wars.

3.4 The Chapman and Andrea Map of 1777 (figure 1) shows the group of house and farm buildings. See figure 1. With the 1881 OS maps clearer, similar to the current arrangement of L-shaped farmhouse, with traditional farm buildings to the north and west (See figures 2 and 3).

3.5 Eighteenth century estate plans and leases, and the Tithe Award show the estate was owned by Lord Petre. Robert Knight was the tenant in 1842. The allocation parcel, north of the farmhouse, is shown in the Tithe Award as part of the farmland and used as arable fields, called 'Upper Woodfield'.

3.6 The farm comprised 270 acres in 1791 (ERO D/DHiE1) and 295 acres by 1844 (ERO D/DP P133). When it was sold on the 17<sup>th</sup> July 1920, it still covered 295 acres and included a farmhouse, garden, cottage, four cottages known as Greenwich Road, Oak Cottage, farm premises, pasture and woodland (ERO D/F 63/1/34/20).

3.7 In the late twentieth century, the site expanded with large scale agricultural buildings, initially with pig sheds (CHL/0771/88), later converted to industrial uses. The site now contains a number of large scale industrial buildings to the west and northwest of the farmhouse.



*Figure 1, Chapman and Andrea Map 1777,  
Little Boyton Hall centrally named New Boyton Hall*



*Figure 2, First Edition OS plan, surveyed 1874/5, published 1881*



*Figure 3, First Edition OS plan, surveyed 1874/5, published 1881. Close up from previous plan.*

### **Assessment of Designated and Non Designated Heritage Assets**

3.8 Little Boyton Hall lies to the immediate south of the proposed allocation. The collection of traditional farm buildings, the garden to the south and the pond to the north reflect the arrangement shown on nineteenth century maps. The modern industrial estate which has grown around the traditional group of buildings dominates its setting to the northwest, but on the approach from the east the site is still appreciated within a rural landscape and the modern buildings are well screened. See photo in figure 4.





*Figure 4, View towards Little Boyton Hall from the southeast (Little Boyton Hall Cottage to the left, Little Boyton Hall centre)*

3.9 The allocation site is associated with Little Boyton Hall, being part of its historic landholding, but the woodland which largely separate the two and the significant change to the setting in the late twentieth century means there is scope for the site to accommodate further expansion without harm to the setting of the listed building. See an aerial of the site and surroundings fields at figure 5.



*Figure 5, Little Boyton Hall Farm, site for allocation to the north, Imagery © 2024 Bluesky International Ltd. & Getmapping.*



3.10 There are key views of the listed building and also the brick stable building to the north, where tree planting would be required to mitigate the impact of development, but otherwise the existing woodland to the northeast would provide screening in key views from the southeast. This would form part of a scheme of landscape mitigation, typical of a scheme of this type within a rural area.

3.11 Within the wider area there are a number of designated heritage assets, including Chignal Hall (grade II, c.1.1km to the east), Great Newark (grade II, c.1.3km to the northwest), The White House (grade II, c.0.9km to the south) and the Roman Villa east of Howletts Farm (scheduled monument, c.1.4km to the northeast). These heritage assets are all sufficient distant, well screened and without historic associations that there would be no impact on their settings.

3.12 Within the wider area there are also a number of traditional buildings with some historic and architectural interest sufficient to be considered as non designated heritage assets, including Hill Farm (0.95km to the southwest) and Boyton Hall Farm (0.65km to the southeast). These sites are sufficiently distant, well screened and without historic associations that there would be no impact on their settings.

