

PL014

Chelmsford Local Plan
Evidence Base Document
Heritage Assessments
Technical Note
Additional Sites

October 2025

Our Planning Strategy 2022 to 2041

Chelmsford
Local Plan



Errata sheet for [PL014 Additional Sites Heritage Sites Assessments Technical Note October 2025](#)

Error

The heading for Section 6.0 states:

GS9b - Land to the East of 118 to 124 Plantation Road, Boreham

Correction

The heading for Section 6.0 should say:

SGS9a - Waltham Road Employment Area, Boreham

For information, Section 7.0 includes:

GS9b - Land to the East of 118 to 124 Plantation Road

GS9c - South of Main Road and Dukes Wood Close

1.0 INTRODUCTON

1.1 The Council carried out a consultation on the full Pre-Submission Local Plan in February-March 2025. This document was supported by four Heritage Impact Assessments.

1.2 As part of the Local Plan process, additional site allocations for development are under consideration. The additional sites comprise 11 new housing sites, three expanded housing sites and one expanded employment site. This report forms part of Chelmsford City Council's evidence base and has been produced to assess the heritage significance of designated and non-designated archaeological heritage assets which may be impacted by development proposals within the proposed additional site allocations.

1.3 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 is subject to a separate assessment.

1.4 This assessment is based on the methodology used in the previous heritage assessments to inform the local plan review. For each site the relevant designated and non-designated heritage assets are assessed, potential impacts identified and mitigation measures recommended.

1.5 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.

1.6 This report provides a brief assessment of the setting of designated and non-designated heritage assets within or in the vicinity of the 15 new or expanded housing or employment sites:

- SGS1dd – Land at Former Kay-Metzeler Premises, Brook Street – new housing site
- SGS7b – Land East of London Road, Great Leighs - expanded housing site
- SGS11c – Land West of Barbrook Way, Bicknacre, Land west of Barbrook – expanded housing site
- SGS9a - Waltham Road Employment Area, Boreham – expanded employment site

- GS9b - Land to the East of 118 to 124 Plantation Road, Boreham - new housing site
- GS9c - South of Main Road and Dukes Wood Close, Boreham - new housing site
- SGS18a – Land North West of Chelmsford (Hollow Lane) – new housing site
- SGS19 – Land West of Patching Hall Lane – new housing site
- GS14b - Land south of Ford End Primary School – expanded housing site
- SGS17c - Land South of Rough Hill Complex, The Tye, East Hanningfield – new housing site
- SGS17d - Land South and South East of East Hanningfield Village – new housing site
- SGS17e - Land South of Windmill Farm, Back Lane, East Hanningfield – new housing site
- SGS20 - Land to the East and North of Rettendon Place – new housing site
- GS21a - Land North of Old Rectory Lodge, Main Road, Woodham Ferrers – new housing site
- GS21b - Land North of Congregational Church, Main Road, Woodham Ferrers - new housing site.

1.7 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
- Royal Commission of the Historic Monuments of England Central & South West Essex (1916)
- Nineteenth century Ordnance Survey (OS) Maps
- Chapman and Andre Map 1777
- Historic Environment Characterisation (Essex County Council)
- Landscape Character Assessment (Chris Blandford Associates)
- Essex Record Office documents
- 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).

2.8 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.

2.9 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.

2.10 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 213)

2.11 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.'

2.12 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 allocated housing and 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).

2.13 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.

2.14 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.

2.15 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.

2.16 The relevant local planning policy is provided in Chelmsford Local Plan (Adopted May 2020) including Strategic Policy S3 Conserving and Enhancing the Historic Environment, Policy DM13 Designated Heritage Assets, Policy DM14 Non-Designated Heritage Assets and Policy DM15 Archaeology.

2.17 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. 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 SGS1dd Land at Former Kay-Metzeler Premises, Brook Street

Location

3.1 The site is located c.500m east-northeast of Chelmsford Railway Station, north of the railway line and south of Brook Street.

Historic Background

3.2 The Great Eastern Railway arrived in Chelmsford in 1842, which led to considerable expansion of the town and its development as an industrial centre. The area to the east of the railway station was home to the Marconi works (1912), Marriages Mill (1899) and Hoffmans (1898).

3.3 The proposed allocation site was railway sidings in the early twentieth century, with lines into the Marconi and Marriages sites for the direct delivery of materials and export of goods. See figure 1.

