

Review of Essex Minerals Local Plan 2014

Assessment of Candidate Sand and Gravel Sites

## **Appendix D**

### **Historic Buildings Detailed RAG Assessment Methodology and Results**

## Introduction

These assessments consider the impact on the significance of built heritage assets, including listed buildings, conservation areas and Registered Parks and Gardens. Non-designated heritage assets identified on Local Lists by the relevant LPAs will also be considered. The assessments will consider direct impacts to heritage assets (physical changes to the fabric of heritage assets) and indirect impacts through changes within their settings, however, it is envisaged that direct impacts will be uncommon. To align with the National Planning Policy Framework, the impacts are assessed in terms of the harm caused to the significance of heritage assets; this harm can be 'substantial' (serious impact in which the significance is entirely lost or very much reduced) or 'less than substantial.'

## Methodology

The policy context for the assessments includes:

- Planning (Listed Buildings and Conservation Areas) Act 1990: in particular, Sections 66 and 72 which require the preservation of the significance and settings of listed buildings to be considered in any planning decisions, and the preservation or enhancement of the character or appearance of conservation areas (where there are direct impacts on conservation areas)
- NPPF 2021: Chapter 16 *Conserving and enhancing the historic environment*
- NPPG: *Historic environment*
- Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans (HEAN3)
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN12)
- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets (GPA3)

The methodology is based on the stepped processes set out within HEAN3 and GPA3 and will consist of:

1. Identify which heritage assets and their settings are affected by the potential site allocation (desk based using GIS data, aerial photography, historic mapping and list entries, some sites may require a site visit).
2. Understand what contribution the Site (in its current form) makes to the significance of the heritage asset(s) including assessing the degree to which setting make a contribution to the significance of the heritage asset(s) or allows significance to be appreciated (considering an asset's archaeological interest, architectural and artistic interest, and historic interest).

3. Identify what impact the Site might have on that significance or on the ability to appreciate it.
4. Explore ways to maximise enhancement and avoid or minimise harm.

Step 4 will be conducted at a high-level and may include a recommendation for a Heritage Impact Assessment to fully understand the effect on the significance and settings of the heritage assets and indicate potential mitigation measures.

The assessment will conclude that there is either no impact on the significance of the heritage assets affected or that there is harm to their significance. Where harm is found, it will be identified with reference to the NPPF paragraphs 201 and 202 in regard to 'substantial' harm and 'less than substantial' harm. Paragraph 203 will be applied for non-designated heritage assets. In accordance with paragraph 018 of the NPPG, within the 'less than substantial' category the extent of harm will be clearly articulated. The extent of harm will be identified on a scale of lowest, low, mid, high, and highest which will correspond to the RAG sensitivity grades in the table below.

Sensitivity Grade	Description
Red	The impact is likely to be serious, amounting to substantial harm or the HIGHEST or HIGH level of less than substantial harm to the significance of heritage assets, and mitigation to make the Site acceptable would be difficult.
Red/Amber	The impact is likely to be major, amounting to a MID level of less than substantial harm to the significance of heritage assets, and is likely to require high levels of mitigation to make the Site acceptable.
Amber	The impact is likely to be moderate, amounting to a LOW level of less than substantial harm to the significance of heritage assets, and is likely to require medium levels of mitigation to make the Site acceptable.
Amber/Green	The impact likely to be is minor, amounting to the LOWEST level of less than substantial harm, and may require low levels of mitigation to make the Site acceptable.
Green	There is likely to be no impact that requires mitigation.

## Candidate Site Reference A6 - Bradwell Quarry (a)

Red-Amber

### Key findings of the assessment are as follows:

- Development on this Site would likely cause high levels of less than substantial harm to the significance of three listed buildings which are in close proximity to the boundary of the Site. These are:
  - Woodhouse Farmhouse (Grade II, List UID: 1123843)
  - Ancillary building/Brewhouse, Woodhouse Farm (Grade II, List UID: 1123844)
  - The Pump at Woodhouse Farm (Grade II, List UID: 1169918)
- Two designated heritage assets are within the red line boundary for the Site but excluded from the phased extraction. These are:
  - Allshot's Farmhouse (Grade II: List UID: 1337612)
  - Barn 45m North West of Allshot's Farm (Grade II, List UID: 1169906).
- As all designated heritage assets are close to or within the red line boundary of the Site, mitigation such as planting or screening could lessen this harm however it is unlikely that a neutral impact will be possible.
- It is noted that the listed Pump is currently in storage. Were the Pump not reinstated, this would cause substantial harm to its significance, removing its context and function, which together give the structure its special interest.
- There are non-designated heritage assets also within the wider setting of the Site, which form part of the former RAF base which was operational here during the Second World War. Braintree District Council have no formal Local List, however recent applications at the Site relating to Bradwell Quarry and the consented Integrated Waste Management Facility (currently in construction) have identified the squadron offices and other structures as non-designated heritage assets during the planning process.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

- Woodhouse Farmhouse (Grade II, List UID: 1123843)
- Ancillary building/Brewhouse, Woodhouse Farm (Grade II, List UID: 1123844)
- The Pump at Woodhouse Farm (Grade II, List UID: 1169918)

- Allshot's Farmhouse (Grade II: List UID: 1337612)
- Barn 45m North West of Allshot's Farm (Grade II, List UID: 1169906)

The designated heritage assets listed above are located within close proximity to the Site. They are in two distinct groups: Woodhouse Farm to the western side of the Site and Allshots Farm, which would be surrounded by the Site in all directions.

Woodhouse Farmhouse is a Grade II listed building. As a farmhouse, with associated ancillary buildings, the property has an important relationship with the surrounding landscape. To the north of the farmhouse is a small cottage, which is considered curtilage listed. The built form at Woodhouse Farm is located within a moat, which is itself considered a non-designated heritage asset. The Site would be to the east of Woodhouse Farm and would have no direct impact upon the buildings.

The setting of Woodhouse Farm would be changed by the development of the Site, removing part of the existing agrarian landscape which forms its setting to the east. The extraction of minerals and the associated built form, noise, light and activity would alter how the Woodhouse Farm complex is understood and appreciated.

Allshots Farmhouse is a Grade II listed building, and there is a separately listed barn within the Allshots complex. Currently in agricultural use, the setting of the farmhouse has been eroded by the construction of numerous light industry/agricultural buildings which surround the farmhouse and listed barn. Nevertheless, these are contextual and functional, allowing for the listed farmhouse and barn to be viewed within an agricultural setting which has evolved and adapted with changes in farming practice.

Although a small buffer has been drawn around the Allshots site, which excludes these buildings from the four phases of development, the listed farmhouse and barn are within the red line of the Site. As such, the Allshots site will be enveloped by the proposed extraction Site. This could be partially mitigated by a phased plan of development, screening, or the careful consideration of the location of built form, however, due to the proximity of the Site to the listed buildings, a medium to high level of less than substantial harm will occur.

This Site has been previously allocated but not delivered.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The Bradwell quarry to the west of the Site has already had a negative effect on the setting of Woodhouse Farm. The intervening development between Allshots Farm and barn and the existing quarry means the effect on these assets is lower, however overall, the change in the setting of these two farmsteads has had an effect on their significance, both at the low end of less than substantial harm.

Site A48 (Bradwell, Grange Farm) to the north of the listed buildings and A47 (Bradwell, Monks Farm), would also increase the amount of mineral extraction that is

taking place in the wider Bradwell area. In terms of a cumulative impact, these sites would have a neutral impact upon the significance on the identified heritage assets.

## Candidate Site Reference: A22 Bullocks Farm, Little Canfield

Green

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in a change to the setting of four Grade II listed buildings, these being: Church of All Saints (List UID: 1367058); Copt Hall (List UID: 1334087); Lingford's Cottage (List UID: 1121145); and Lavenhams (List UID: 1141965).
- The undeveloped, agrarian landscape of the Site contributes to the wider setting and significance of these assets however it is considered due to distance, topography, and intervening development that the impact would likely be limited, resulting in no harm to their significance.

### Results of the technical RAG assessment

The proposed allocation site is an area of agricultural land to the south of Little Canfield. The allocation site is bounded by agricultural fields with the River Roding to the east. There are no designated heritage assets within the Site, however the proposed allocation of The Site has the potential to affect the setting of the following assets:

North of The Site:

- Church of All Saints (List UID: 1367058)

East of The Site

- Copt Hall (List UID: 1334087)

West of The Site

- Lavenhams (List UID: 1141965).

South of The Site

- Lingford's Cottage (List UID: 1121145).

Copt Hall to the east of The Site is a historic farmhouse with associated barn. The significance of the heritage asset is principally derived from its architectural, archaeological, and historic interest as well as from its setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of the significance of Copt Hall, as a historic farmstead. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed building, across and from the agrarian landscape back towards the listed building, permits an understanding of the historic context and function of the farmhouse, contributing positively to significance.

The Site is located to the west of Copt Hall with several fields between the asset and The Site. Therefore, the allocation of The Site would have a limited impact upon the wider setting of the heritage asset, therefore the allocation of The Site is not considered to result in harm to its significance.

The Church of All Saints, Lavenhams and Lingford's Cottage are all located at a greater distance from The Site, with intervening development and several fields separating the heritage assets from the allocated site. Therefore, the allocation of The Site is not considered to result in harm to the significance of the heritage assets.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

None.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.



## Candidate Site Reference: A23 Bullocks Farm, Little Canfield

Green

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in a change to the setting of five Grade II listed buildings, these being: Church of All Saints (List UID: 1367058); Warren Yard (List UID: 1097454); Baileys (List UID: 1334090); Squires Cottage (List UID: 1367097); and Lavenhams (List UID: 1141965)
- The allocation of The Site would also likely result in a change to the setting of the Flitch Way to the north, which is a non-designated heritage asset (NDHA).
- The undeveloped, agrarian landscape of the Site contributes to the wider setting and significance of these assets however it is considered due to distance, topography, and intervening land/or development that the impact would likely be limited, resulting in no harm to the significance of the listed buildings or the NDHA.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures. This assessment should include views to and from the assets, including from The Site.

### Results of the technical RAG assessment

The proposed allocation site is located to the south of Little Canfield. It is an area of agricultural land which is bounded by fields and the existing allocation site of Crumps Farm to the east. The allocation of The Site has the potential to affect the settings of the following assets:

East of The Site:

- Church of All Saints (List UID: 1367058)

West of The Site

- Lavenhams (List UID: 1141965)

North of The Site

- Warren Yard (List UID: 1097454)
- Baileys (List UID: 1334090)
- Squires Cottage (List UID: 1367097)
- The Flitch Way (Non-designated heritage asset).

The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation

and understanding of their significance. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), The Site is considered to contribute to the setting of the heritage assets, however due to distance, topography, and intervening land/or development it is considered to make a limited contribution.

The Grade II listed Church of All Saints due to its spire and position within the rural landscape is considered to have the widest ranging setting, including far reaching views of the asset. However, The Site is largely screened by the existing allocation site at Crumps Farm therefore it makes a limited contribution. Thus, the allocation of The Site would not result in harm to the significance of the church.

Additionally, the allocation of The Site is not considered to result in harm to the significance of Lavenhams, Warren Yard, Baileys, Squires Cottage, or The Flich Way due to distance and intervening land/or development and a level of mitigation would not be required.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

To the east of the Site is the existing allocated site of Crumps Farm. Also to the south of the Site is the allocation site, A22, cumulatively The Sites would result in a large area of agrarian land fundamentally changing in character.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference: A31 Maldon Road, Birch

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of two Grade II listed buildings through a change within their settings: Roundbush Farmhouse (List UID: 1238544); and Barn to East of Roundbush Road (List UID: 1274130).
- The allocation of The Site is not considered to result in an impact to Palmer's Farmhouse (List UID: 416803) or Brakes Farmhouse (List UID: 1238503)
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.

### Results of the technical RAG assessment

A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of The Site:

- Brakes Farmhouse (List UID: 1238503)

West of The Site

- Palmer's Farmhouse (List UID: 1238502)

South of The Site

- Roundbush Farmhouse (List UID: 1238544)
- Barn to East of Roundbush Road (List UID: 1274130)

The listed buildings affected by the allocation of The Site include historic farmhouses with associated barns. The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance as a historic farmstead. The Site forms an important part of their setting allowing an appreciation of their significance with functional (and potentially ownership) connections to the surrounding landscape. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from

the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of The Site would fundamentally alter the land use character of the Site and attributes which positively contribute to the setting and significance of the listed buildings.

Thus, there would be 'less than substantial' harm to the significance of the above two Grade II listed buildings. The harm to Roundbush Farmhouse and Barn to East of Roundbush Farmhouse is at a mid-level of 'less than substantial' due to the proximity to the Site, visibility, and topography. The harm would be difficult to mitigate however efforts should be made to ensure any buildings or structures are located furthest from the heritage assets and robust levels of landscaping implemented.