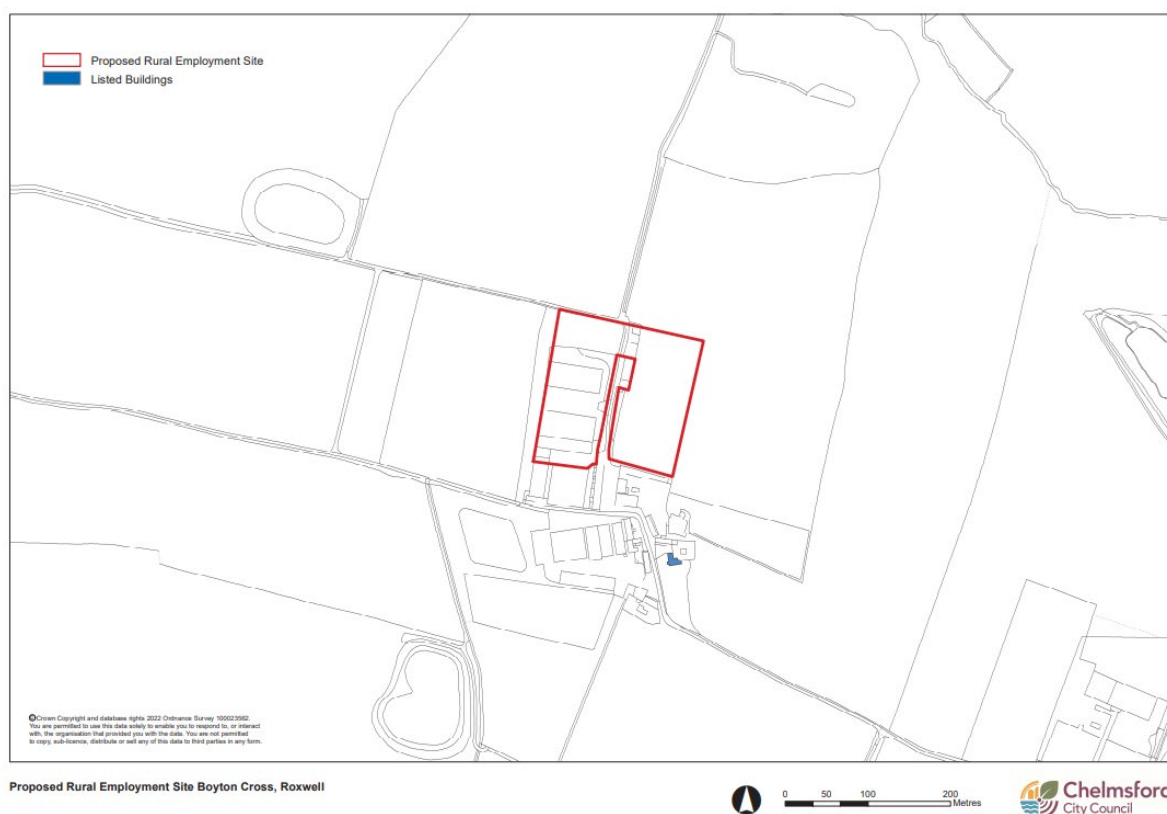
### **Principles for Little Boyton Hall Farm**

3.13 Provide tree planting screening to the north of Little Boyton Hall (green colouring) and to the north-east of the existing woodland (light green colouring) to limit the impact on views of the backdrop and approach to the listed building. This is shown with a green colour in figure 6.



*Figure 6, Location of landscape mitigation required north of Little Boyton Hall, Imagery © 2024 Bluesky International Ltd. & Getmapping.*

3.14 Ensure the building heights, scale, materials and lighting are not overly dominant within the setting as part of the detailed design considerations.



*Figure 7, Little Boyton Hall Farm Site Plan showing the proposed extension of the existing Rural Employment Area*

## 4.0 LAND ADJACENT THE A12, JUNCTION 18, SANDON (Strategic Growth Site 16b)

### Location

4.1 The site lies within Sandon Parish, c.550m northeast of Sandon Village Green, c.3km west of Danbury Village Centre and c.4km southeast of Chelmsford City Centre. The site is adjacent to the A12 and Maldon Road, with the Sandon Brook forming its eastern boundary. See figure 11 at the end of this section.

### Historic Background

4.2 The site was historically part of the landholding to Sandon Lodge, located to the south. The Tithe Award (1844) indicates that it was owned by the Trustees of the late Thomas Marriage. The Marriage family is a long establish farming and milling concern with much land across Chelmsford. David Smith was recorded as the tenant farmer. The land was used for pasture, arable and osiers (willow planting).

4.3 Historic mapping (figure 8) shows that the site was subdivided by field boundaries into 9 parcels in the nineteenth century. The Chapman and Andrea Map of 1777 onwards show no built development on the site and suggests a continued agricultural function to the present day.

4.4 The A12 bypass and the associated Junction 18 for Maldon and Sandon was opened in 1986, which lies to the west of the site. There is dense woodland planting along the A12 embankments, also along the western and northern boundaries of the site, bordering the A12 and Maldon Road. The site slopes down to Sandon Brook on the east side, which is lined with trees.