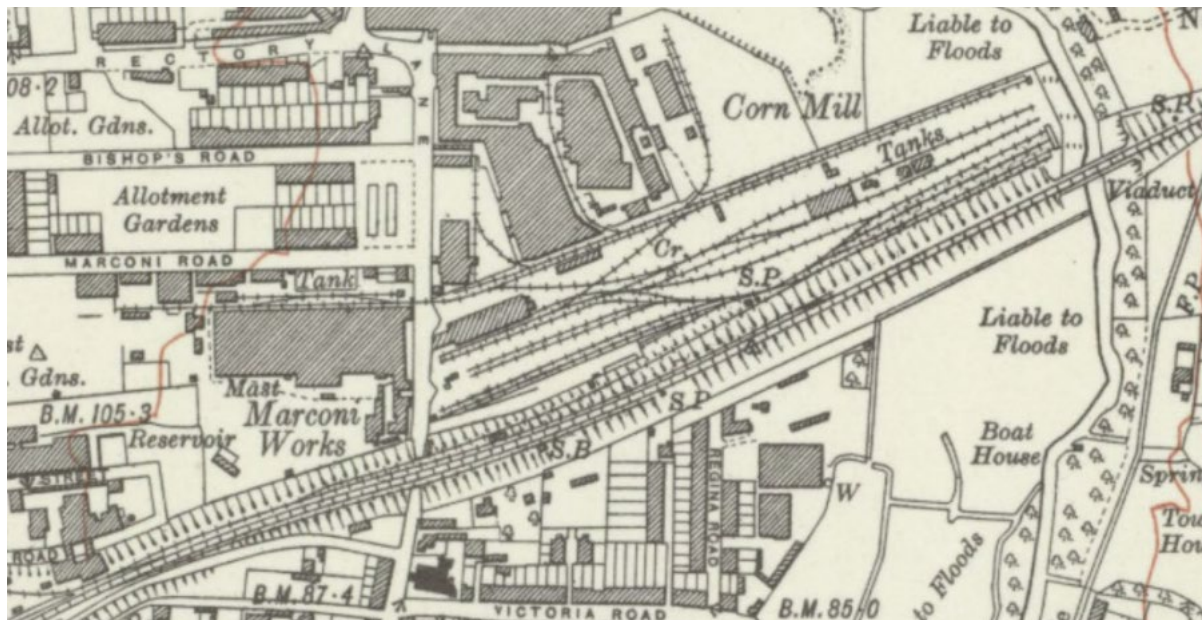


Figure 1, Third edition OS plan, 1919/1924

Assessment of Designated and Non-Designated Built Heritage Assets

3.4 The current buildings on the site date from the late twentieth century and are of no heritage value. There are no apparent features on site remaining from the early twentieth century railway sidings.

3.5 The former Marconi Offices opposite date from 1912 (figure 2), when the purpose-built factory was developed. The building is grade II listed. It has architectural and historic interest, and is also a landmark on New Street. It also has a strong community value as one of the major employers in the town throughout the twentieth century. If development is setback from the road frontage, scale is limited to five storeys on the western side of the site and the existing trees retained, then there is unlikely to be any harm to the setting of the listed building, subject to its layout and design.



Figure 2, Former Marconi Works Offices on New Street.

3.6 To the north of the site is Durrant Court, Ashby House and Globe House, former offices associated with the Hoffmans Ball Bearing works, which covered much of the current university campus. The buildings are included on the Council's Register of Buildings of Local Value and should be considered as non-designated heritage assets. The building group is an important landmark in the area. The allocation site is set away to the south and subject to its design and scale would not harm the setting of the non-designated heritage assets.

3.7 To the northeast is the Marriages Mill site, allocated in the Pre-Submission Local Plan. The Flour Mill was built in 1899, designed by local architect Frederic Chancellor. It has a distinctive tower. The building holds architectural and historic interest and has group value with the adjacent industrial buildings. It is included on the Council's Register of Buildings of Local Value, to be considered as a non-designated heritage asset. Similar to above, the development should not compete with the landmark status of the Mill.

Principles for Land at former Kay- Metzeler premises, Brook Street

- Limit scale to 5 stories in key locations
- Set back development and retain trees to the New Street frontage
- Do not compete with the adjacent heritage assets landmark status

4.0 SGS7b Land East of London Road, Great Leighs

4.1 The site was allocated for specialist residential accommodation within the adopted Chelmsford Local Plan. The site was assessed within a Heritage Assessment from March 2017 which informed the original allocation which was for specialist residential housing only. It identified no significant impacts on the setting of the North Whitehouse and Gubbions Hall in the wider area.

4.2 The revised allocation seeks to allocate a larger site area, alongside a larger capacity for housing and specialist residential development.

4.3 The 2017 assessment found no notable heritage impacts for this development parcel. The change from specialist residential to residential blocks is likely to result in more flexibility on the design and layout and would not result in any additional heritage impacts than the existing allocation.

5.0 SGS11c Land west of Barbrook Way, Bicknacre

Location

5.1 Bicknacre is located c.8.5km southeast of Chelmsford City Centre and c.2.5km south of Danbury Village Centre.

Historic Background

5.2 In the eighteenth century, Bicknacre was a collection of isolated collection of farms, houses and cottages set within a agricultural landscape, with much woodland and common land. See figure 3. In the twentieth century it has expanded considerably with modern housing.



Figure 3, Chapman and Andrea Map of 1777

5.3 A hermitage existed at Bicknacre (to the northeast of the site) until 1154 when it was converted to a friary by the Augustinian Cannons. The remaining standing arch, the remains of the Bicknacre Priory, dates from c.1250. The priory declined in the fifteenth century, until being dissolved in 1536.

5.4 The proposed site was historically associated with Mill Farm. The farmhouse remains today to the southeast of the site, accessed off Deerhurst Chase. The Land to the east was developed for housing from the 1970s.

5.5 Part of the site was considered for an allocation of around 20 houses in the Pre-Submission Local Plan. This larger allocation for around 250 houses takes additional land totalling 17.69 hectares. There is currently an outline planning application under consideration for 250 houses, with all matters reserved other than access (reference 25/01158/OUT).

Assessment of Designated and Non-Designated Built Heritage Assets

5.6 Mill Farmhouse lies to the immediate southeast of the site. Whilst it has origins in the nineteenth century, it is however too altered to be considered as a non-designated heritage asset.