The allocation of The Site is not considered to result in harm to Palmer's Farmhouse (List UID: 1238502) due to distance and separation. The allocation of The Site is also not considered to result in harm to Brakes Farmhouse, as the assets and its setting is limited in its extent and the Site makes a limited contribution to our experience and understanding of the assets significance.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There would potentially be cumulative impacts to the significance of Brakes Farmhouse which has been impacted by the existing site of Birch Quarry. The allocation of the Site would result in the Grade II listed Farmhouse being enveloped and there is the potential for environmental impacts which must be considered.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference: A47 Bradwell, Monks Farm

Red/Amber

### Key findings of the assessment are as follows:

- The allocation would affect the setting of the following designated heritage assets:
  - Monks Farm Cottages, Pantlings Lane (Grade II, List UID: 1171147)
  - Pound Farmhouse, Coggeshall Road (Grade II, List UID: 1123812).
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets' settings.
- Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause either a mid or a low level of harm to their significance.
- The effect on Monks Farm Cottages will be higher than the effect on the significance of Pound Farmhouse, due to the location of the Site. Whilst the Site is part of the wider setting of Pound Farmhouse, the Site is part of the immediate setting of Monks Farm Cottages and will all but entirely encircle this heritage asset. The Site will affect the setting of Monks Farm Cottages in a way which is considered to cause a mid-level of less than substantial harm to the significance of the asset. The harm to the significance of Pound Farm is at the lower end of less than substantial.
- As the designated heritage assets are close to the Site, mitigation measures such as planting, or screening could help to lessen the level of this harm.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

Two heritage assets are considered relevant to this assessment:

- Monks Farm Cottages, Pantlings Lane (Grade II, List UID: 1171147)
- Pound Farmhouse, Coggeshall Road (Grade II, List UID: 1123812).

The Site will largely surround Monk's Farm Cottages, a Grade II listed building. It will be to the west of Pound Farmhouse, also Grade II listed. Both are significant due to

their age, architectural and historic interest. Timber framed and plastered, they are examples of vernacular buildings constructed in the late sixteenth century, with later alterations and additions.

Designated heritage assets not considered relevant to this assessment are: Felix Hall, The Clockhouse and The Orangery, south of the Site, and Coggeshall Hall, east of the Site. These assets are in close proximity to the Site; however they are positioned in clearly defined settings, marked by established planting and woodland, meaning there is no intervisibility or sense of awareness between the Site and these listed buildings. All four buildings have a far closer setting, set within established designed and managed landscapes.

Both Monks Farm Cottages and Pond Farm have an explicit functional link to the surrounding landscape, having been designed as either farmhouses or cottages. The position of these buildings, relative to the surrounding landscape and farmsteads is important, as it allows the buildings to be understood and appreciated in a semi-isolated, rural context, as they have been for centuries.

The topography of the area is relatively flat, with wide views across the agrarian landscape achieved from both listed buildings. The removal of part of this agrarian landscape would change how the buildings are appreciated and understood, whilst also introducing activity, built form, noise, traffic and light into what is a largely undeveloped, quiet, farmed landscape.

Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed quarrying of the Site is considered to cause either a mid or a low level of harm to their significance.

The effect on Monks Farm Cottages will be higher than the effect on the significance of Pound Farmhouse, due to the location of the Site. Whilst the Site is part of the wider setting of Pound Farmhouse, the Site is part of the immediate setting of Monks Farm Cottages and will all but entirely encircle this heritage asset. The Site will affect the setting of Monks Farm Cottages in a way which is considered to cause a mid-level of less than substantial harm to the significance of the asset. The harm to the significance of Pound Farm is at the lower end of less than substantial.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The Site will be positioned to the east of the existing Bradwell Quarry, and is south of the proposed allocation A48, and east of site A6.

Whilst the quarrying of all these sites would have a cumulative effect on the character of the area, there is not considered any cumulative impact to either the setting and significance of Monks Farm or Pound Farm.

## Candidate Site Reference A48 – Bradwell – Grange Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation will affect the setting of the following designated heritage assets:
  - Curd Hall (Grade II, List UID: 1123140)
  - Scrip's Cottage At Rear of Scrip's House (Grade II, List UID: 1169367)
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets' settings.
- Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause either a mid or a low level of harm to their significance.
- The effect on Curd Hall will be higher than the effect on the significance of Scrip's Cottage, due to the location of the Site. Whilst the Site is part of the wider setting of Scrip's Cottage, the Site is part of the immediate setting of Curd Hall and will immediately abut the southern extent of the listed building's curtilage. The Site will affect the setting of Curds Hall in a way which is considered to cause a mid-level of less than substantial harm to the significance of the asset. The harm to the significance of Scrips Cottage is at the lower end of less than substantial.
- As the designated heritage assets are close to the Site, mitigation measures such as planting or screening could mitigate against some of this harm.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

Two heritage assets are considered relevant to this assessment:

- Curd Hall (Grade II, List UID: 1123140)
- Scrip's Cottage At Rear of Scrip's House (Grade II, List UID: 1169367)

The Site will be immediately south of Curd Hall, a Grade II listed building. It will be to the north of Scrip Cottage, also Grade II listed. Both are significant due to their age, architectural and historic interest. Timber framed and plastered, they are examples of vernacular buildings constructed in the seventeenth century, with later alterations and additions.

Designated heritage assets not considered relevant to this assessment are: Dick Nunn's bridge, north of the Site and Pointwell Mill and Pointwell Mill House, to the

east of the Site. All are Grade II and sufficiently removed from the Site, within their own closely defined settings, to not be affected by the proposed development.

Both Curd Hall and Scrip's Cottage have strong visual links to the surrounding landscape. The position of these buildings, relative to the surrounding landscape and farmsteads is important, as it allows the buildings to be understood and appreciated in a semi-isolated, rural context, as they have been for centuries.

The topography of the area is relatively flat, with wide views across the agrarian landscape achieved from both listed buildings. The removal of part of this agrarian landscape would change how the buildings are appreciated and understood, whilst also introducing activity, built form, noise, traffic and light into what is a largely undeveloped, quiet, farmed landscape.

Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed quarrying of the Site is considered to cause either a mid or a low level of harm to their significance.

The effect on Curd Hall will be higher than the effect on the significance of Scrip's Cottage, due to the location of the Site. Whilst the Site is part of the wider setting of Scrip's Cottage, the Site is part of the immediate setting of Curd Hall and will all but entirely remove the southern outlook from this heritage asset into the surrounding countryside. The Site will affect the setting of Curd Hall in a way which is considered to cause a mid-level of less than substantial harm to the significance of the asset. The harm to the significance Scrips Cottage is at the lower end of less than substantial.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

The Site will be positioned to the east of the existing Bradwell Quarry and is north of the proposed allocations A47 and A6.

Whilst the quarrying of all these sites would have a cumulative effect on the character of the area, there is not considered any cumulative impact to either the setting and significance of Monks Farm or Pound Farm.



## Candidate Site Reference A49 - Colemans Farm - Hill Broad Farm Full Site

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would have a major detrimental impact on the setting of the following Grade II listed buildings:
  - Appleford Bridge (List UID: 1111108)
  - Appleford Bridge Cottage (List UID: 1317172)
  - 1 and 2 School House (List UID: 1400105)
- The change to the setting of the listed buildings would amount to a mid-level of less than substantial harm to their significance.
- There would be a moderate impact on the significance of the Grade II listed Garden Wall of Little Braxted Hall (List UID: 1111073), resulting in a low level of less than substantial harm.
- There would be a minor impact on the setting of the group of three designated heritage assets at Great Braxted Hall resulting in the lowest level of less than substantial harm.
- The group of heritage assets at Little Braxted are unlikely to be affected, other than through minor environmental impacts.

### Results of the technical RAG assessment

Site A49 is bounded by the River Blackwater to the west, Appleford Bridge, and part of Braxted Road and agricultural land to the north, while to the east it is bounded by open fields and Lea Lane and to the south are Lea Lane Wood and Elm Springs.

The impacts on the following heritage assets within the vicinity have been assessed.

To the north and northeast:

- Appleford Bridge Grade II Listed (List UID: 1111108)
- Appleford Bridge Cottage, Grade II listed (List UID: 1317172)
- Witham Lodge and entrance gates, Grade II listed (List UID: 1337342)
- Wall enclosing Braxted Park, Grade II listed (List UID: 1111073)
- Braxted Park, Registered Park and Garden Grade II\* (List UID: 1000455)

To the east:

- 1 and 2 School House, Grade II listed (List UID: 1400105)
- Barn/granary 60 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1111109)
- Barn 70 metres southwest of Great Braxted Hall, Grade II listed (List UID: 1165765)

- Great Braxted Hall, Grade II Listed (List UID: 1337318)

To the west:

- Little Braxted Mill, Grade II Listed (List UID: 1308828)
- Kitchen/Dovecote north of Little Braxted Hall, Grade II\* listed (List UID: 1146757)
- Summer House at Little Braxted Hall, Grade II listed (List Entry UID: 1146764)
- Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065).
- Little Braxted Hall and Railings, Grade II Listed (List UID: 1111063).
- Church of St Nicholas, Grade I Listed (List UID: 1111066).
- Monument in St Nicholas Churchyard, Grade II Listed (List UID: 1146792)

The Site would have a detrimental impact on the setting of the Grade II Listed Appleford Bridge, Appleford Bridge Cottage and 1 and 2 School House.

Appleford Bridge dates to 1767 and is likely to be an 'estate bridge' with historic links to Braxted Park (Grade: II\* Registered Park and Garden) and Braxted Park House (Grade II\* listed and built circa 1752-59). The narrow bridge is in frequent use, including by HGVs and traffic crosses in single file, with priority being given to traffic travelling south. The bridge's setting is currently pastoral in character and undeveloped.

The quarrying activities are shown as being set back from the Site boundary to a varying degree but no less than 30 metres. While Appleford Bridge and Appleford Bridge Cottage are adjacent to the Site boundary, there is an open area between the Site boundary and 1 and 2 School House, so there is a greater degree of separation in this case, yet there is still a high degree of visibility between the heritage asset and the Site. The Site forms a significant and positive part of the landscape setting that provides a backdrop in views towards 1 and 2 School House from Braxted Road. At present, the open, agrarian character of the Site is a significantly beneficial element within the settings of all of these three heritage assets. The allocation of the Site and subsequent quarrying activities would fundamentally alter this character, leading to a medium level of less than substantial harm to the significance of the heritage assets, and it is likely to require high levels of mitigation to make the Site acceptable. Screening, landscaping and the positioning of structures and buildings away from the heritage assets could be considered as mitigation measures, however, these would be insufficient to remove the negative visual impact of the quarrying activities.

There is a greater degree of separation between the Site and the Grade II listed Witham Lodge and entrance gates, with intervening industrial buildings and quarrying activities are unlikely to be visible within the setting of the heritage assets in this instance. There would be some environmental impacts from noise, dust, vehicle movements, etc and the impact is likely to be at the lower end of the scale.

The Site would be visible within the setting of the Grade II listed wall of Braxted Park, particularly in kinetic views when travelling along Braxted Road, resulting in a moderate impact and a low level of less than substantial harm.

The significance of the Registered Park and Garden of Braxted Park itself would not be impacted, other than the impact on its boundary wall, as described above.

There may be some visibility between the Site and the group of Listed buildings at Braxted Hall (List UID: 1337318) and the Site forms part of its agrarian landscape setting. However, there is a degree of separation from the proposed area of extraction and the Site and the historic farmstead are separated further by Lea Lane. The positioning of buildings and structures away from the southern end of the Site could be considered for mitigation. There would be some minor environmental impact to the setting of the heritage assets from dust, noise, and traffic movement. The allocation of the Site would result in a low level of less than substantial harm to this group of heritage assets.

The visual impact on the group of Listed buildings at Little Braxted, including the Grade I listed Church of St Nicholas would be negligible, although there may be some low-level environmental impacts.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

The level of harm would in all likelihood be increased, should one or more other candidate sites be approved for mineral extraction. This would particularly be the case for Appleford Bridge, Appleford Bridge Cottage and 1 and 2 School House, should Sites A51, A49 and A82 be allocated and quarried. The development of all, or a significant number of the allocated and proposed land at Colemans Farm would represent an extensive reduction of the agrarian landscape, with an increased detrimental impact on the setting of the nearby heritage assets. Further assessment of this potentially cumulative harm would be required.

#### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some degree of increased impact resulting from the future widening works to the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles and the volume of traffic on routes to and from the A12. Further assessment of this potentially cumulative harm would be required.

## Candidate Site Reference A50 - Colemans Farm - Eastern Extension (Appleford Farm)

Amber

### Key findings of the assessment are as follows:

- The Site is approximately 75 metres to the north of the Grade II listed Appleford Bridge (List UID: 1111108). In terms of visual impact, there would be a low level of harm (Amber) to the Grade II Listed Appleford Bridge resulting from the visual impact of the scheme.
- There would be an environmental impact on the bridge and its setting, resulting from dust, noise, illumination at night and the movement of traffic.
- The use of the 250-year-old bridge by heavy goods vehicles (HGVs) travelling to and from the Site would potentially have a damaging impact on its fabric, along with the higher probability of vehicle strikes. The bridge is currently in frequent use by heavy goods vehicles day-to-day. Therefore, a Structural Survey of the bridge carried out by a Heritage Accredited Structural Engineer, would be required to inform a decision as to the extent of any possible harm resulting from its increased use by HGVs in conjunction with The Site. Strict controls over the movement of Site traffic over the bridge could be an effective mitigation measure, should harm be found from its use by HGVs.
- The impact of noise, dust, and movement of HGVs, will have a low-level of adverse environmental impact on the settings of Appleford Bridge Cottage (List UID: 1317172); Grade II Listed Witham Lodge and Entrance Gates (List Entry Number: 1337342); Grade II listed brick-built boundary wall of Braxted Park (List Entry Number: 1111073). With controls over the routes and frequency of HGVs travelling to and from the Site, this could be effectively mitigated.