Figure 8, First Edition OS plan, surveyed 1873-4, published 1881

## **Assessment of Designated and Non Designated Heritage Assets**

4.5 There are 14 listed buildings, two Conservation Areas and 8 non designated heritage assets within 1km of the site. In addition St John the Baptist Church at Danbury is a prominent landmark in the area due to its hilltop location, c.2.4km to the east.

### **Sandon**

4.6 Sandon Village lies c.550m southwest of the allocation site, it has a group of 7 listed buildings, including the grade II\* Church of St Andrew and former Rectory. A Conservation Area includes the core of the historic village, based around the church and the village green. Graces Cross, an eighteenth century brick house, grade II listed, on Brick Kiln Road is c.550m east of the allocation site. There are also a number of non designated heritage assets in area, associated with the WWII General Headquarters defence line.

4.7 The A12 and its landscaped corridor provide significant screening and separation from all heritage assets to the west. There would therefore be no impact on their settings.

### **Sandon Lodge**

4.8 Sandon Lodge dates from the eighteenth century or earlier and is grade II listed.

4.9 Traditional farm buildings are no longer existing on the site. There are modern buildings to the west and north of the site.

4.10 Given the probable scale and height of the proposed allocation development there is likely to be some visibility as a back drop to the listed building, particularly in the key view of the farmhouse where Woodhill Road is elevated. The existing modern buildings and landscaping mean that the impact is reduced, however there would still be an erosion of the wider rural setting. The layout, scale, form, materials, landscaping and lighting design used could help to minimise the impacts. Generous landscape planting along the southern edge would be an important mitigation strategy. There is still likely to be a low level of less than substantial harm remaining, particularly whilst a planting scheme matures.

### **Bridge Farmhouse**

4.11 Bridge Farmhouse originates from the early seventeenth century with remodelling in the nineteenth century. It is grade II listed and was historically a farmstead, with traditional farm buildings to the rear. The site appears to have always operated as an arable farm, with possible use for cattle in the late nineteenth century. It now appears to be a private dwelling. The south elevation was considerably remodelled in the early nineteenth century in a gothic style, in common with the fashion at the time, possibly inspired by the rebuilding of Danbury Palace in 1830.

4.12 To the rear of the site is a small private school and a modern grain store with consent for residential conversion.

4.13 The proposed development would be seen as a backdrop to the listed building in key views from Woodhill Road and also on the approaches and views from the site. It currently has a rural setting which would be eroded by the development proposals.

4.14 The scale of buildings anticipated, together with the noise and light associated with the use, would give an urban character. This would be harmful to the setting of the listed building. The harm could be reduced by the careful consideration of the layout, scale, form, materials, landscaping and lighting design used which could help to minimise the impacts. Generous landscape planting along the southern and eastern boundaries, would be an important mitigation strategy. There is still likely to be a moderate to high level of less than substantial harm remaining, particularly whilst a planting scheme matures.

### **Sandon Bridge**

4.15 The bridge on Woodhill Road crossing the Sandon Brook dates from 1817 and is grade II listed. The primary contribution to its setting is the relationship with the brook and Woodhill Road. The allocation site makes no contribution to its significance.

### **Chelmer and Blackwater Navigation Conservation Area**

4.16 The Navigation Conservation Area lies c.1.2km to the north of the allocation site. Given the considerable distance, screening and lack of historic associations with the site there is not considered to be any potential impact on its setting.

### **Danbury Park**

4.17 Danbury Park is a c.100 acre site bounded by the A414 to the north, Well Lane to the east, partly by Woodhill Lane to the south and farmland to the west. A deer or hare park is thought to have been founded in the late thirteenth century at Danbury. The present extent of the park largely remains from the sixteenth century, when Sir Walter Mildmay extended the boundaries and built a mansion.

4.18 The park is designated as a Registered Park and Garden on Historic England's inventory of special historic interest at grade II. The present house and Main Lodge, dating from the 1830s are also grade II listed. The Ice House c.320m south of Danbury Palace (figure 9) is designated as a Scheduled Monument. The park and its buildings are of considerable aesthetic and historic interest and are justifiably designated.



*Figure 9, Danbury Palace c.1880*



4.19 In the eighteenth century the park had a number of avenues and vistas approaching the house (figure 10). The designed landscape also relied heavily of views and vistas beyond the site, mainly from the immediate setting of the house and the high ground to the west of park, which gave vistas to Chelmsford Cathedral, Writtle, Great Baddow and Springfield Churches, among other features.