5.7 To the west lies Common Farmhouse, a timber framed farmhouse of sixteenth century origins, grade II listed. It has an extensive rural setting, remote from the edge of East Hanningfield village. It is c.750m from the edge of the site. The development would have open space on its west side, retain existing hedges and provide new landscaping, which means longer views from the listed building would be screened or filtered. Given the separating distance there would be no harm to the setting.

5.8 To the northeast is Bicknacre Priory (figure 4), c.430m away. The standing arch is grade II listed and the site of the priory is a Scheduled Monument. The site is well screened from the heritage asset by intervening housing development. There would be no impact on the setting.



Figure 4, Bicknacre Priory

5.9 Star House, an eighteenth-century brick house, is located c.550m to the southwest and is grade II listed. There are various historic buildings on Main Road, of historic and architectural interest, sufficient to be non-designated heritage assets, including a pub, a chapel and cottages. They are sufficiently distant away and well screened so there would be no impact on their settings.

5.10 On Moor Hall Lane, to the immediate northwest, there is a collection of buildings associated with a former hospital from the treatment of leprosy founded in 1914. They should be considered as non-designated heritage assets. The provision of open space on the western side of the proposed development is sufficient to mitigate the impact upon their settings.

5.11 The site is visible from Danbury Hill in the vicinity of St John the Baptist (grade I listed) and the Danbury Hill Fort (Scheduled Monument) some 2.7km to the north, however given the development would be a minor feature in the expansive views of the wider area, there would be no impact upon the significance of these assets.

Principles for Land West of Barbrook Way

- Retain the western and northwest parts of the site as open space
- Retain existing trees and hedgerows, provide new tree planting on the western side to filter long distance views.

6.0 GS9b - Land to the East of 118 to 124 Plantation Road, Boreham

Location

6.1 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.

Historic Background

6.2 The proposed employment area extension lies to the north of the existing employment site, accessed from Waltham Road. This enlarged allocation includes additional land to the north of a smaller allocation in the Pre-Submission Local Plan.

6.3 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 5. 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.

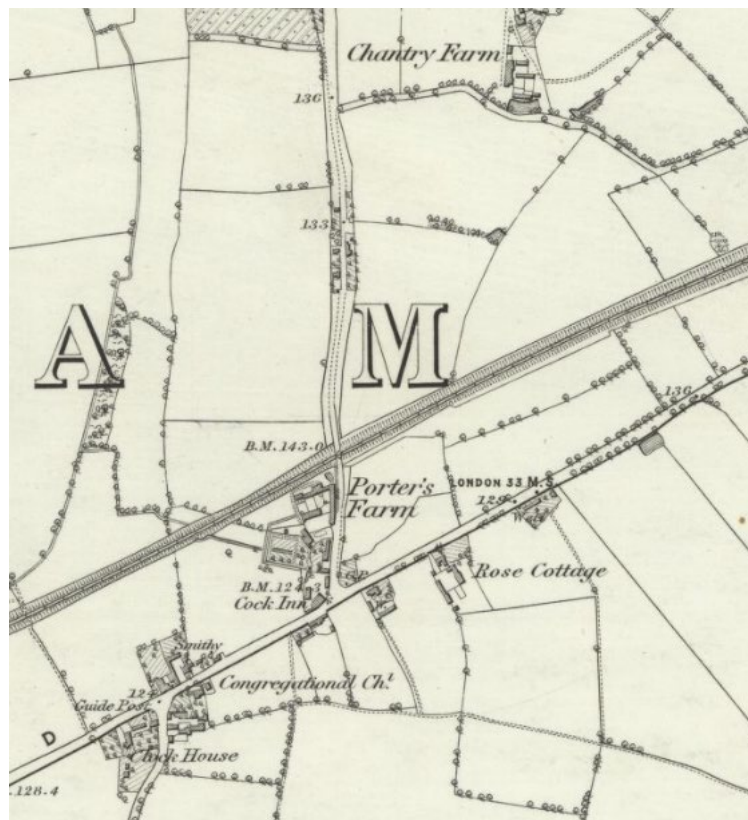


Figure 5, 1st Edition OS plan, surveyed 1873-4, published 1881

Assessment of Designated and Non-Designated Heritage Assets

6.4 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), all within the area designated as a Conservation Area.

6.5 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 (Church Road).

6.6 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.

6.7 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.

6.8 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, but the development would be visible in the distance. It is sufficiently distant that there would be minimal impact on the experience of the farmstead in a rural setting. Additional landscaping and limiting of light spill could mitigate any impacts.

6.9 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 allocation site. There is screening by a dense woodland. The farm 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.

6.10 There are limited built heritage constraints which affect the allocation of this site.

Principles for Boreham Employment Area

- Retain and reinforce landscaping on the eastern boundary
- Limit light spill from the site

7.0 Boreham

- **GS9b - Land to the East of 118 to 124 Plantation Road**
- **GS9c - South of Main Road and Dukes Wood Close**

Location

7.1 There are two parcels - site GS9c edging Main Road and site GS9b to the south which is divided into two by a field boundary and includes an access from Plantation Road. The bungalow at 112 Plantation Road would need to be demolished to provide access to the site.

Historic Background

7.2 A hamlet developed around the road junction on the main route between Colchester and Chelmsford on the turning for Boreham village. This remains today as a group of historic buildings and forms the core of the Main Road/Plantation Road Conservation Area, with the modern expansion of the village to the west and southwest. The proposed sites consist of agricultural land on the east site of twentieth century housing and north of recent development at Orchard Way.