### Results of the technical RAG assessment

The allocated site is bounded by Braxted Park Road to the west, south and southwest, the River Blackwater to the east and open farmland to the north. There is the potential for an impact on the following designated heritage assets:

To the south of the Site:

- Grade II listed Appleford Bridge (List UID: 1111108)
- Appleford Bridge Cottage (List UID: 1317172)

To the east of the Site:

- Grade II\* Registered Park and Garden of Braxted Park (List Entry Number: 1000455)
- Grade II Listed Witham Lodge and Entrance Gates (List Entry Number: 1337342)
- Grade II listed brick-built boundary wall of Braxted Park (List Entry Number: 1111073).

The south-eastern corner of proposed allocation Site is approximately 75 metres to the north of the Grade II listed Appleford Bridge (List UID: 1111108), which carries the Braxted Park Road over the Blackwater River. The bridge dates to 1767 and is likely to be an 'estate bridge' with historic links to Braxted Park (Grade: II\* Registered Park and Garden) and Braxted Park House (Grade II\* listed and built circa 1752-59). The narrow bridge is in frequent use, including by HGVs and traffic crosses in single file, with priority being given to traffic travelling south. The bridge's setting is currently pastoral in character and undeveloped and there is likely to be a moderate visual impact from the quarrying of the Site, on this character. On its own, this visual impact would result in a low level of less than substantial harm. Mitigation to provide a visual screen, may lessen the visual impact of the Site's excavation to a degree. Keeping buildings and plant or processing machinery away from the Site's southern boundary would also lessen any visual impact.

The impact of noise, dust and movement of heavy traffic is also a factor and the prolonged use of the bridge by heavy goods vehicles (HGVs) could potentially harm the bridge's structural integrity over time. There is also the increased probability of accidental vehicle strikes, although at present, it is not possible to identify harm to the bridge from these factors. A Conservation Structural Engineer's survey and report would be needed with any application, to analyse the integrity of the Listed bridge and assess the probability of damage. This would then inform an assessment of the level of harm. Should harm be identified, the permanent prohibition of the use of the bridge by all HGVs going to and from the Site during its operation would be an effective form of mitigation, to remove the risk of physical damage to the designated heritage asset.

Approximately 200 metres to the southeast of the Site is the Grade II Listed Appleford Bridge Cottage (List UID: 1317172) on Braxted Park Road. There is a sufficient degree of separation between the Site and Appleford Cottage to result in a no visual impact. However, the use of this part of Braxted Road and the impact of noise, dust, and movement of HGVs, will have an adverse environmental impact. The level of harm would be at the lowest end of less than substantial. Mitigation to ensure traffic to and from the Site permanently avoids this route would considerably reduce this impact.

To the north-east of the Site is the Neolithic long mortuary enclosure at Appleford Farm, a Scheduled Monument (List UID: 1008980). Please refer to comments from the Historic Environment Officer regarding the impact of Site A50 on the setting of this heritage asset.

There is unlikely to be a visual impact on the Grade II\* Registered Park and Garden of Braxted Park (List UID: 1000455), the Grade II listed brick-built boundary wall (List UID: 1111073), the Grade II Listed Witham Lodge and Entrance Gates (List UID: 1337342). The part of Braxted Road that runs along the north-western boundary of Braxted Park (flanked by the Grade II Listed wall of the park) has been identified as a Protected Lane within the district of Malden (MALLANE8, Maldon District Protected Lanes Assessment, Place Services 2015). There would potentially be a minor impact from noise, dust, and movement of heavy traffic along the protected lane, resulting in a low level of less than substantial harm. However, this could be mitigated through a traffic management plan which moderates the use of this area by HGVs.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

Numerous other candidate sites have been put forward in the Rivenhall End/Braxted Park area. When considered together with the existing quarrying activities, the cumulative impact of the proposed schemes would have an increased harmful impact on the heritage assets described above. The development of all the allocated and proposed land would represent an extensive reduction of the agrarian landscape, with an increased detrimental impact on the setting of the heritage assets. In particular the allocation of Site A49 along with A50 would potentially have an increased harmful impact on the setting of the Grade II Listed Appleford Bridge. The cumulative impact on the Grade II\* Registered Park and Garden, its associated Grade II listed lodge, wall, gates, and Appleford Cottage could also result in increased levels of harm.

### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some degree of increased impact resulting from the future widening works to the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles and the volume of traffic on routes to and from the A12. Further assessment of this potentially cumulative harm would be required.

## **Candidate Site Reference A51 – Colemans Farm – North extension (Hill Broad Farm)**

Red-Amber

### **Key findings of the assessment are as follows:**

- The northern tip of the Site is adjacent to the Grade II Listed Appleford Bridge (List UID: 1111108). There is a high degree of visibility between the Site to the south and the heritage asset. The Site is an important part of the asset's setting and is currently pastoral in character and undeveloped. There is likely to be a considerable visual impact on this agrarian character from the quarrying of the Site. The allocation of the Site would have a negative impact on the setting of the bridge, resulting in a mid-level of less than substantial harm.
- The north-east boundary of the Site also abuts the curtilage boundary of the Grade II Listed Appleford Bridge Cottage (List UID: 1317172). The excavation of the Site would result in a mid-level of less than substantial harm, due to the visual intrusion of the quarrying works on the bridge's setting.
- Mitigation in the form of landscaping or screens of vegetation is unlikely to significantly reduce the visual impact on both the bridge and cottage. The mid-level of harm resulting from the visual impact could not be effectively mitigated.
- The structural impact of heavy vehicle use on the Grade II Listed Appleford bridge would need to be assessed by a heritage structural engineer in order for the impact of its use in conjunction with the Site to be understood. At present, the impact is unknown. Once a structural survey report has been submitted it would then be possible to assess the level of harm to the bridge resulting from the scheme. Should any impacts be found to result from the bridge's use by HGVs in conjunction with the Site activity, mitigation in the form of the prohibition of use of the bridge by HGVs would reduce any direct physical impacts on the bridge.
- The impact on other nearby heritage assets would be limited to environmental impacts of dust, noise and traffic and would be low.

### **Results of the technical RAG assessment**

The heritage assets relevant to the assessment of this proposed site are as follows:  
To the north of the Site

- Grade II Listed Appleford Bridge (List UID: 1111108)
- Grade II Listed Appleford Bridge Cottage (List UID: 1317172)

To the northeast of the Site.

- Grade II Listed Witham Lodge and Entrance Gates (List UID: 1337342)
- Grade II Listed Wall enclosing Braxted Park (List UID: 1111073)
- Grade II\* Registered Park and Garden Braxted Park (List UID: 1000455)

The Grade II listed Appleford Bridge is situated adjacent to the Site boundary at its northern tip. The narrow bridge is in frequent use, including by HGVs and traffic crosses in single file, with priority being given to traffic travelling south. The bridge dates to 1767 and is likely to be an 'estate bridge' with historic links to Braxted Park (Grade: II\* Registered Park and Garden) and Braxted Park House (Grade II\* listed and built circa 1752-59). The narrow bridge is in frequent use, including by HGVs and traffic crosses in single file, with priority being given to traffic travelling south. Despite the road traffic, the bridge's setting is currently pastoral in character and undeveloped and the open vistas towards this landscape setting are more prevalent to the southeast of the bridge, directly across the Site.

The area indicated in the Site plan as the resource block is to be quarried and this is set back from the boundary 30 metres. While this separation is beneficial, the excavation and associated environmental impacts would fundamentally alter a prominent area of the listed bridge's setting. A field conveyor network or bailey bridge is indicated, to enable the transport of sand and gravel over the River Blackwater to the plant, and a supporting network of haul roads. This would potentially have an additional and profound, negative visual impact on the Bridge's setting. Mitigation in the form of planting is unlikely help to reduce this impact and the result would be only marginal. The visual impact would result in a mid-level of less than substantial harm to the listed bridge.

A Conservation Structural Engineer's survey and report would be needed with any application, to analyse the integrity of the Listed bridge and assess the probability of harm from increase heavy vehicle use. This would then inform an assessment of the level of any harm. Should harm be identified, mitigation measures to reduce or regulate the use of the bridge by all HGVs going to and from the Site during its operation could be required as mitigation, along with regular structural inspection of the bridge, to mitigate the risk of physical damage to the designated heritage asset.

The Grade II Listed Appleford Bridge Cottage (List UID: 1317172) on Braxted Park Road is also adjacent to the Site boundary. Again, the extent of the resource is shown roughly 30 metres away from the listed cottage. Yet the quarrying activities would be visible from the heritage asset and within its setting and these are unlikely to be effectively mitigated through planting or landscaping. The scheme would result in a mid-level of less than substantial harm to Appleford Cottage.

The environmental effects of dust, noise and traffic would also have a detrimental impact on Appleford Bridge Cottage although these could potentially be mitigated, but not removed.

The visual impacts on the Grade II Listed Witham Lodge, Entrance Gates, Braxted Park Wall and the Grade II\* Registered Park and Garden of Braxted Park are likely to be negligible. There is the potential for some minor environmental impact from noise, dust, and HGV traffic, which could be mitigated with an effective transport plan and the prohibition of HGVs along Braxted Road and Braxted Park Road. Overall, the scheme would have a minor impact on these assets, resulting in a low level of less than substantial harm.



## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

There would be a cumulative impact of Site A51 along with the allocation of other candidate sites at Coleman's Farm, particularly regarding environmental impacts on the tranquillity of some of the heritage assets' settings. The development of all, or a significant number of the allocated and proposed land at Colemans Farm would also represent an extensive reduction of the agrarian landscape, with an increased detrimental impact on the setting of the nearby heritage assets, particularly that of the Grade II listed Appleford Bridge and Appleford Bridge Cottage. Further assessment of this potentially cumulative harm would be required.

### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some degree of increased impact resulting from the widening works to the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment of this potentially cumulative harm would be required.

## Candidate Site Reference A52 – Colemans Farm – Southern Extension

Amber-Green

### Key findings of the assessment are as follows:

- To the southwest of the Site is a group of designated heritage assets, which are as follows:
  - Little Braxted Mill, Grade II Listed (List UID: 1308828)
  - Kitchen/Dovecote north of Little Braxted Hall, Grade II\* listed (List UID: 1146757)
  - Summer House at Little Braxted Hall, Grade II listed (List UID: 1146764)
  - Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065).
  - Little Braxted Hall and Railings, Grade II Listed (List UID: 1111063).
  - Church of St Nicholas, Grade I Listed (List UID: 1111066).
  - Monument in St Nicholas Churchyard, Grade II Listed (List UID: 1146792)
- Due to the spatial separation of these heritage assets from the Site, the impacts of quarrying at the Site are likely to be minor, amounting to the lowest level of less than substantial harm, and may require low levels of mitigation to make the Site acceptable.
- Any application should be accompanied by a heritage statement that assesses the impact on the listed buildings, along with an assessment of the significance of the unlisted farmhouse and barn at Coleman's Farm, both of which have been much altered but are of some antiquity. Should they be found to warrant consideration as non-designated heritage assets, the impact of the scheme on these buildings would require consideration.
- Mitigation to keep buildings and structures a sufficient distance from the heritage assets, or screening options, along with traffic management plans, could provide effective mitigation.

### Results of the technical RAG assessment

No site plans or relevant Transport Statement have been provided. The GIS mapping indicates the location of the proposed site and its boundary and this assessment has been undertaken using that data alone.

The Site is bounded by the River Blackwater to the south and east and by agricultural land to the north and west. The nearest heritage assets to the Site are to the southwest and form a group around the Grade I Listed Church of St Nicholas (List UID: 1111066). Along with the church itself there is the Grade II\* Listed Kitchen/Dovecote (List UID: 1146757), a Grade II listed summerhouse (List UID: 1146764), the Grade II listed Braxted Mill (List UID 1308828), the Grade II listed Little Braxted Hall (List UID: 1111063) and other Grade II listed structures such as a monument in the churchyard, garden wall and railings.

Site A52 is a sufficient distance from the heritage assets for there to be only a minor impact, resulting in the lowest level of less than substantial harm. The Grade I listed Church is a fine example of its type but has a short tower and as a result it is not prominent in the landscape in views from the Site. The impact on these heritage assets, including the church is likely to be limited to environmental impacts resulting from dust, noise and traffic and it is noted that the road bridge at Little Braxted Mill is unsuitable for heavy road vehicles. These impacts could be diminished with mitigation measures, including a transport management plan that avoids the Little Braxted area and the route to Junction 22 of the A12, via Little Braxted Mill.

Other nearby heritage assets to the east are a sufficient distance for any impacts to be minor. There may be some long-distance views of the Site within the landscape from Appleford Bridge Cottage, although the impact is likely to be minor to negligible.

Any application should be accompanied by a Heritage Statement, which along with an assessment of the impact on listed buildings, also assesses the buildings at Colemans Farm, to establish if they are non-designated heritage assets. The farm and barn are shown on the historic mapping from 1895 and are likely to be considerably earlier in date. They are not entered on the Essex HER, and while they have been altered, they appear to be of some antiquity. Should they be found to fulfil the criteria for consideration as non-designated heritage assets, visual impact of the scheme on their significance would need to be considered. There is a visual connection between Site A52 and Coleman's Farm and were they to be non-designated heritage assets, a level of harm could be identified.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

There would be an increased cumulative impact of Site A52 along with the allocation of other candidate sites at Coleman's Farm, particularly regarding environmental impacts on the tranquillity of some of the heritage assets' settings. Further assessment of this potentially cumulative harm would be required.