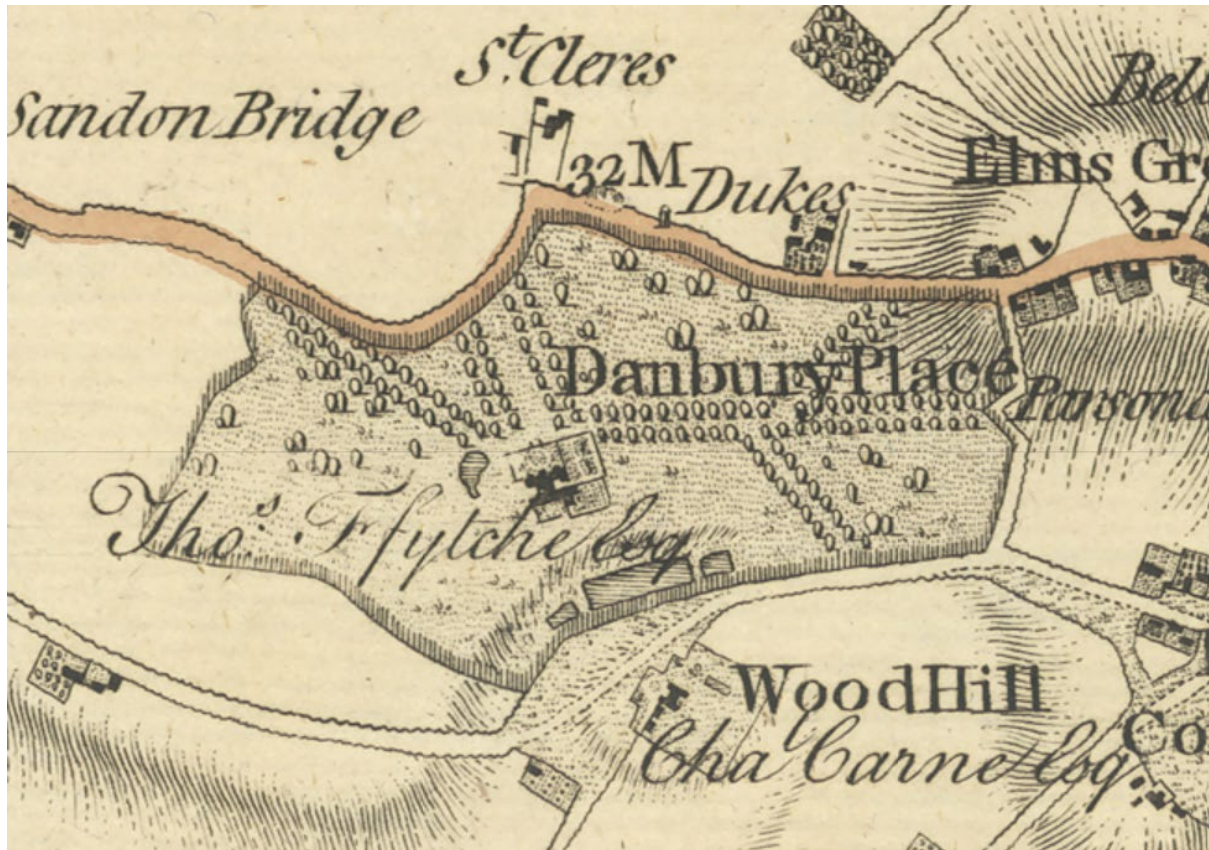


Figure 10, Chapman and Andrea Map 1777

4.20 The nineteenth century landscape reverted to a more informal parkland. The present park has become much more densely wooded and includes a county park, youth camp, school and private land.

4.21 The Palace itself has an avenue to the west, which is enclosed by a plantation at its western end. The trees and vegetation on the west side of the Palace, along with the distance mean there is limited visibility of the site. There are likely to be glimpsed views from the upper floor windows of the principal elevation, but in the impact on significance of a wider landscape view is likely to be the minor.

4.22 The Ice House and lodges are well screened and removed from the allocation site; there would be no impact on their settings'.

4.23 The western part of the park, includes a public footpath network, from which there are views toward the allocation site. The development would be visible from these vantage points and the likely scale and height of the built form, together with lighting and noise associated with the proposed use would erode the rural character of the setting. This would in turn be harmful to the setting of the registered park.