Assessment of Designated and Non-Designated Heritage Assets

7.3 The sites lie to the east of Main Road/Plantation Road Conservation Area and form part of the setting to the former Cock Inn, Six Bells and the Chestnuts, each grade II listed buildings.

7.4 The northern site includes a small part of the Conservation Area at its western edge, but the majority is outside and adjacent to it. The relationship with the wider rural setting, including views over the valley from the edge of the Conservation Area are important to its origins and now form an important part of its setting, which contributes to its significance.

7.5 This rural context also forms part of the setting to the adjacent listed buildings (figure 6) the greatest contribution is to the setting of Chestnuts, a timber framed house of sixteenth century origins on the western boundary of the allocation site.



Figure 6, views across the allocation site towards Little Baddow

7.6 Number 112 Plantation Road is a standard red brick mid-twentieth century bungalow. There are no heritage issues arising from its demolition, but a new access in this location would be adjacent the Conservation Area and would need to be designed to limit its impacts.

7.7 Development of SGS9c will erode the rural setting adjacent the Conservation Area and the setting of the Chestnuts. This harm could be reduced through design and layout, but could not be completely mitigated. There would likely be a residual low level of less than substantial harm.

Principles for Land to the East of 118 to 124 Plantation Road and South of Main Road and Dukes Wood Close

- Provide a generous open village green space to the northwest adjacent to the Main Road/Plantation Road Conservation Area and Chestnuts, buildings fronting onto it, with parking and gardens enclosed.
- Limit scale to the north to be mainly single storey within the northern parcel and two storeys elsewhere.
- Retain existing field boundaries, hedges and trees.
- Use traditional building forms with steeply pitched roofs, shallow plan depths and natural materials.
- Retain glimpsed views from the Conservation Area over the adjacent rural landscape.
- Minimise the visual impact of the new access roads.

8.0 SGS18a Land Northwest of Chelmsford (Hollow Lane)

Location

8.1 The site is located c.3.0km northwest of Chelmsford City Centre, adjacent to the junction of Woodhill Road and Hollow Lane, near to recent housing development.

Historic Background

8.2 The site was historically associated with Chobbings Farm to the west and is still in agricultural use. It forms part of a landscape of arable farming with dispersed isolated farmsteads.

8.3 The northwestern urban edge of Chelmsford has advanced towards the site with the development of the Copperfield Road area from the 1970s and the land to the immediate south c.2015.



Figure 7, 1st Edition OS plan, surveyed 1873-4, published 1881

Assessment of Designated and Non-Designated Built Heritage Assets

8.4 To the west of the site is Chobbing's Farm, comprising a farmhouse originating from the late fourteenth century (grade II* listed), a barn also of late fourteenth century origins (grade II listed) and a granary dating from the mid-seventeenth century (grade II listed), as well as a curtilage listed linear group of ancillary buildings, originally comprising stables and cartlodges. The rural setting makes an important contribution to the setting of the group. There are important views across the allocation site to the group from the east and the site forms a backdrop in views from the west (figure 8). The historic association of the site being part of the land historically associated with the group also enhance its contribution to the setting.



Figure 8, View toward Chobbing's Farm from the west

8.5 Development of the site would impact on how the group of listed buildings are experienced within a rural landscape, particularly so in recent years due to the cumulative impact of recent development to the southeast. The impact could be partly mitigated by providing a landscape buffer, protecting key views from the east and limiting scale. There would however be remaining less than substantial harm of a low level due to the unavoidable impact on the rural setting.

8.6 Priors, a large mid-sixteenth century house partly enclosed by a moat, lies c.290m east of the site. There is a notable intervening landscape which limits any possible views from the house and its grounds. There would likely be some views in winter months, but they would be distant and filtered. Cumulatively with development proposed to the east (SGS19 Land west of Patching Hall Lane), the wider rural setting would be eroded. The harm could be limited by additional landscape screening, careful design of the development edges and limitations on scale, however there is likely to be the lowest level of less than substantial harm remaining.

8.7 To the north is Broomwood House. It was designed by Fred Rowntree, built 1912-13, for Miller Christy (born 1861, died 1928), an Essex historian and naturalist. It is designed in a neo Elizabethan style of c.1550, with timber framing and brick noggin infill, English bond brickwork, octagonal chimneys (copied from Priors, Christy's previous home). The building is included on the Register of Buildings of Local Value as a good example of a small Edwardian country house of exceptional quality, of architectural and historic interest, associated with an important local person.

8.8 Broomwood House is enclosed by existing mature landscaping, which filters views towards and from it. Development of the proposed site would erode the isolated rural setting of the house and impact its significance. The impact could be partly mitigated by providing a landscape buffer adjacent the house and limiting scale, but there would still be remaining harm of a moderate level. Access to the site would likely be to the northwestern corner of the site, due to ownership constraints. This should be placed as far south from the entrance to Broomwood Manor as possible and an overly engineered appearance avoided.

8.9 To the northeast of the site is Kilnfield Barns, a group of late eighteenth and nineteenth century farm buildings, historically known as Beaumont Oates. They have been converted, and in some cases rebuilt, to form nine dwellings. They possess some heritage interest as a group of traditional timber framed buildings, but this has been diminished by conversion and rebuilding. They do however possess sufficient interest to be considered as non-designated heritage assets. The northwestern corner of the development site is close to the edge of the Kilnfield site, but it would retain a rural setting on all other sides, including the land historically associated with the farm. There would be some erosion of its isolated rural setting, amounting to a low level of harm.