The development of all, or a significant number of the allocated and proposed land at Colemans Farm would also represent an extensive reduction of the agrarian landscape, with an increased detrimental impact on the setting of the nearby heritage assets.

### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some degree of increased impact resulting from the works to the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment of this potentially cumulative harm would be required.

## Candidate Site Reference A54 – Whiteheads

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of two Grade II listed buildings through change within their settings: Hungry Hall Farmhouse (List UID: 1123868); Hole Farmhouse (List UID: 1146854).
- The allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of one registered park and garden: Faulkbourne Hall (List UID: 1000341).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation Site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of the Site:

- Hungry Hall Farmhouse (List UID: 1123868)

East of the Site:

- Hole Farmhouse (List UID: 1146854)
- Faulkbourne Hall Registered Park and Garden (List UID: 1000341)

The listed buildings are historic farmhouses which derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. Due to this change, there is considered to be ‘less than substantial’ harm to the

significance of the above two Grade II listed buildings. The harm is at the lowest end of 'less than substantial' due to their distance from the Site.

The registered park and garden is bounded to the east by farm tracks and farmland. The ground at Faulkbourne Hall slopes gently from west to east, towards the course of the River Brain which runs through the eastern half of the park, rising again beyond it to the eastern boundary from which point there is a fine view of the Hall. The allocation of the Site would alter the land use and character of the Site, resulting in an adverse visual impact on views of the park from its western boundary. Due to this change, there is considered to be 'less than substantial' harm to the significance of the registered park and garden. The harm is at the lowest end of 'less than substantial.'

There are three designated heritage assets in close proximity to the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting. These are as follows:

East of the Site:

- Parish Church of St. Germanus (List UID: 1337803)
- Faulkbourne Hall (List UID: 1337782)
- Walls Approximately 5 Metres South East of Faulkbourne Hall (List UID: 1308798)

The settings of these assets are not considered to be wide reaching into the surrounding landscape but are confined to their more immediate environs.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A55 – Sheepcotes – Southern

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a moderate level to the significance of one Grade II listed building through change within its settings: Spartigans Hall (List UID: 1263954).
- Further to the southeast is the Grade II listed Alsteads Farmhouse (List UID 1172595) and Wilderness (List UID: 1122050). However, the Site is well separated from these assets by Leighs Road and Spartigans Hall. Therefore, the allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of these two assets.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the above three heritage assets. The fundamental change in land use and land character would dilute the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

There are a number of Grade II Listed Buildings located to the south-east and south of the candidate Site A55. There are 3 listed buildings located within 250m and a further cluster of 3 listed buildings found above a distance of 250m but within 500m from the Site boundary. These are as follows:

Southeast of the Site (within 250m of the Site boundary):

- Spartigans Hall (List UID: 1263954)
- Alstead Farmhouse (List UID: 1172595)
- Wilderness (List UID: 1122050)

South of the Site (located between 250m and 500m of the Site boundary):

- Shuttleworth (List UID: 1122029),
- Hobbit (List UID: 1172594),
- Shoulderstick Haul (List UID 1122049).

Further south beyond 500m of the Site boundary:

- Powers Farmhouse (List UID: 1305050)

Spartigans Hall is an early seventeenth century farmhouse and its special architectural interest is experienced within vast agricultural landscape. This agrarian

landscape, including the Site, forms an important part of its setting as attributable to its character and historic functional connections. Views of the landscape from the listed building, and from the agrarian landscape back towards the listed building, permit an understanding of the historic context and function of the farmhouse, contributing positively to its significance. The allocation of the Site would significantly alter the land use and character of the Site.

A sizeable parcel of farmland, immediately north of the asset, would be retained which would minimise the impact to some extent yet there is considered to be moderate level of 'less than substantial' harm to the significance of Spartigans Hall. This is due to the contribution the Site makes to its setting and the impact from the fundamental change in land use and character.

Given the Site would be an extension to existing Sheepcotes mineral site, no further infrastructure is proposed. As such the open aspect of the Site would not be effaced. Nevertheless, the impact should be further assessed through a Heritage Impact Assessment, which may inform the level of mitigation needed to eliminate or reduce the identified moderate levels of less than substantial harm.

The impact on the other two listed buildings adjacent to the Site, Alstead Farmhouse and Wilderness, is considered minor, due to the separation by Leighs Road and Spartigans Hall. There are limited views of the existing agricultural landscape available from these listed buildings, which will be affected. Therefore, a low level of mitigation may be required to eliminate or reduce the identified low levels of less than substantial harm.

Shuttleworth (List UID: 1122029), Hobbit (List UID: 1172594) and Shoulderstick Haul (List UID 1122049) are located within 500m of the Site boundary, however the Site makes no significant contribution to their setting. As such, I do not consider these will be impacted.

Powers Farmhouse is located further south and its primary relation to the agricultural setting is with the land to the south and southeast. Therefore, no impact from the allocation is envisaged.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

The Site is an extension to existing mineral site at Sheepcotes.

There is also another allocated extension site A56 – Sheepcotes Western. While these expansions would encroach upon vast agricultural landscape, these would not cause any additional cumulative harm on any built heritage asset.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A56 – Sheepcotes – Western

Green

### Key findings of the assessment are as follows:

- There are no known built heritage assets adjacent to the Site that are likely to be affected by the allocation.

### Results of the technical RAG assessment

There is no built heritage asset in close proximity to the Site.

### Cumulative impacts

#### Cumulative impact with other existing and/or candidate mineral sites.

The Site is an extension to an existing mineral site at Sheepcotes. There is another extension site A55 – Sheepcotes Southern. While these expansions would encroach upon vast agricultural landscapes, there is no cumulative impact on known built heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known



## Candidate Site Reference A57 – Chalk End

Amber-Green

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in change in the wider agrarian setting of Grade II listed Newland Hall (List UID: 1235663) and Barn at Newland Hall (List UID: 1237443). These are located within 500m of the Site, and the impact on these assets is likely to be the lowest level of 'less than substantial' harm due to the increased distance and separation by the intervening natural environment.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

There are only two Grade II listed buildings within 500m of the proposed allocation site. These are as follows:

- Newland Hall (List UID: 1235663); and
- Barn at Newland Hall (List UID: 1237443).

Both are located to the southeast of the Site. Newland Hall, a timber-framed house, and the Barn at Newland Hall are of sixteenth century origin and form part of a medieval moated site. Currently the entire site of Newland Hall is used as a wedding venue and has little relation to the surrounding agricultural landscape. However, the allocation of the Site would likely result in change in the wider agrarian setting and tranquillity of both heritage assets. While I do not consider the immediate setting within which the special interest of these assets is experienced would be impacted by the proposals, the encroachment upon its rural surroundings and tranquillity would result in 'less than substantial harm' to the significance of the assets albeit at the lowest end of the scale. Therefore, low level of mitigation may be required to eliminate or reduce the identified low levels of less than substantial harm. I note bunds along the Site boundary and landscape planting have been proposed to mitigate the impact. However, the recommended Heritage Impact Assessment would pin down the impact detail and indicate further mitigation strategies.

### Cumulative impacts

#### Cumulative impact with other existing and/or candidate mineral sites.

The Site is an extension to allocated mineral site A40. There are two other proposed sites, A60a & A60b – Shellow Cross Farm, adjacent to this Site.

Together with the northern parts of A60a and A60b, the proposed allocation sites would encroach upon the vast agricultural landscape to the west of Newland site and would have a cumulative impact upon the wider setting of these two heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A58 – Little Smiths

Green

### Key findings of the assessment are as follows:

- The allocation of the Site would result change to the wider setting of seven listed Grade II listed buildings, including: The Anchor Inn (list UID: 112524); Gill House (list UID: 112525); Barn at the Rear of Gill House (list UID: 112526); Keepers Cottage (list UID: 119116); Black Cottages (list UID: 119117); Old Little Smiths (list UID: 119118) and Forge Cottage (list UID: 119119).
- Due to the distance, topography, and existing landscaping the impact would likely be limited, resulting in no harm to their significance.

### Results of the technical RAG assessment

The proposed allocation Site is an area of agricultural land located northeast of Danbury. The Site is bound by agricultural fields, woodlands to the east and The Street to the west. There are no designated heritage assets within the Site.

The proposed allocation of The Site has the potential to affect the setting of the following assets:

Southwest of the Site:

- The Anchor Inn (list UID: 112524)
- Gill House (list UID: 112525)
- Barn at the Rear of Gill House (list UID: 112526)

Southeast of the Site:

- Keepers Cottage (list UID: 119116)
- Black Cottages (list UID: 119117)
- Old Little Smiths (list UID: 119118)
- Forge Cottage (list UID: 119119)

The above listed buildings include an historic inn, residential dwellings, and an associated barn. The significance of the heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from its setting. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed building, across and from the agrarian landscape back towards the listed building, permits an understanding of the historic context, contributing positively to significance.

There are several fields between The Anchor Inn, Gill House and associated barn and The Site. There is dense woodland and several fields between The Site and the Keepers Cottage, Black Cottages, Old Little Smiths, and Forge Cottage. Therefore, the allocation of The Site would have a limited impact upon the setting of the heritage asset and is considered to not result in harm to their significance.

## **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A59 – Lowleys Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of two Grade II listed buildings through a profound change within their immediate settings: Goodmans Farmhouse (List UID: 1122135) and Barn to the east of Goodmans Farmhouse (List UID: 1171336).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of the setting of two. These are as follows:

North of the Site:

- Lowleys Farmhouse (List UID: 1305642)

Northeast of the Site:

- Goodmans Farmhouse (List UID: 1122135),
- Barn to the east of Goodmans Farmhouse (List UID: 1171336),
- Hole Farmhouse (List UID 1338437)
- Barn to the south of Hole Farmhouse (List UID: 1171364).

Southwest of the Site

- Evergreens and Kozi Cot (List UID: 1172487)

Except for Evergreens and Kozi Cot, which is a cottage, the other listed buildings located within 500m range of the Site are historic farmhouses and related barns, which derive their significance from their architectural, archaeological, and historic interest, and also importantly from their inherent setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site

would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm at mid-level to the significance of the - Goodmans Farmhouse (List UID: 1122135) and Barn to the east of Goodmans Farmhouse (List UID: 1171336). This is due to the contribution the Site makes to their settings and the impact from the fundamental change in land use and character. Mitigation would be difficult, and it is unlikely that the harm to these two assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

There are two other Grade II listed buildings to the northeast of the Site- Hole Farmhouse (List UID 1338437) and Barn to the south of Hole Farmhouse (List UID: 1171364). However, their primary agricultural setting is to the east and southeast therefore not considered to be impacted by the allocation.

Lowleys Farmhouse (List UID: 1305642) is located within 500m of the Site boundary, however, is not considered to be impacted by the Site.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A60a - Shellow Cross Farm (A60a) – Chelmsford

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of four Grade II listed buildings through a profound change within their immediate settings: Shellow Cross Farmhouse (List UID: 1366203), Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923), Skreens Lodge (List UID: 1111251) and Mountneys House (List UID: 1235719).
- The impact to Rows Farmhouse (List UID: 1169285) is likely to be the lowest level of ‘less than substantial’ harm due to the increased distance from the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of the setting of five. Relevant heritage assets are as follows:

South of the Site:

- Shellow Cross Farmhouse (List UID: 1366203)
- Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923)
- Skreens Lodge (List UID: 1111251)
- Shellow Cross Farm Cottages (List UID 1306778)

South of the northern section of the Site:

- Mountneys House (List UID: 1235719)

Northeast of the southern section of the Site

- Rows Farmhouse (List UID: 1169285)

Southeast of the southern section of the Site

- Shellow Cottages (List UID 1111252)

These listed buildings are located within 500m range of the Site, and the majority are historic farmhouses and related barns. Therefore, their significance is derived from their agrarian character, architectural, archaeological, and historic interest, and also importantly from their setting. The current agricultural use of the Site as part of the surrounding landscape of these assets, contributes positively to their settings allowing an appreciation of their significance with historic and functional connections. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, which in turn dilute and harm the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm at mid-level to the significance of the Shellow Cross Farmhouse (List UID: 1366203), Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923), Skreens Lodge (List UID: 1111251), Mountneys House (List UID: 1235719). and This is due to the contribution the Site makes to their settings and the impact from the fundamental change in land use and character. The allocation of the Site would also result in 'less than substantial' harm at low levels to Rowes Farmhouse (List UID: 1169258) due to its distance from the Site. Mitigation would be difficult, and it is unlikely that the harm to these four assets can be mitigated due to their position in relation to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may alleviate the harm to some extent.

There are two other Grade II listed buildings to the south and southwest of the Site - Shellow Cross Farm Cottages (List UID 1306778) and Shellow Cottages (List UID 1111252). However, their primary setting, within which their special interest is experienced is the vast agricultural landscape to the south. Therefore, the allocation would not affect the significance of these two listed buildings.