4.24 The layout, scale, form, materials, landscaping and lighting design used could help to minimise the impacts. Generous landscape planting along the eastern boundary, adjacent to Sandon Brook, would be an important mitigation strategy. There is still likely to be a low level of less than substantial harm remaining, particularly whilst a planting scheme matures.

### **St John the Baptist**

4.25 St Johns Church originates from the late twelfth century and is grade I listed, also a significant feature within the Danbury Conservation Area. The tower and spire date from the fifteenth century. The spire was repaired following a lightning strike in 1750 and restored in 1812-14 and at various stages through the nineteenth century.

4.26 The church occupies a prominent position on Danbury Hill, c.112m AOD, the third highest location in Essex. The spire upon the tower is a visible landmark for many miles around Danbury.

4.27 The allocation site sits in the foreground of long views of the spire from the west and there are also views from within the site directly to the spire.

4.28 One of the key views of the spire is along Maldon Road, on the approach to the village. This view is unlikely to be affected by development of the site, depending on the height of the proposals. There could be some impact on views from the west, particularly in winter months. There would also be an impact on views from within the site. Given the extensive views of the church from all directions, the allocation site forms a minor part of its setting. However, the views do make a small contribution to the significance of the listed building.

4.29 Detailed analysis of views is required to inform future development proposals for site, which can then inform a mitigation strategy and the location, height and scale of buildings. Views from within the site could be framed by development as a means of reinforcing legibility, local distinctness and reducing heritage harm.

### **Danbury Conservation Area**

4.30 Danbury Conservation Area is located c.1.9km to the east of the allocation site, concentrated on the historic ribbon development along Main Road and the significant open spaces around the church and the common.

4.31 The hilltop location of the village means that there are significant views across the surrounding landscape, particularly to the north and south. The significant screening between the Conservation Area and the considerable distance means that there would be no impact on the setting of the Conservation Area. However, St Johns Church is an important feature within the Conservation Area and views of this would be affected, as discussed above.

### **Sandon Brook Place**

4.32 Sandon Brook Place is a large late nineteenth century house now converted into flats. It was historically known as Potash Farm and one of the historic farm buildings remains to the north-east (now converted into a house). The front elevation has two gable wings to each side with bay windows and a central two storey gabled projection, giving an imposing appearance. There is attractive brick detailing, including hood mouldings to the windows and a colonnade to the east elevation. It was used as a boarding school from the mid twentieth century until 1995.

4.33 The building can be considered as a non-designated heritage asset due to its architectural interest and community value as a local landmark and long-term function as a school.

4.34 The setting of the building which contributes to its significance is confined to the treed grounds to the frontage and its immediate surroundings. The proposed allocation site makes minimal contribution to the significance of the building and is well screened, although these would likely be some visibility in winter months. Minimising light spill and noise associated with the use would be important to avoid harm to the setting.

### Principles for Land Adjacent to A12 Junction 18 Employment Area

- Generous structural landscaping to the southern and eastern boundaries is required to limit the visual impact of the development on the setting of Bridge Farmhouse, Sandon Lodge and Danbury Registered Park and Garden.
- Detailed analysis of views of St Johns the Baptist is required to ensure the impact on views from the west across the site is minimised and also retain/create views from within the site.
- Carefully considered lighting design and acoustic mitigation to limit the erosion of the rural character of the area and the setting of designated and non designated heritage assets.
- Careful consideration of the layout, scale, form, materials and landscaping used would help to minimise the visual heritage impacts.