8.10 About 200m to the southwest lies The Blue House (historically Blue Barns Farm), originating from the seventeenth century and including a former farmhouse and thatched roof barn. They are included on the Register of Building of Local Value, therefore they should be considered as non-designated heritage assets.

These have a strong visual relationship with the rural land to the north and northeast. The allocation site makes no contribution to their significance.

Principles for Land North West of Chelmsford (Hollow Lane):

- Retain views of Chobbings Farm from the east, protect the backdrop of views from the west.
- Provide a landscape buffer to the western and northwestern edge of the site c.55m deep.
- Maintain a buffer of c.25m along Hollow Lane
- Character, scale and layout to have regard and respond to the site's surrounding context, with scale limited on the sensitive edges

9.0 SGS19 Land West of Patching Hall Lane

Location

9.1 The site is located c.2.4km north-northwest of Chelmsford City Centre, to the west of Patching Hall Lane and north of Qulip Drive.

Historic Background

9.2 The site was historically associated with Priors to the northwest and is still in agricultural use. It forms part of a landscape of arable farming with dispersed isolated farmsteads.

9.3 The northwestern urban edge of Chelmsford has advanced towards the site with the development of the Qulip Drive in the late 1970s, with recent development to the east and west.

Assessment of Designated and Non-Designated Built Heritage Assets

9.4 Priors, a large mid-sixteenth century house partly enclosed by a moat, lies c.180m northwest of the site. There is a notable screening on the east and southern sides of the house which limits any possible views from the house and its grounds. There would likely be some views in winter months, but they would be distant and filtered. There would be an impact on the approach along the historic drive from Hollow Lane to the northwest, where the sense of rural isolation would be reduced, albeit in the context of existing modern housing in the distance. Cumulatively with development proposed to the northeast (SGS18a Land northwest of Chelmsford (Hollow Lane)) the wider rural setting would be eroded. The harm could be limited by additional landscape screening, careful design of the development edges and limitations on scale, however there would be harm to the setting due to the development of land historically associated with the house which forms part of its setting. This would amount to a low-moderate level of less than substantial harm.



Figure 9, Priors from Hollow Lane

9.5 141-145 Patching Hall Lane is a terrace of early nineteenth century cottages located close to the southeast corner of the allocation site. The terrace once had a wholly rural setting, but in the second half of the twentieth century it is now on the edge of the urban area. The allocation site makes a contribution to their setting by maintaining a sense of rural setting. It would be important to maintain an undeveloped landscaped area to the southeast of the site and avoid the access in this location, to minimise the impact on its setting. There would likely be a low level of less than substantial harm remaining.

9.6 147-149 Patching Hall Lane are a pair of traditional cottages, which have group value with the adjacent listed building and should be considered as non-designated heritage assets. They similarly have a close relationship with the rural setting and a breathing space would also be required to limit the impact on their setting.

9.7 There are number of farmsteads in the wider area Parsonage Farm c.400 northeast (3 x grade II listed buildings), Staceys Farm c.720m north (2 x grade II buildings) and Scravels Farm c.500m north-northwest (1x grade II listed barn and 1x non-designated house). These farms have no historic associations with the site and are sufficiently distant that there is no contribution to their significance.

Principles for Land west of Patching Hall Lane

- Retain an area of open space to the southeast corner to limit the impact on 141-149 Patching Hall Lane and locate the access further north.
- Limit scale to two and a half storeys.
- Provide an outward fronting development edge with spacing between buildings and varied rooflines.
- Provide a landscaped edge to filter and soften views.

10.0 GS14b Ford End, Land south of Ford End Primary School

Location

10.1 Ford End is located within Great Waltham parish on the B1008 Road between Great Dunmow and Little Waltham. It is located c.9.8km north-northwest of Chelmsford City Centre and c.3.9km north-northwest of Great Waltham Village.

10.2 The proposed allocation site is on the south side of Ford End, to the west side of Main Road and south of the Ford End Church of England Primary School.

Historic Background

10.3 Ford End developed as a rural hamlet. The allocation site is shown as agricultural land on historic maps. See figure 10.



Figure 10, Chapman and Andrea Maps of 1777

10.4 The development of the school (1873) and the St John the Evangelist Church (1870-1), see figure 11, reflect a period of expansion in the village.