Lowleys Farmhouse (List UID: 1305642) is located within 500m of the Site boundary, however, is not considered to be impacted by the Site.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The northern section of the Site adjoins allocation Site A57 Chalk End at Roxwell and cumulatively encroach upon the agricultural landscape to the west of Newland Hall (List UID 1235663), a sixteenth century timber-frame building forming part of a medieval moated site.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known



## Candidate Site Reference A60b - Shellow Cross Farm (A60b) – Chelmsford

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in 'less than substantial' harm at a mid-level to the significance of four Grade II listed buildings through a profound change within their immediate settings: Shellow Cross Farmhouse (List UID: 1366203), Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923), Skreens Lodge (List UID: 1111251) and Mountneys House (List UID: 1235719).
- The impact to Rows Farmhouse (List UID: 1169285) is likely to be the lowest level of 'less than substantial' harm due to the increased distance from the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of the setting of five. Relevant heritage assets are as follows:

South of the Site:

- Shellow Cross Farmhouse (List UID: 1366203)
- Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923)
- Skreens Lodge (List UID: 1111251)
- Shellow Cross Farm Cottages (List UID 1306778)

South of the northern section of the Site:

- Mountneys House (List UID: 1235719)

Northeast of the southern section of the Site

- Rows Farmhouse (List UID: 1169285)

Southeast of the southern section of the Site

- Shellow Cottages (List UID 1111252)

These listed buildings are located within 500m range of the Site, and the majority are historic farmhouses and related barns. Therefore, their significance is derived from their agrarian character, architectural, archaeological, and historic interest, and also importantly from their setting. The current agricultural use of the Site as part of the surrounding landscape of these assets, contributes positively to their settings allowing an appreciation of their significance with historic and functional connections. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, which in turn dilute and harm the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm at mid-level to the significance of the Shellow Cross Farmhouse (List UID: 1366203), Barn 100 metres east-northeast of Shellow Cross Farmhouse (List UID: 1168923), Skreens Lodge (List UID: 1111251), Mountneys House (List UID: 1235719). and This is due to the contribution the Site makes to their settings and the impact from the fundamental change in land use and character. The allocation of the Site would also result in 'less than substantial' harm at low levels to Rowes Farmhouse (List UID: 1169258) due to its distance from the Site. Mitigation would be difficult, and it is unlikely that the harm to these four assets can be mitigated due to their position in relation to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may alleviate the harm to some extent.

There are two other Grade II listed buildings to the south and southwest of the Site - Shellow Cross Farm Cottages (List UID 1306778) and Shellow Cottages (List UID 1111252). However, their primary setting, within which their special interest is experienced is the vast agricultural landscape to the south. Therefore, the allocation would not affect the significance of these two listed buildings.

Lowleys Farmhouse (List UID: 1305642) is located within 500m of the Site boundary, however, is not considered to be impacted by the Site.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The northern section of the Site adjoins allocation Site A57 Chalk End at Roxwell and cumulatively encroach upon the agricultural landscape to the west of Newland Hall (List UID 1235663), a sixteenth century timber-frame building forming part of a medieval moated site.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A61 – Heckfordbridge – Site 1

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of four Grade II listed buildings through a change within their settings: Walnut Tree Farmhouse (List UID: 117353); Barn To South Of Walnut Tree Farm (List UID: 117354); Bockingham Hall (List UID: 117351); and Barn To South Of Bockingham Hall (List UID: 117351).
- The impact to Upper Hill Farmhouse (List UID: 416803) is likely to be the lowest level of 'less than substantial' harm due to the increased distance from the Site.
- The allocation of The Site would likely result in 'less than substantial' harm at the lowest end of the spectrum to three Grade II listed buildings. This being, Wishing Well Cottage (List UID: 416034); Hillside Villa (List UID: 415990) and The Angel Public House (List UID: 415988).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of The Site:

- Upper Hill Farmhouse (List UID: 416803)

East of The Site:

- Hillside Villa (List UID: 415990)
- The Angel Public House (List UID: 415988)
- Wishing Well Cottage (List UID: 416034)

West of The Site:

- Walnut Tree Farmhouse (List UID: 117353)
- Barn to South West of Walnut Tree Farmhouse (List UID: 117354)
- Bockingham Hall (List UID: 117351)
- Barn to South of Bockingham Hall (List UID: 117352)

The listed buildings to the north and west of The Site are historic farmhouses with associated barns. The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance as historic farmsteads. The Site forms an important part of their setting allowing an appreciation of their significance with functional (and potentially ownership) connections to the surrounding landscape. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of The Site would fundamentally alter the land use character of the Site and attributes which positively contribute to the setting and significance of the listed buildings.

Thus, there would be 'less than substantial' harm to the significance of the above five Grade II listed buildings. The harm to Upper Hill Farmhouse is at the low end of 'less than substantial' due to the greater distance from the Site. The harm to Walnut Tree Farmhouse, Bockingham Hall, and the two Grade II listed barns is mid-level due to the contribution the Site makes to the settings of the assets, its proximity, and the impact from the fundamental change in land use and character. There is the potential for mitigation by positioning any structure or buildings further from the boundary of these heritage assets, retaining the open aspect of The Site and providing additional landscaping. However, the harm to all four assets would not be removed.

There are three Grade II listed buildings to the east of The Site. The significance of the heritage assets is principally expressed through their architectural, historic, and archaeological interest and also their setting. The Site is as part of the open agrarian landscape which contributes to their significance and rural character. Views of the Site are limited however kinetic views from Maldon Road are appreciable. The allocation of the Site is considered to fail to preserve the setting of these assets, the harm would be at the low end of the scale due to distance. This harm is considered to be mitigatable through ensuring appropriate landscaping and that any buildings or structures are located some distance from the nearest boundary to the assets.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

Allocation of Site A62 to the south would result in wider ranging impacts due to the scale of the allocation and the other designated heritage assets located to the south.

#### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference A62 – Heckfordbridge – Site 2

Red-Amber

**Key findings of the assessment are as follows:**

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of three Grade II listed buildings through a change within their settings: Beckingham Hall (List UID: 1238478); Lodge To East of Beckingham Hall (List UID: 1274178); and Post Office Cottages (List UID: 1387257).
- The allocation of The Site would likely result in 'less than substantial' harm at the lowest end of the spectrum to four Grade II listed buildings. These being: Walnut Tree Farmhouse (List UID: 1306202); Barn to South West of Walnut Tree Farmhouse (List UID: 1110901); Bockingham Hall (List UID: 1306200); and Barn to South of Bockingham Hall (List UID: 1337417).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance. The proximity of the Site to the heritage assets also presents challenges.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### **Results of the technical RAG assessment**

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of The Site:

- Walnut Tree Farmhouse (List UID: 1306202)
- Barn to South West of Walnut Tree Farmhouse (List UID: 1110901)
- Bockingham Hall (List UID: 1306200)
- Barn to South of Bockingham Hall (List UID: 1337417)

South of The Site

- Beckingham Hall (List UID: 1238478)
- Cart Lodge To East of Beckingham Hall (List UID: 1274178)
- Post Office Cottages (List UID: 1387257).

The listed buildings to the north of The Site are historic farmhouses with associated barns. The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance as historic farmsteads. The Site forms an

important part of their setting allowing an appreciation of their significance with functional (and potentially ownership) connections to the surrounding landscape. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of The Site would fundamentally alter the land use character of the Site and attributes which positively contribute to the setting and significance of the listed buildings.

Thus, there would be 'less than substantial' harm to the significance of the above four Grade II listed buildings. The harm to Walnut Tree Farmhouse, Bockingham Hall, and the two Grade II listed barns is at a low level of less than substantial due to the distance from the Site. There is the potential for mitigation by positioning any structures or buildings furthest from the boundary of these heritage assets, retaining the open aspect of The Site and providing additional landscaping. However, the harm to all four assets would not be removed.

There are three Grade II listed buildings to the south of The Site. The significance of the heritage assets is principally expressed through their architectural, historic, and archaeological interest and also their setting. The Site is part of the open agrarian landscape which contributes to their significance and rural character. Views of the agrarian landscape from The Site and towards The Site from the listed buildings permits an appreciation of their significance, function, and historic context. The allocation of the Site is considered to fail to preserve the setting of these assets, the harm would be at the mid-level due to proximity and the topography. This harm is considered to be difficult to mitigate however efforts should be made to retain the open aspect of The Site from the listed buildings and any structures or buildings should be located furthest from the heritage assets.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There would be cumulative impacts from the proposed allocation of site A61 located to the north of and adjacent to site A62. The allocation of the sites would result in the industrialisation of the agrarian landscape, resulting in levels of less than substantial harm to several Grade II listed buildings.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference A63 – Patch Park, Abridge

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of eleven Grade II listed buildings through change within their settings: Brook Farmhouse (List UID: 1123967); Barn to Left of Brook Farmhouse (List UID: 1169830); Skinners Farmhouse (List UID: 1306362); Outbuilding to Left of Skinners Farmhouse (List UID: 1337557); Large, Roofed Cattle Yard to East of Hill Farmhouse (List UID: 1337529); Open Barn to South East of Hill Farmhouse (List UID: 1123989); Hill Farmhouse (List UID: 1123988); Granary to South of Hill Farmhouse (List UID: 1169544); Barn 40 Metres South West of Hill Farmhouse; (Lambourne Parish) (List UID: 1111127); Barn at Waters Farm, North East of Domestic Buildings (List UID: 1111157); Barn Approximately 25 Metres North East of Pryors Farmhouse (List UID: 1165769).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation Site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of the Site:

- Brook Farmhouse (List UID: 1123967)
- Barn to Left of Brook Farmhouse (List UID: 1169830)
- Skinners Farmhouse (List UID: 1306362)
- Outbuilding to Left of Skinners Farmhouse (List UID: 1337557)

East of the Site:

- Barn at Waters Farm, North East of Domestic Buildings (List UID: 1111157)

South of the Site:

- Barn Approximately 25 Metres North East of Pryors Farmhouse (List UID: 1165769)

West of the Site:

- Large, Roofed Cattle Yard to East of Hill Farmhouse (List UID: 1337529)
- Open Barn to South East of Hill Farmhouse (List UID: 1123989)
- Hill Farmhouse (List UID: 1123988)
- Granary to South of Hill Farmhouse (List UID: 1169544)
- Barn 40 Metres South West of Hill Farmhouse (Lambourne Parish) (List UID: 1111127)

These listed buildings are historic farmhouses or associated outbuildings such as barns or granaries, which derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the above eleven Grade II listed buildings. The harm to these designated heritage assets is at the lowest end of 'less than substantial' due to the distance from the Site. Mitigation would be difficult and it is unlikely that the harm to all twelve assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

There are three designated heritage assets in close proximity to the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting. These are as follows:

East of the Site:

- Grade II The Old Mill House (List UID: 1337302) (associated with Passingford Mill to the south east)

South of the Site:

- Grade II Patch Park (List UID: 1309168) (Medieval hall house)
- Grade II\* Lambourne Place (List UID: 1165788) (former Rectory)

The settings of these assets are not considered to be wide reaching into the surrounding landscape but are confined to their more immediate environs.

The Hill Hall Conservation Area is located to the north and comprises a substantial Grade I country house (now largely ruined following a fire in 1969), and a Registered Park and Garden (Grade II) covering over 50 hectares. The surrounding agrarian landscape forms part of the wider setting and contributes to the significance of the Conservation Area, but due to the distance from the Site and the intervening M25 the



allocation is not considered to have a harmful impact on the Conservation Area, Grade I listed building or the Registered Park and Garden.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A64 – Land East of Asheldham Quarry

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of New Hall Farmhouse ((list UID: 119187) due to a change within its setting.
- The impact to Asheldham Youth Church Church of St Lawrence (List UID: 119188) is likely to be the low level of 'less than substantial' harm due to the increased distance from The Site.
- The impact to Asheldham Hall (List UID: 473017) would likely be at the lowest end of 'less than substantial' harm due to the distance and intervening development. There are likely to be environmental impacts from the allocation of The Site.
- The allocation of the Site would have a cumulative impact on the listed buildings.
- The undeveloped, agrarian landscape of The Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

West of The Site:

- Asheldham Youth Church Church of St Lawrence (List UID: 119188)
- Asheldham Hall (List UID: 473017)

South of The Site

- New Hall Farmhouse (list UID: 119187)

The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings.

The agrarian landscape, including The Site, allows for an appreciation of the significance of New Hall Farmhouse Asheldham Hall as historic farmhouses with

functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance.

Church of St Lawrence (Asheldham Youth Church) is set on an east-west axis, overlooking The Site to the east. The church has fourteenth century origins (rebuilt on an earlier site) and The Site has likely remained historically undeveloped. The undeveloped and rural landscape permits views of the church from the surrounding landscape, and from the rural landscape back towards the church. This allows for a continued appreciation for the church as a historic place of worship within a rural setting and a focal point of community. This contributes positively to the significance of the listed church.

The allocation of The Site would fundamentally alter the land use and character of The Site, attributes which contribute to the setting and significance of the listed buildings. Due to this change, there is considered to be 'less than substantial' harm to the significance of the above three Grade II listed buildings. The harm to New Hall Farmhouse would amount to mid-level due to the contribution The Site makes to the significance of the listed building and the impact from the fundamental change in land use and character. The allocation of The Site is located directly opposite New Hall Farmhouse and would fundamentally alter the views of rural landscape from the principal elevation of the listed building. The harm to the Church of St Lawrence would be low-level due to the greater distance from The Site. The harm to Asheldham Hall would be at the lowest end of 'less than substantial' due to the orientation of the dwelling, intervening development, and distance. An existing quarry is located to the north/ northeast of Asheldham Hall, this has fundamentally altered the land use and character within the setting of Church of St Lawrence and Asheldham Hall. There are likely to be environmental impacts from the existing quarry, affecting the way in which the assets are experienced. The allocation of The Site would encroach quarrying activities closer to the listed building, which may result in additional harm to the listed buildings.