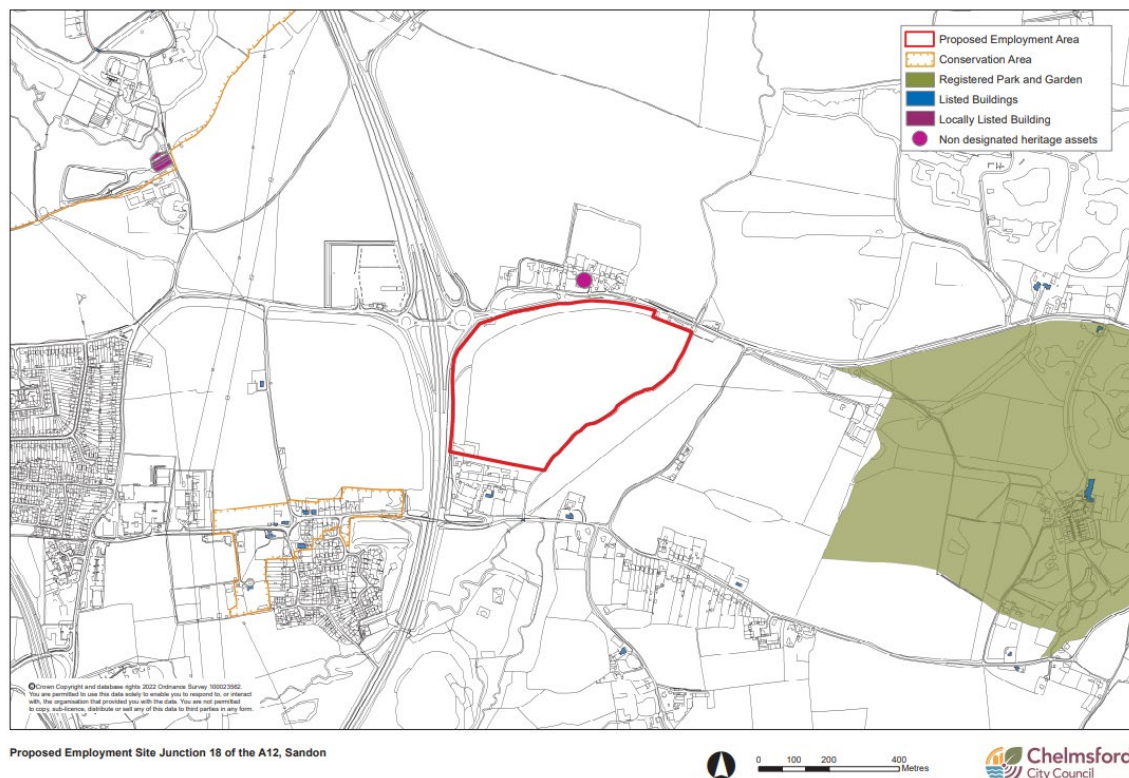


Figure 11, Proposed site plan for site at Junction 18 of the A12

## 5.0 WALTHAM ROAD EMPLOYMENT AREA, BOREHAM (Growth Site Policy 9a)

### Location

5.1 The site lies c.280m north of Main Road, Boreham, c.1.15km northeast of St Andrews Church at the centre of the historic village centre of Boreham and c.5.8km from Chelmsford City Centre. It is located to the north of the London to Norwich Railway Line and the A12. See figure 13 at the end of this document.

### Historic Background

5.2 The proposed employment area extension lies to the north of the existing employment site, accessed from Waltham Road.

5.3 The existing site has been developed on agricultural land from the 1960s. The land was historically part of Porters Farm, located to the south, demolished for the construction of the A12. See figure 12. The current site has a range of brick and steel portal frame buildings dating from the late twentieth century. There are no heritage assets within the site. There are several designated and non designated heritage assets in the wider area.



Figure 12, 1<sup>st</sup> Edition OS plan, surveyed 1873-4, published 1881

## **Assessment of Designated and Non Designated Heritage Assets**

5.4 Main Road/Plantation Road Conservation Area lies c.300m to the south-southwest. There is a collection of listed buildings grouped around the junction of Main Road and Plantation Road, including The Six Bells Inn, Clock House, Maltings Cottages and Chestnuts (each grade II listed), with the area designated as a Conservation Area.

5.5 The historic village centre of Boreham lies 1.15km south-southwest of the allocation site. It includes a group of 11 listed buildings, with the grade I listed parish church of St Andrew and grade II\* former rectory, also designated as a Conservation Area.

5.6 The mainline railway route between London and Norwich and the A12 run parallel on the north side of Main Road, which separates the listed buildings and Conservation Areas from the allocation site. This combined with the separating distances, screening and lack of any historic associations mean that there would be no impact on their settings.