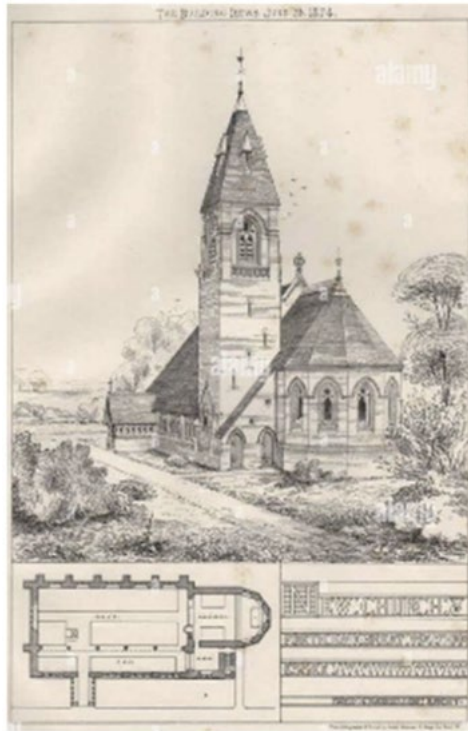


Figure 11, St John the Evangelist, designed by Frederic Chancellor 1870-1

Assessment of Designated and Non-Designated Built Heritage Assets

10.5 To the immediate north of the proposed allocation site is Ford End Church of England Primary School. The original part of the building dates from 1873, designed by Frank Whitmore, a local architect responsible for many buildings around Chelmsford. The original building has a school room and masters house, with a small tower between the two, originally with a spire. The building has architectural interest for its design, community value for its long running continued use and is a landmark on the main approach to the village from the south (see figure 12). There is a visual link with the grade II listed church to the northeast (from 1870-1, designed by Frederic Chancellor). The school should be considered as a non-designated heritage asset.



Figure 12, The approach from the southeast towards the village

10.6 The school has a modern extension to its south side and there is a parking layby to the southeast. The allocation site has notably higher ground levels.

10.7 Development of the allocation site would need to be setback from the roadside and the hedge line reinstated, to avoid being overly dominant in key views from the north and south. Scale, design and materials should be informed by the local context. Height near to the school should be limited to one and half storeys. Subject to the development being setback and carefully responding to the context, any harm to the setting of the school could be avoided.

10.8 The church to the north of the allocation site is grade II listed. To the northeast, Little Owls and to the northwest the Old Smithy and Signpost Cottage are all grade II listed. These buildings are all sufficient set away and screened that there would be no impact upon their settings.

Principles for Land South of Ford End Primary School

- Set development back from Main Road
- Reinstatement hedge line
- Layout, scale, design and materials to be informed by the local context
- Setback, landscaping and modest scale used to minimise the impact due to the higher ground levels

11.0 East Hanningfield

- **SGS17c Land South of Rough Hill Complex, The Tye, East Hanningfield – new housing site**
- **SGS17d/ Land South and South East of East Hanningfield Village – new housing site**
- **GS17e Land South of Windmill Farm, Back Lane, East Hanningfield – new housing site**

Location

11.1 East Hanningfield is located c.8.0km southeast of Chelmsford, c.3.8km south-southwest of Danbury and c.2.0km southwest of Bicknacre.

Historic Background

11.2 The village developed around The Tye, the remainder of common land, which gives it distinctive character. The parish church and hall were historically remote of the village to the southwest, but a new church was built on The Tye in 1884/5.

Assessment of Designated and Non-designated Heritage Assets

11.3 The historic core of the village is designated as East Hanningfield – The Tye Conservation Area and includes eight listed buildings. The Conservation Area extends south of The Tye to Include Rails Farm and Willis Farm. The modern village has expanded to the north and west, but the relationship with the rural landscape remains legible to the south and east, which is an important part of the setting.

11.4 The approach through a rural landscape from the south along Main Road and on the public footpaths to the southwest and southeast, together with the views out of and towards the Conservation Area mean that the rural setting makes an important contribution to the significance of the Conservation Area.

11.5 Development of SGS17c and SGS17d would wrap around the southern and southeastern edges of the Conservation Area, which would erode its relationship with the surrounding rural landscape. Whilst careful consideration of the layout, scale, design and landscaping would minimise this harm, there would still be a low level of less than substantial harm remaining.

11.6 Willis Farm originates from the fourteenth century and is grade II* listed. Rails Farm originates from the sixteenth century and is grade II listed. Both lie at the southern tip of the Conservation Area. Rails Farm was historically associated with SGS17d and Willis Farm with SGS17c.



Figure 13, Willis Farmhouse 1922.

11.7 Willis Farm has a dense woodland to the south c.95m deep. It has a long rear garden to the east c.115m deep with a hedged boundary. There are glimpsed views to the east. The distance and screening mean that any impact would be reduced, but given the glimpse views and historic association with the land there would be harmful impact through changing the setting from rural to a residential development. The impacts could be minimised by increasing the planting belt to the west of SGS17c by c.20m and carefully considering layout, scale and design, with a limitation of two storeys in height. There would however remain a low level of less than substantial harm. Extending the public footpath along Main Road crossing the frontage of Willis Farm to provide a pedestrian connection with the village would need to avoid removal of significant tree and vegetation and avoid harming the rural character of the setting.

11.8 Rails Farm would be separated from SGS17d by an undeveloped field and a field boundary, c.115m away at its closest point to the southwest. The distance and screening means that any impact would be reduced, but given the glimpsed views and historic association with the land there would be harmful impact through changing the setting from rural to a residential development.

The impacts could be minimised by providing additional screening and filtering by increasing the planting belts along the eastern boundary of SGS17d by c.20m and carefully considering layout, scale and design, with a limitation of two storeys in height. There would however remain a low level of less than substantial harm.



Figure 14, Distant views to the allocation site (beyond the intermediate hedge line) from Main Road, just beyond the Conservation Area.

11.9 The Old Forge is located at the southern end of The Tye and SGS17c forms a distant backdrop to it beyond a headline. The strongest contribution to its setting is from The Tye, but the development would impact on its wider rural setting. The harm could be limited by reinforcing the existing field boundary to the east with c.20m additional planting.