It is unlikely that the harm to all three assets could be mitigated due to their position in relation to The Site. However, efforts to retain the open aspect of The Site closest to the listed buildings by positioning any structures or buildings elsewhere. Careful consideration should be given to lighting and landscaping. The access and buildings/ structures for Asheldham Quarry should be utilised.

It should be noted that there are several other listed buildings within the wider setting. They are at a greater distance when compared to the above listed buildings, however, there is potential for the allocation of The Site to affect their setting through lighting effects, changes to general character and general disturbance such as noise, vibration, and dust etc. A Heritage Impact Assessment would be required to fully understand the impact and effect on significance and setting.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The Site is located in close proximity to another candidate site (A65) should both sites be allocated there is the potential for cumulative impacts to the historic built environment. The allocation of Sites A64 and A65 would result in Asheldham Hall, and Church of St Lawrence being surrounded by quarry/ mineral sites to east, west, and north. This would have a cumulative negative impact upon Asheldham Hall and Church of St Lawrence. A Heritage Impact Assessment would be required to fully understand the potential cumulative impacts and their effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A65 – Land South of Asheldham Quarry

Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a low-level to Asheldham Youth Church Church of St Lawrence (List UID: 119188) due to change within its setting.
- The impact to Asheldham Hall (List UID: 473017) would likely be the lowest level of 'less than substantial' harm due to the intervening development.
- The allocation of this Site would have a cumulative impact upon the listed buildings.
- The allocation of The Site would have a cumulative impact on the listed buildings.
- The undeveloped, agrarian landscape of The Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

East of The Site:

- Asheldham Youth Church Church of St Lawrence (List UID: 119188)
- Asheldham Hall (List UID: 473017)

The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including The Site, forms an important part of their settings.

Asheldham Hall, once forming an historic farmstead, is surrounded by open fields (including The Site). The agrarian landscape, including The Site, allows for an appreciation Asheldham Hall's significance as a historic farmhouse with functional (and potentially ownership) connections with the surrounding landscape. The agrarian landscape permits an understanding of the historic context and functional associations with the landscape of the listed building.

Church of St Lawrence (Asheldham Youth Church) has fourteenth century origins (rebuilt on an earlier site) and The Site has likely remained historically undeveloped.

The undeveloped and rural landscape permits views of the church from the surrounding landscape, and from the rural landscape back towards the church. This allows for a continued appreciation for the church as a historic place of worship within a rural setting and a focal point of community. This contributes positively to the significance of the listed church.

The allocation of The Site would fundamentally alter the land use and character of The Site, attributes which contribute to the setting and significance of the listed buildings. Due to this change, there is considered to be 'less than substantial' harm to the significance of Asheldham Hall and Church of St Lawrence Grade II listed buildings. The harm to the Church of St Lawrence would be a low-level of 'less than substantial' harm; the church is surrounded to the west by mature trees which partly screens The Site. However, there are views to the church tower from The Site. The harm to Asheldham Hall would be at the lowest end of 'less than substantial' due to intervening development and reduced intervisibility between The Site and the listed building. However, The Site would be visible upon the approach to the listed buildings and detract from the experience and appreciation of the listed building's rural setting. The environmental impact arising from the allocation of The Site such as noise, dust, vibration would adversely impact tranquillity which also makes an important contribution to the setting of the listed buildings.

An existing quarry is located to the north/ northeast of Asheldham Hall, this has fundamentally altered the land use and character within the setting of Church of St Lawrence and Asheldham Hall. There are likely to be environmental impacts from the existing quarry, affecting the way in which the assets are experienced. The allocation of The Site would encroach quarrying activities closer to the listed building, which may result in additional harm to the listed buildings.

It is unlikely that the harm to all three assets could be mitigated due to their position in relation to The Site. However, efforts to retain the open aspect of The Site closest to the listed buildings by positioning any structures or buildings elsewhere. Careful consideration should be given to lighting and landscaping. The access and buildings/ structures for Asheldham Quarry should be utilised.

New Hall Farmhouse (list UID: 119187) is located southeast of The Site. However, due to the distance of the listed building from The Site and the existing landscaping the allocation of The Site would not adversely impact its significance.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

The Site is located in close proximity to another candidate site (A64). Should both sites be allocated there is the potential for cumulative impacts to the historic built environment. The allocation of Sites A64 and A65 would result in Asheldham Hall, and Church of St Lawrence being surrounded by quarry/ mineral sites to east, west, and north. This would have a cumulative negative impact upon Asheldham Hall and Church of St Lawrence. A Heritage Impact Assessment would be required to fully understand the potential cumulative impacts and their effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A66 – White House Farm

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would result in ‘less than substantial’ harm at a low-level to six Grade II listed buildings including: Black Cottages (list UID: 1147136); Barn about 30 metres southeast of Whitehouse Farmhouse (list UID: 3521890); Ashman’s Farmhouse (list UID: 1308659); Barns and Outbuildings approximately 4 metres southeast of Ashman’s Farmhouse (list UID: 1337368); Cartlodge approximately 8 metres southeast of Barn (list UID: 1147162); and Granary approximately 7 metres southeast of Barn (list UID: 1110962).
- The impact to Ruins of Old Woodham Walter Hall (list UID: 1337371) is likely to be the lowest level of ‘less than substantial’ harm due to existing landscaping and lack of visibility between the listed buildings and the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation Site is an area of agricultural land located to the west of Woodham Walter village. The Site is in close proximity to several Grade II listed buildings. These are as follows

North of The Site:

- Barn about 30 metres southeast of Whitehouse Farmhouse (list UID: 3521890)
- Ashman’s Farmhouse (list UID: 1308659)
- Barns and Outbuildings approximately 4 metres southeast of Ashman’s Farmhouse (list UID: **1337368**)
- Cartlodge approximately 8 metres southeast of Barn (list UID: 1147162)
- Granary approximately 7 metres southeast of Barn (list UID: 1110962)
- Black Cottages (list UID: 1147136)

Southwest of The Site:

- Ruins of Old Woodham Walter Hall (list UID: 1337371)

These listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting.



Ashman's Farmhouse and its associated structures as well as the Barn southeast of Whitehouse Farmhouse are set within historic farmsteads. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance.

Black Cottage is a residential dwelling of sixteenth century origins. The agrarian landscape, including the Site, forms an important part of its setting, permitting an understanding and appreciation of the listed building as a rural cottage set within an undeveloped and agrarian landscape.

Woodham Walter Hall was a manor house of sixteenth century (potential earlier) origins set within a moated site. The agrarian landscape, including the Site, forms an important part of its setting. The listed building is likely to have functional and ownership connections with The Site. The undeveloped character of The Site permits an understanding and appreciation of the former Manor House set within a rural landscape and isolated location.

The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. Due to this change, there is considered to be 'less than substantial' harm to the significance of the above four Grade II listed buildings.

The harm to Ashman's Farmhouse, associated structures, barn southeast of Whitehouse Farmhouse and Black Cottages would likely be low-level. Due to the intervisibility between The Site and the listed buildings as well as environmental effects. Quarrying activities would likely be visible from the listed building's due to the topography and openness of the landscape. However, The Site is removed from the listed buildings by a field and therefore the agrarian landscape within their immediate setting would be preserved. The harm to Ruins of Old Woodham Walter Hall would likely be at the lowest end of 'less than substantial.' The listed building is located within a small, dense woodland and it is unlikely that the quarry activities would be visible from The Site (although the density of trees may be reduced during winter months). The allocation of The Site would likely affect the way in which the asset is experienced and result in environmental impacts include noise, dust, and vibration from the proposed land use.

Efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere and sympathetic landscaping may provide some mitigation. Careful consideration should also be given the design of lighting. A Heritage Impact Assessment is needed to understand how this would affect the way in which these heritage assets are experienced.

## **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A67 – Church Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of three Grade II listed Church Farmhouse (list UID: 120146).
- The impact to Ruins of Church of St Peter (list UID: 120147) is likely to be a low-level of ‘less than substantial’ harm.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to two Grade II listed buildings and forms part of their setting. These are as follows:

East of the Site:

- Church Farmhouse (list UID: 120146)

South of the Site

- Ruins of Church of St Peter (list UID: 120147). Also designated as a Scheduled Monument.
- Alresford War Memorial (list UID: 1455457)

The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape to the west and south of Church Farmhouse, including the Site, allows for an appreciation New Hall Farmhouse’s significance as an historic farmhouse with functional (and potentially ownership) connections with the surrounding landscape.

Views of the agrarian landscape from the listed building, and from the agrarian landscape back towards the listed building, permit an understanding of the historic context and function of the farmhouse, contributing positively to its significance. The Church of St Peters has origins of thirteenth century and the surrounding, undeveloped landscape contributes to the understanding of the ruins of St Peters Church as a historic place of worship set within a rural setting. The allocation of the

Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the above two Grade II listed buildings. The harm to Church Farmhouse is considered to be mid-level due to the proximity of the Site to the listed building and fundamental change to the land use, landscape character and erode an appreciation of its historic functional use with the surrounding land. The harm to the ruins of Church of St Peter is considered to be low-level due to the greater distance between the heritage asset and The Site. The allocation of The Site would have a negative impact upon the experience of the assets.

Alresford War Memorial (list UID: 1455457) is located immediately east of the ruins of Church of St Peter. However, the setting of this listed structure would not be impacted by the allocation as its setting is not wide reaching. Its setting is largely confined to the immediate designed landscaping surrounding the memorial and Grade II listed Church of St Peter of which it has group value with.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A68 – Crabtree Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of three Grade II listed buildings through a change within their settings: Crabtree Farmhouse (List UID: 1111405); Grange Farmhouse (List UID: 1111409); and Barn approximately 35 metres north east of Grange Farmhouse (List UID: 1306639).
- The impact to Sturrick Farmhouse (List UID: 1169253) is likely to be the lowest level of ‘less than substantial’ harm due to the increased distance from the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of the Site:

- Crabtree Farmhouse (List UID: 1111405)

East of the Site:

- Grange Farmhouse (List UID: 1111409)
- Barn approximately 35 metres north east of Grange Farmhouse (List UID: 1306639)

South of the Site

- Sturrick Farmhouse (List UID: 1169253)

These listed buildings are historic farmhouses (and a related barn) which derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an

understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the above four Grade II listed buildings. The harm to Sturrick Farmhouse is at the lowest end of 'less than substantial' due to the greater distance from the Site. The harm to Crabtree Farmhouse and Grange Farmhouse and barn is at the mid-level due to the contribution the Site makes to the settings of the assets and the impact from the fundamental change in land use and character. Mitigation would be difficult and it is unlikely that the harm to all four assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

There are two Grade II listed buildings to the north of the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting: Milepost on southern verge between Bentley Brook and Colchester Bypass Roundabout (List UID: 1169179); and 'Guide Post on north verge to east' (List UID: 1147155). The settings of these assets are not considered to be wide reaching into the surrounding landscape but are confined to the roads with which their use and function is fundamentally connected.

The Great Bentley Conservation Area is located to the south and covers the historic core of the settlement. The surrounding agrarian landscape forms part of the setting and contributes to the significance of the Conservation Area, but due to the distance from the Site and the intervening development the allocation is not considered to have a harmful impact on the Conservation Area.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A69 – Frating Hall

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of four Grade II listed building due to a change in their setting: Old Church House (list UID: 120078); Frating Hall (list UID: 120079); Granary approximately 50 metres southeast of Frating Hall (list UID: 120084); and Barn approximately 40 metres east of Frating Hall (list UID: 120083)
- The impact to Ivy Lodge (list UID: 120090) would be a low level of ‘less than substantial’ harm due to the greater distance from the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

#### West of the Site

- Old Church House (list UID: 120078)
- Frating Hall (list UID: 120079)
- Granary approximately 50 metres southeast of Frating Hall (list UID: 120084)
- Barn approximately 40 metres east of Frating Hall (list UID: 120083)

#### East of the Site

- Ivy Lodge (list UID: 120090)

The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings.

The agrarian landscape, including the Site, allows for an appreciation of the significance of Frating Hall, the associated barn and granary as a historic farmhouse and farmstead with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed building, and from the agrarian landscape back towards the listed building, permit an

understanding of the historic context and function of the farmhouse, contributing positively to its significance.

Old Church House, a former church now dwelling, is set on an east-west axis, overlooking the Site to the east. The church has twelfth century origins, and the Site has likely remained historically undeveloped. The undeveloped and rural landscape permits views of the church from the surrounding landscape, and from the rural landscape back towards the church. This allows for a continued appreciation for the church as a historic place of worship within a rural setting. This contributes positively to the significance of the listed church.

Ivy Lodge is an historic farmhouse set within a rural and agrarian landscape. Views of the agrarian landscape from the listed building, and from the agrarian landscape back towards the listed building, permit an understanding of the historic context and function of the farmhouse, contributing positively to its significance.

The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. Due to this change, there is considered to be 'less than substantial' harm to the significance of the above Grade II listed buildings. The harm to Frating Hall and its associated agricultural buildings and Old Church House would be mid-level due to the contribution the Site makes to the settings of the assets and the impact from the fundamental change in land use and character. The harm to Ivy Lodge would be low level of harm due to the greater distance from the Site. Mitigation would be difficult, and it is unlikely that the harm to all four assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation. Careful consideration should be given to lighting and landscaping.