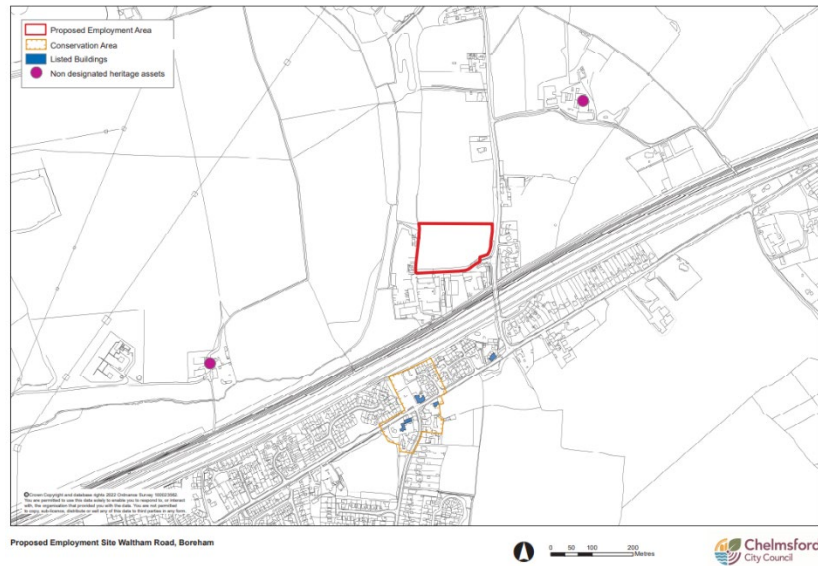
5.7 The Former Cock Inn, now divided into three dwellings, is grade II listed and is located c.250m south of the allocation site. It is a former Inn originating from the sixteenth century, adjacent to the junction with Main Road/Waltham Road. Similarly, the listed building is separated from the allocation site by the A12 and railway corridor and is sufficiently distant that there would be no impact on its setting.

5.8 Chantry Farm originates from the nineteenth century or earlier. It has architectural interest for its design and also historic interest as a traditional farm building group and should be considered as a non designated heritage asset. It lies c.300m northeast of the allocation site. There is screening by the intervening hedgerows. It is sufficiently distant and well screened that there would be no impact on the setting and it would still be experienced within the rural landscape.

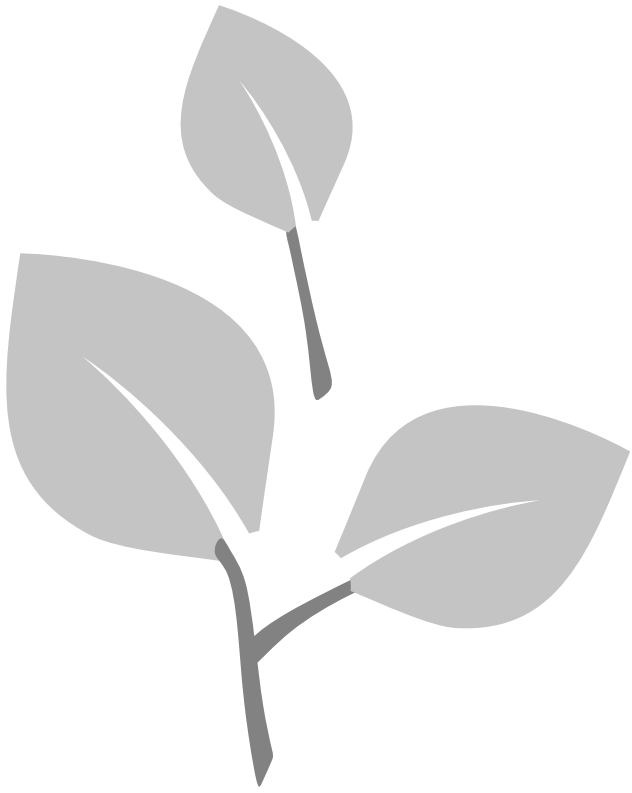
5.9 Brick House Farm originates from the nineteenth century or earlier. It has architectural interest for its design and also historic interest as a traditional farm building group and should be considered as a non designated heritage asset. It lies c.500m southwest of the of the allocation site. There is screening by a dense woodland. It is sufficiently distant and well screened that there would be no impact on the setting and it would still be experienced within the rural landscape.

## **Principles for Boreham Employment Area**

5.10 There are no built heritage constraints which affect the allocation of this site.



*Figure 13, Waltham Road site plan*



This publication is available in alternative formats including large print, audio and other languages

Please call 01245 606330

Spatial Planning Services  
Directorate for Sustainable Communities  
Chelmsford City Council  
Civic Centre  
Duke Street  
Chelmsford  
Essex  
CM1 1JE

Telephone 01245 606330  
[planning.policy@chelmsford.gov.uk](mailto:planning.policy@chelmsford.gov.uk)  
[www.chelmsford.gov.uk](http://www.chelmsford.gov.uk)

Document published by  
Planning and Housing Policy  
© Copyright Chelmsford City Council