11.10 The K6 telephone kiosk on The Tye is grade II listed. Its setting is derived from its relationship with The Tye and the adjacent listed buildings. The proposed development site makes no contribution to its significance.

11.11 Huntington's Farmhouse on Back Lane originates from the late sixteenth century and is grade II listed. The rural setting is part of how it is experienced and contributes to its significance. GS17e lies to the immediate east of the listed building. Whilst the site does not appear to have historically been part of its land holding, it does form part of the rural setting.

11.12 Windmill Farm immediately to the north of GS17e originates from the eighteenth or early nineteenth century and should be considered as a non-designated heritage asset as a vernacular farmhouse with architectural and historic interest. It appears to have been historically associated with the allocation site.

11.13 The development site would change from rural field to a housing development, which would be harmful to the setting of the listed building and the non-designated heritage asset. The level of harm could be minimised through carefully considered layout, scale and design, with a limitation of two storeys in height, setback on the west and north sides and a low-density rural character. There would however remain a low-moderate level of less than substantial harm to Huntington's Farm and a low-moderate level harm to Windmill Farm.

11.14 Paprills Farm lies c.170m south of SGS17d. It comprises a sixteenth/seventeenth century farmhouse and converted farm buildings. It is grade II listed. SGS17d is sufficiently distant, well screened and without historic associations that any impact on its rural setting would be minor, unlikely to impact on its significance.

11.15 Shepherds Cottage on Old Church Road is an early nineteenth century cottage to be considered as a non-designated heritage asset. The rural surroundings form part of its setting. SGS17d lies c.65m to the east beyond a group of mature trees and GS17e c.55m to the north, also beyond mature trees. Setting back of the development edges and additional landscaping could mitigate the impacts on the setting.

Principles for Land South of Rough Hill Complex

- New c.20m deep planting belts to the east of Willis Farm, the Old Forge and the Conservation Area to provide screening and filtering.
- Provide generous greenways on the public footpath routes.
- Limitation of height to two storeys on western edge.
- Character, scale and layout to have regard and respond to the site's surrounding context.
- Retain existing hedges and mature trees.

Principles for Land South and South East of East Hanningfield Village

- New c.20m deep planting belts to the southwest of Rails Farm to provide screening/filtering.
- Setback development from sensitive edges to the northwest and east.
- Provide generous greenways on the public footpath routes.
- Limitation of height to two storeys on eastern edge.
- Character, scale and layout to have regard and respond to the site's surrounding context.
- Retain existing hedges and mature trees.

Principles for Land South of Windmill Farm, Back Lane

- Setback development from sensitive edges to the west, southwest and northwest.
- Low density development to respond to village context.
- Limitation of height to two storeys.
- Retain existing hedges and mature trees.

12.0 SGS20 Land to the East and North of Rettendon Place

Location

12.1 Rettendon parish is located in the south of the administrative area of Chelmsford and extends from the River Crouch in the south towards (but not including) South Woodham Ferrers, South Hanningfield and East Hanningfield. The village centre developed on the main road adjacent the parish church, with hamlets at Chalk Street, Battlesbridge and Rettendon Common.

12.2 The parish is bisected by the old and new A130 roads, running north-south. The underlying geology is London clay, with underlying deposits of silt, sand and gravel.

Historic Background

12.3 There is archaeological evidence of early human activity across the parish of Rettendon. Archaeological excavations undertaken for the new A130 road in the late 1990s and early 2000s greatly enhanced the knowledge of the range of archaeological deposits. The Crouch Valley has yielded Mesolithic flint tools and pottery. The wider area has much evidence of Bronze Age, Roman and Medieval occupation.

12.4 All Saints Church is of Norman origin and occupies a prominent elevated position on Curry Hill.

12.5 In the Domesday Book Rettendon is known as Ratenduna. Its origin is thought to be a rat infested hill. The parish was held by Ely Nunnery (founded in 673) and transferred to the Bishop of Ely in 1108. The brick barn, now a house, adjacent to All Saints Church is of sixteenth century origin and known as the Bishop of Ely Stables. It is grade II listed.

12.6 The parish's fertile agricultural land has served the area prominently agricultural and horticultural land use for millennia. Many of the field boundaries are of ancient origins.

12.7 The village centre developed adjacent to All Saints Church. The area is now largely residential in character, with predominantly post-war housing. Rettendon Primary School was built in 1877.

12.8 The area was crossed by the General Headquarters defence line in 1940, when an anti-tank ditch 6m wide was constructed with pillboxes, ammunition stores and road blocks to provide a stop line in the event of German invasion. Many of the pillboxes survive along the route of the new A130.

Assessment of Designated and non-designated Heritage Assets

12.9 All Saints Church occupies a prominent position on Curry Hill and is visible for many miles. It comprises a tall west tower of fifteenth century date; built of ragstone rubble, with a castellated parapet, diagonal buttresses and a pyramid roof. The earliest feature is the south doorway of c.1200.

The chancel and nave were rebuilt in the thirteenth century and the north aisle and arcade, north chapel and north vestry are of the fifteenth century. There are some exceptional monuments inside. It is grade I listed.

12.10 The siting of the church, on the prominent position on the brow of the hill, set within a rural landscape is an essential feature in its significance. The tower forms part of a network of inter-visible historic feature to the south, including St Nicholas Church Rawreth (fifteenth century west tower, grade II listed), All Saints Church North Benfleet (thirteenth century origins, grade II* listed), Rayleigh windmill (early C19, grade II listed) and Rayleigh Castle (c.1070, Scheduled Monument).