There are two Grade II listed buildings to the north and west of the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting: Garden Wall Adjacent to southeast of Frating Hall (list UID: 120081); Gateway Approximately 30 metres South of Frating Hall (list UID: 120082) ; and Garden Wall Adjacent to west of Frating Hall (list UID: 120080) are located immediately west of the Site and are associated with Frating Hall. The allocation of the Site would not detrimentally impact their setting; their setting is confined to the extent of Frating Hall's curtilage with which their use and function is fundamentally connected. Mile Post on southern verge east of Frating Lodge (list UID: 120094) is located to the north of the Site. The settings of this asset are not considered to be wide reaching into the surrounding landscape but confined to the roads with which their use and function is fundamentally connected.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A



Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A71 – Lodge Farm

Amber-Green

### Key findings of the assessment are as follows:

- The allocation of the Site would result in lowest-level of 'less than substantial' harm to the Grade II listed Alresford Lodge (list UID: 120148).
- There would be a cumulative impact arising from the allocation of the Site due to an existing quarry to the northeast of Alresford Lodge (list UID: 120148).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to the Grade II listed Alresford Lodge (list UID: 120148) and forms part of its wider setting.

The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. The undeveloped landscape permits an understanding of the historic context and function of the farmhouse, contributing positively to its significance. The allocation of the Site would fundamentally alter the land use and character of the Site would be visible on the approach to the listed building. This would detract from attributes that contribute to the setting and significance of the listed buildings.

Due to this change, the allocation of the Site will cause 'less than substantial' harm to the significance of Alresford Lodge. The harm is considered to be lowest-level due to the distance from the Site to the listed building and intervening development to the north. However, the Site would be visible on the approach to the listed building and would erode the experience and appreciation of the Alresford Lodge as a rural farmhouse. An existing quarry is located to the northeast of Alresford Lodge which has adversely impacted the setting of Alresford Lodge by altering the land use and character. The allocation of the Site would likely exacerbate the environmental impacts.

It is unlikely that the harm identified could be mitigated due to the environmental impacts. However, efforts to retain existing landscaping and the open aspect of the Site on the approach to and closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation. Careful consideration should be given to lighting and landscaping.

## **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A72 – Martells – Southern Extension

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site in conjunction with the active Martells quarry site would likely result in 'less than substantial' harm at a mid-level to the significance of Grade II listed Hulls Farmhouse (List UID: 1112055).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed building and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and setting of the heritage asset and could indicate potential mitigation measures.
- The cumulative impact of this proposal and the proposed site allocation A73 Martells Western Extension would likely represent a high level of 'less than substantial' harm to the setting and significance of Hulls Farmhouse due to substantial curtailment of the agrarian landscape.

### Results of the technical RAG assessment

The proposed allocation site is in proximity to Grade II listed Hulls Farmhouse (List UID 1112055), which is located to the north and west of the Site, and to the west of part of the existing Martells Quarry site.

The listed building is a historic farmhouse which retains some of the buildings of its historic farmstead (including a barn) located to the south and east, with some notable expansion of the footprint of built development in the northern part of the farmstead when compared with the Ordnance Survey map published in 1897. The listed building derives its significance from its architectural, archaeological, and historic interest as well as from its setting. The agrarian landscape, including the Site, forms an important part of the setting allowing an appreciation of its significance as part of a historic farmstead with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed building and farmstead, and from the agrarian landscape back towards the listed building and farmstead, permit an understanding of the historic context and function of the farmhouse, contributing positively to its significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed building.

The field directly to the east and south of the farmstead provides a buffer between the asset and the Site, and the access road to the listed building and historic farmstead passes very close to the Site at its north western corner. Part of the existing Martells Quarry site is located to the north and east of the farmstead. Therefore, due to the existing baseline and the proposed change, there is

considered to be 'less than substantial' harm to the significance of the listed building at a mid-level due to the contribution the Site makes to the setting of the asset and the impact from the fundamental change in land use and character. Mitigation would be difficult, however, efforts to retain the open aspect of the Site closest to the listed building and farmstead by positioning any access roads, structures or buildings elsewhere may provide some mitigation.

Grade II\* listed Spring Valley Mill (List UID:1112053) and Grade II listed Spring Valley Mill House (List UID: 1112054) are located to the north west of the Site at a greater distance than Hulls Farmhouse. Grade II listed Ardleigh Park (List UID: 1112050) is located at some distance to the east of the Site. These assets are not considered to be impacted by the allocation due to their distance from the Site and intervening land.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

When considered together with the proposed site allocation A73 Martells Western extension to the north, the development of all the proposed land would represent substantial curtailment of the agrarian landscape and represent a high level of 'less than substantial' harm to the setting and significance of the asset.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A73 – Martells – Western Extension

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site in conjunction with the active Martells quarry site would likely result in 'less than substantial' harm at a mid-level to the significance of Grade II listed Hulls Farmhouse (List UID: 1112055).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed building and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and setting of the heritage asset and could indicate potential mitigation measures.
- The cumulative impact of this proposal along with the proposed site allocation A72 Martells Southern extension would likely represent a high level of 'less than substantial' harm to the setting and significance of Hulls Farmhouse due to substantial curtailment of the agrarian landscape.

### Results of the technical RAG assessment

The proposed allocation site is in proximity to Grade II listed Hulls Farmhouse (List UID 1112055), which is located to the south and west of the Site, and to the west of part of the existing Martells Quarry site.

The listed building is a historic farmhouse which retains some of the buildings of its historic farmstead (including a barn) located to the south and east, with some notable expansion of the footprint of built development in the northern part of the farmstead when compared with the Ordnance Survey map published in 1897. The listed building derives its significance from its architectural, archaeological, and historic interest as well as from its setting. The agrarian landscape, including the Site, forms an important part of the setting allowing an appreciation of its significance as part of a historic farmstead with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed building and farmstead, and from the agrarian landscape back towards the listed building and farmstead, permit an understanding of the historic context and function of the farmhouse, contributing positively to its significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed building.

The field directly to the west and north of the farmstead, which includes a pond and a wooded area on its northern boundary, provides a buffer between the asset and the Site. However, part of the existing Martells Quarry site is located to the north and east of the farmstead. Due to the proposed change in land use, there is considered to be 'less than substantial' harm to the significance of the listed building at the mid-

level due to the contribution the Site makes to the setting of the asset and the impact from the fundamental change in land use and character. It may be possible to mitigate this level of harm through efforts to retain the open aspect of the Site closest to the listed building and farmstead by positioning any access roads, structures, or buildings away from the western part of the Site.

Grade II listed De Bois Hall (List UID:1322650) is located to the north and west of the Site at a greater distance than Hulls Farmhouse, across a road and intervening land. Although the Site may be visible in views from the listed building, there is no historic functional link with the Site and it is not considered to make a direct contribution to how the significance of the listed building is appreciated. This asset is not, therefore, considered to be impacted by the allocation.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

When considered together with the proposed site allocation A72 Martells Southern extension to the south, the development of all the proposed land would represent substantial curtailment of the agrarian landscape and represent a high level of 'less than substantial' harm to the setting and significance of the asset.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A74 – Thorrington Hall

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of the Grade II\* listed Church of St Mary Magdalene (List UID: 1265150) and neighbouring Grade II listed Thorrington Hall (List UID 1235267).
- The Site is undeveloped open, agrarian land which contributes to the setting and significance of both listed buildings. There has been a low degree of change to this landscape over time and the listed buildings currently enjoy a sense of seclusion and tranquillity, which allows their significance to be appreciated.
- The church tower is a landmark and it is likely that views across the Site would be disrupted by built development and vehicular movement associated with such a fundamental change in land use and character.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to two listed buildings to the north east of the Site:

- Grade II\* Church of St Mary Magdalene (List UID: 1265150)
- Grade II listed Thorrington Hall (List UID: 1235267).

The listed buildings have a close physical and historic relationship as a medieval church and hall house. They derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The open, agrarian landscape to the west and south of the listed buildings, including the Site, has seen a low degree of change over time and makes a positive contribution to the buildings’ significance and the ability to appreciate that significance in providing a sense of seclusion and tranquillity. This is amplified by the area of dense woodland directly to the south and east of these heritage assets.

Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of their historic isolated context. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. The church tower is a landmark in this landscape and views across the Site would be disrupted by built development and vehicular movement associated with such a fundamental change in land use and character.



Due to this change, there is considered to be 'less than substantial' harm to the significance of both of the above listed buildings at a mid-level due to the contribution the Site makes to the settings of the assets and the impact from the fundamental change in land use and character. Mitigation would be difficult and it is unlikely that the harm to these assets can be mitigated due to their proximity to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any access roads, structures or buildings elsewhere may provide some mitigation.

Grade II listed Pear Tree Cottage (List UID: 1235266) is located to the north of the Site on the south side of Clacton Road, but at a greater distance than the church and Thorrington Hall. The cottage is located in the northern part of a large plot which forms the setting in which its significance is most readily appreciated. The cottage has a long garden to the rear (south) and is not considered to be impacted by the allocation due to the intervening area of open land to be retained to the north of the Site. Other listed buildings and structures to the south and west of the Site including Morses Farmhouse (List UID: 1337203), Gateway Adjacent to Road Gatehouse Farmhouse (List UID: 1235264), Thorrington Mill House (List UID: 1235270) and Thorrington Tide Mill and Attached Dam Wall to North West (List UID: 1265152) are not considered to be impacted by the allocation due to their distance from the Site and intervening land and/or development.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A75 – Land at Orford

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of one Grade II\* listed building and one Grade II listed building through a change within their settings: Orford House (List UID: 1221630); and Orford House Cottage and Garage Block 15 Metres to East of Orford House (List UID: 1273750).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to two Grade II listed buildings. This being, Ivy, Park, and Rose Cottage (List UID: 1221629) and L Shaped Range of Barns to West of Alsa Lodge (List UID: 1221438).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance. In particular, the proximity of the Site to the heritage assets and the topography of The Site also presents challenges.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of The Site:

- Orford House (List UID: 1221630)
- Orford House Cottage and Garage Block 15 Metres to East of Orford House (List UID: 1273750)
- Barn 40 Metres to North of Orford House (List UID: 1273751)
- Dovecote at Orford House (List UID: 1221686)
- Ivy, Park, and Rose Cottage (List UID: 1221629)
- Jordan's Cottage (List UID: 1275057)

East of The Site:

- The Hermitage (List UID: 1221675)
- Harewood Cottage (List UID: 1238083)

## South of The Site:

- Norman Hall Cottage (List UID: 1221488)
- L Shaped Range of Barns to West of Alsa Lodge (List UID: 1221438)

The listed building to the north of The Site, Orford House, is Grade II\* listed. It is a large country house with associated outbuildings (also listed), the significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance. The Site forms an important part of their setting, allowing an appreciation of their historic context with functional connections (including potentially ownership). In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from the agrarian landscape back towards the listed buildings, permit an understanding of their historic context and our experience of the assets, positively contributing to their significance.

The allocation of The Site would fundamentally alter the land use and character of the Site and attributes which positively contribute to the setting and significance of the listed buildings. There would be 'less than substantial harm' to the significance of Orford House, Orford House Cottage, and Garage Block 15 Metres to East of Orford House, at a mid-level. The mitigation of the harm to these assets would be difficult. The allocation of The Site is not considered to result in harm to the significance of the Dovecote at Orford House or Barn 40 Metres to North of Orford House due to interposing development, distance, and the close functional associations with Orford House.

There are several Grade II listed dwellinghouses to the north, west and south of The Site. The significance of these heritage assets is principally expressed through their architectural, historic, and archaeological interest and also their setting. The Site as part of the open agrarian landscape positively contributes to their significance and rural character. Views of The Site are limited and their settings are not considered to be wide ranging. The allocation of The Site is not considered to impact Jordan's Cottage, The Hermitage, Harewood Cottage and Norman Hall Cottage. The allocation of The Site would result in 'less than substantial harm' at a low level to Ivy, Park, and Rose Cottage, failing to preserve its setting through the fundamental change in character and land use. This is also due to the proximity to the asset and topography. There is the potential for mitigation by positioning any structure or buildings furthest from the boundary of these heritage assets, retaining the open aspect of The Site and providing additional landscaping.

To the south of the Site is the Grade II listed, L Shaped Range of Barns to West of Alsa Lodge. The Site as part of the open agrarian landscape positively contributes to the asset's significance and rural character. Views of the Site are limited however the proximity to the asset presents environmental challenges in line with Step 3 of Historic England's Setting of Heritage Assets (GPA Note 3). There would be 'less than substantial harm' to the significance of the asset at a low level. Low levels of mitigation would be required.

## **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

None.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference A76 – Elsenham

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a mid-level to the significance of four Grade II listed buildings through a change within their settings: Pledgon Hall (List UID: 1278392); and Barn to South of Pledgon Hall, On West Side (List UID: 1230881); Barn to South East of Pledgon Hall, on East Side of Yard (List UID: 1278393); and Pledgon Farmhouse (List UID: 1231098).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to one Grade II listed building. This being, Palegate Farmhouse (List UID: 1322562).
- The allocation of The Site would likely result in 'less than substantial' harm at the lowest level to one Grade II listed building, Elm Cottage (List UID: 1230893).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance. In particular, the proximity of the Site to the heritage assets and the topography of The Site also presents challenges.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

West of The Site:

- Pledgon Hall (List UID: 405903)
- Barn to South of Pledgon Hall, on West Side of Yard (List UID: 405904)
- Barn to South East of Pledgon Hall, on East Side of Yard (List UID: 405905)

East of The Site:

- Palegate Farmhouse (List UID: 122030)

South of The Site:

- Elm Cottage (List UID: 405918)
- Pledgon Green Farmhouse (List UID: 405917)

The listed buildings to west of The Site include a historic farmhouse with associated barns. The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance as a historic farmstead. The Site forms an important part of their setting allowing an appreciation of their significance with functional (and potentially ownership) connections to the surrounding landscape. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. Kinetic views along the B1051 also contribute to our appreciation and experience of the assets' rural character. The allocation of The Site would fundamentally alter the land use character of the Site and attributes which positively contribute to the setting and significance of the listed buildings.