12.11 All Saints Church is prominent in views for many miles from the south and west, where it is seen as part of a compact settlement with Rettendon Place. The modern housing to the east is well screened. The rural foreground and backdrop is an important part of this setting.

12.12 The proposed development site is located c.430m east and c.330m northeast of the church. It would lie on the ridge of high ground to the east and therefore could impact on long distance views of the church tower from the south. The detailed design would need to pay particularly attention to landscape screening, building heights and silhouettes to protect the key views from the south.

12.13 Rettendon Old Hall is an eighteenth-century timber framed house, with a brick front dated 1743. It is grade II listed.

12.14 A farmyard of traditional and modern buildings lies to the north. The grounds are enclosed by trees. The original sense of a rural setting remains, with separation from the development on Main Road. The closest part of the development site was historically part of the farmland associated with the hall.

12.15 Given the separation and screening from the development site, but change from rural to housing there is likely to be low level of harm or less than substantial harm to the setting. This could be minimised through the detailed design and landscaping, but not avoided.

12.16 Rettendon Primary School was built in 1877. The original building has a H-plan school, with a school masters house to the north. The buildings have red brick detailing, with half-timbered gables. There are various modern additions. An original brick boundary wall runs along Main Road.

12.17 The original school building and school masters house can be considered as non-designated heritage assets due to their design and historic associations. The wider setting makes no important contribution to the significance of the buildings.

12.18 If the option to replacement of the school were pursued, the historic buildings should be retained sensitively converted.



Figure 15, Rettendon Primary School

Principles for Rettendon Place

- Retain existing mature trees and woodlands.
- Avoid the ridgeline to the east of all Saints Church. The detailed design would need to pay particularly attention to landscape screening, building heights and silhouettes to protect the key views from the south.
- Maintain existing trees and hedges and limit the impact on the rural surroundings to Rettendon Old Hall.
- Retain the historic school buildings.

13.0 Woodham Ferrers

- **GS21a - Land North of Old Rectory Lodge, Main Road**
- **GS21b – Land North of Congregational Church, Main Road**

Location

13.1 Woodham Ferrers is a small village located c.1.5km north of South Woodham Ferrers and c.2.8km south of Bicknacre.

Historic Background

13.2 The village developed as a small hamlet around St Marys Church, which originates from the thirteenth century. It is grade II listed. The village now comprises linear development along the main road, set within a rural landscape.

Impact on Designated and Non-Designated Heritage Assets

13.3 There are no designated heritage assets in the vicinity of the sites, the closest being Dyers Farm c.300m north north west of GS21b and a group near at the historic core of the settlement around St Marys parish church c.375m South of GS21a, in both cases beyond the ribbon development on Main Road.

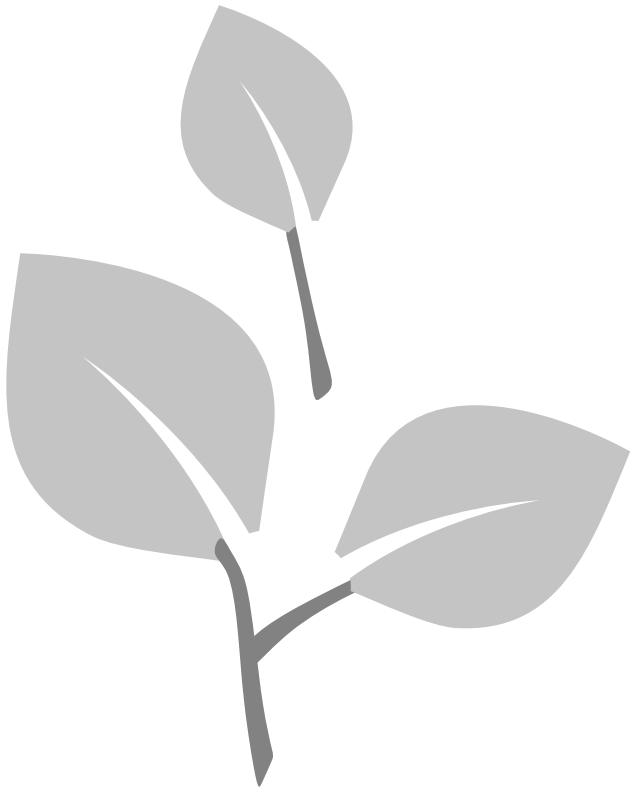


Figure 16, Congregational Chapel

13.4 South of the northern parcel is the Congregational Chapel dating from 1843 and opposite lie a group of early nineteenth century cottages (4 and 5 Chapel Row, Penny Piece Cottage, Anchor House), to be considered as non-designated heritage assets. The northern parcel abuts the car park to the church with some separation beyond the group of heritage assets. The development of GS21b would impact on the rural hamlet character of the group and the relationship with the agricultural land to the northeast. Retention and reinforcement of the existing landscaping, limiting of scale adjacent the modest traditional buildings and careful contextual design would be important in mitigating the impacts.

Principles for Land North of Old Rectory Lodge, Main Road and Land North of Congregational Church, Main Road

- Retain existing hedges and trees
- Limit scale to the southern end of Land North of Congregational Church, Main Road
- Character, scale and layout to have regard and respond to the site's surrounding context



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