Thus, there would be 'less than substantial' harm to the significance of the three Grade II listed buildings, Plegdon Hall, Barn to South of Plegdon Hall (on West Side of Yard) and Barn to South East of Plegdon Hall (on East Side of Yard). The harm would be 'less than substantial' at a mid-level due to the contribution The Site makes to the settings of the assets, its proximity, topography, and the impact from the fundamental change in land use and character. Mitigation would be difficult due to the topography of the site; however efforts should be made to locate any structures or machinery furthest from the assets and a robust landscaping plan implemented.

The significance of the Grade II listed building, Palegate Farmhouse, to the east of The Site is principally expressed through its architectural, historic, and archaeological interest and also its setting. The Site is part of the open agrarian landscape which contributes to the asset's significance and rural character. Views of the site are limited however due to proximity and topography the allocation of the Site would result in wider adverse effects including the change to character. The allocation of the site would result in 'less than substantial harm' to the significance of Palegate Farmhouse, this harm would be low level. There is the potential for mitigation through a robust landscaping plan and ensuring that any buildings or structures are located some distance from the nearest boundary to the asset.

To the south of the site is the Grade II listed, Pledgdon Farmhouse. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of the asset's significance as a historic farmhouse. The Site forms an important part of its setting with views across the agrarian landscape. The allocation of Th Site would result in 'less than substantial' harm to the significance of the asset, this harm would be mid-level due to proximity and topography. Mitigation is considered to be difficult however a robust landscaping plan and ensuring all structures are located a good distance from the asset is recommended.

The Grade II listed building, Elm Cottage, is also located to the south. The Site makes a positive contribution to the setting, significance, and rural character of the listed building. Glimpsed views across Pledgdon Green towards and from The Site are appreciable. The allocation of The Site would fail to preserve the setting of the listed building, due to the fundamental change in the character and the contribution

which The Site makes to the setting of the asset. The harm would be 'less than substantial' and at the lowest level. It is considered that this harm would require low levels of mitigation.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

None.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference A77 – Westward Extension to Highwood Quarry

Amber

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in ‘less than substantial’ harm at a low level to the significance of the Grade II\* listed building, Stone Hall (List UID: 1334091).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of this asset and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance. The proximity of the site to the heritage asset also presents challenges.
- It is considered likely that medium levels of mitigation would be required, efforts should be made to avoid structures/buildings to the south of The Site and a robust landscaping scheme implemented.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to the Grade II\* listed building, Stone Hall to the south of the site (List UID: 1334091). To the north of the site, the following heritage assets and their settings are potentially affected by the allocation of The Site:

North of The Site:

- Church of St Mary The Virgin (List UID: 1097465)
- Easton Lodge, Registered Park, and Garden (List UID: 1001484).

Stone Hall to the south of the site, is a timber framed house with multiple phases of construction with two fourteenth-century stone windows and sixteenth-century additions. The significance of the heritage asset is principally derived from its architectural, archaeological, and historic interest as well as from its setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of the asset’s significance and historic context within the rural landscape. The Site is to the immediate north of Stone Hall and is adjacent to the remaining woodland of Canfield Spring, which surrounds Stone Hall.

The allocation of the Site would result in a low level of ‘less than substantial’ harm to the significance of Stone Hall, due to the change in general character and the rural characteristics of The Site. Due to the woodland surrounding Stone Hall, the allocation of The Site would largely present environmental issues and it is considered that medium levels of mitigation would be required. Efforts should be



made to ensure that any structures or buildings are located furthest away from the boundary of the heritage asset and a robust landscaping plan implemented.

It should be noted that there would be an adverse cumulative impact from the allocation of The Site, given the existing quarry to the east and the industrialisation of rural landscape. In particular, environmental issues such as noise and disturbance should be considered, in line with Historic England Setting of Heritage Assets (GPA Note 3). A more detailed assessment would have to be carried out to fully understand the potential impacts.

The Church of St Mary The Virgin and the Easton Lodge Registered Park and Garden are located to the north of The Site. Due to distance and physical separation, it is considered that no harm would be caused to the significance of these heritage assets. However, care should still be taken to avoid the erection of structures or machinery to the northern boundary of The Site.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

To the east is the existing Highwood Quarry. The allocation of The Site would result in the cumulative erosion of the assets' setting. The full impact of this would have to be further explored within a detailed assessment including potential mitigation.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A79 – Crown Quarry – North of Wick Lane

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site in conjunction with the existing active Crown Quarry site would likely result in 'less than substantial' harm at a mid-level to the significance of Grade II listed Wick Farmhouse (List UID: 1253913) and Barn Adjacent to Road at Wick Farm (List UID: 1253914).
- There would also be less than substantial harm at a mid-level to Bloomfields Farmhouse (List UID: 1253915) and Barn Approximately 40 Metres North East of Bloomfields Farmhouse (List UID: 1261548), and to Fountain Farmhouse (List UID: 1253912) at the lowest level.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed buildings and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and setting of the heritage assets and could indicate potential mitigation measures.
- The cumulative impact of this proposal along with the proposed site allocation A80 Crown Quarry – South of Wick Lane would likely represent a high level of 'less than substantial' harm to the setting and significance of Wick Farmhouse and Barn due to substantial curtailment of the agrarian landscape to the north and east of the farm.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to the following Grade II listed buildings:

- Bloomfields Farmhouse (List UID: 1253915), located at the north west corner of the Site.
- Barn Approximately 40 Metres North East of Bloomfields Farmhouse (List UID: 1261548), located as above.
- Wick Farmhouse (List UID: 1253913), located to the south and west of the Site.
- Barn Adjacent to Road at Wick Farm (List UID: 1253914), located as above.

The existing active Crown Quarry site is located to the south and west of Wick Farm. The Site is also in the wider setting of:

- Grade II listed Fountain Farmhouse (List UID: 1253912), located to the south east of the Site.

The listed buildings are historic farmhouses and associated historic agricultural buildings. The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of the buildings' setting allowing an appreciation of their significance with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses and associated buildings, contributing positively to their significance. The existing active Crown Quarry site is located to the south and west of Wick Farm. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. Furthermore, the access roads to both Bloomfields and Wicks farms pass very close to the Site on its western and southern boundaries and thus the Site will be prominent in the setting upon the approach to these listed buildings, detracting from how their significance is revealed and experienced.

Therefore, due to the existing baseline and this change, there is considered to be 'less than substantial' harm to the significance of the listed buildings due to the contribution the Site makes to the setting of the assets and the impact from the fundamental change in land use and character. The level of less than substantial harm to the listed buildings at Bloomfields Farm and Wick Farm is at the mid-level, whilst the level of less than substantial harm to the listed buildings at Fountains Farmhouse is considered to be at the lowest level due to intervening land and buildings.

Mitigation in the case of the heritage assets at Bloomfields and Wicks Farms would be difficult and it is unlikely that the harm to the assets at Bloomfields Farm can be mitigated due to their proximity to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings and their approach roads, by positioning any access roads, structures or buildings elsewhere may provide some mitigation.

There are other listed buildings to the north east and north west of the Site including Grade II listed Whaley Farmhouse (List UID: 1112088), Blue Barns Farmhouse (List UID: 1112094), Blue Barn Cottage (List UID: 1147610) and Thorpe Ley (List UID: 1223503) but these are not considered to be affected due to their distance from the Site and intervening land and development.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

When considered together with the proposed site allocation A80 Crown Quarry South of Wick Lane, the development of all the proposed land would represent substantial curtailment of the agrarian landscape and represent a high level of 'less than substantial' harm to the setting and significance of the listed Wicks Farmhouse and Barn.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A80 – Crown Quarry – South of Wick Lane

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site in conjunction with the existing active Crown Quarry site would likely result in less than substantial' harm at a mid-level to Wick Farmhouse (List UID: 1253913) and Barn Adjacent to Road at Wick Farm (List UID: 1253914),
- There would also be 'less than substantial' harm at a low level to the significance of Grade II listed Fountain Farmhouse (List UID: 1253912).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed buildings and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and setting of the heritage assets and could indicate potential mitigation measures.
- The cumulative impact of this proposal along with the proposed site allocation A79 Crown Quarry North of Wick Lane would likely represent a high level of 'less than substantial' harm to the setting and significance of Wick Farmhouse and Barn due to substantial curtailment of the agrarian landscape to the north and east of the farm.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to the following Grade II listed buildings:

- Wick Farmhouse (List UID: 1253913), located to the west of the Site.
- Barn Adjacent to Road at Wick Farm (List UID: 1253914), located as above.

The existing active Crown Quarry site is located to the south and west of Wick Farm.

The Site is also in the setting of:

- Grade II listed Fountain Farmhouse (List UID: 1253912), located to the north and east of the Site.

The listed buildings are historic farmhouses and associated historic agricultural buildings. The listed buildings derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of the buildings' setting allowing an appreciation of their significance with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian

landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses and associated buildings, contributing positively to their significance. The existing active Crown Quarry site is located to the south and west of Wick Farm. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. Furthermore, the access road to Wicks Farm passes very close to the Site on its northern boundary and thus the Site will be prominent in the setting upon the approach to the listed buildings, detracting from how their significance is revealed and experienced.

Therefore, due to the existing baseline and this change, there is considered to be 'less than substantial' harm to the significance of the listed buildings due to the contribution the Site makes to the setting of the assets and the impact from the fundamental change in land use and character. The level of less than substantial harm to the listed buildings at Wicks Farm is at the mid-level, whilst the level of less than substantial harm to the listed Fountain Farmhouse is considered to be at the low level due to an intervening road and land.

Mitigation in the case of the heritage assets at Wicks Farms would be difficult and it is unlikely that the harm to the assets can be mitigated due to their proximity to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings, by positioning any access roads, structures or buildings elsewhere may provide some mitigation.

Grade II listed Chilvers Cottages are located to the south of the Site but these are not considered to be affected due to their distance from the Site and the intervening reservoir, land, and development.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

When considered together with the proposed site allocation A79 Crown Quarry North of Wick Lane, the development of all the proposed land would represent substantial curtailment of the agrarian landscape and represent a high level of 'less than substantial' harm to the setting and significance of the listed Wicks Farmhouse and Barn.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A82 – Colemans Farm – Elm Springs Extension

Amber

### Key findings of the assessment are as follows:

- There is the potential for a low-level of less than substantial harm to the important group of heritage assets at Little Braxted (including the Grade I listed Church of St Nicholas), due to environmental impacts on the tranquillity of their setting.
- There is the potential for low level of less than substantial harm to other nearby heritage assets, resulting from the movement of traffic.
- The results of the assessment are dependent on the assumption that the statement in the allocation pr-forma is correct, which states that all materials would be transported via Site A49 and that there would be no Site access via Little Braxted Road.
- The cumulative impact of Site A82 and A49 is therefore an important consideration in this case.

### Results of the technical RAG assessment

Site A82 is on a northwest to southeast orientation and bounded by Elm Springs Wood and Lea Woods to the northeast, east and southeast. The western boundary partially abuts woodland adjacent to the Braxted Reservoir, along with agricultural land. To the northwest the Site is adjacent to an open meadow and the River Blackwater.

To the West of the Site is a group of heritage assets at Little Braxted, which are as follows:

- Little Braxted Mill, Grade II Listed (List UID: 1308828)
- Kitchen/Dovecote north of Little Braxted Hall, Grade II\* listed (List UID: 1146757)
- Summer House at Little Braxted Hall, Grade II listed (List UID: 1146764)
- Garden Wall of Little Braxted Hall, Grade II Listed (List UID: 1111065).
- Little Braxted Hall and Railings, Grade II Listed (List UID: 1111063).
- Church of St Nicholas, Grade I Listed (List UID: 1111066).
- Monument in St Nicholas Churchyard, Grade II listed (List UID: 1146792)

This group of Assets at Little Braxted are closest to the Site and includes Grade I listed and Grade II\* listed buildings. The Site forms part of the agrarian setting of the listed heritage assets and quarrying works would be visible in the approaches to Little Braxted, both along Little Braxted Road and from the public footpaths (Footpaths 251, 1 and 2). The workings of the Site may require the establishment of a haul road or conveyor infrastructure, or potentially dumper trucks to transport the as raised sand and gravel to the plant site for processing and distribution. The transport of materials is intended to be through Site A49. While there may be no direct visibility between the Site and the heritage assets in this case, kinetic views in the experience of approaching Little Braxted within its agrarian landscape setting

would be fundamentally altered. Mitigation measures in the form of landscaping or plating may help to screen the quarrying works from view.

The environmental impacts from noise, dust, vehicle movements, etc., would affect the Little Braxted group, despite the moderate degree of separation between the Site and the heritage assets. The Site access route is not shown in the drawings and the level of impact on the Little Braxted and other groups of heritage assets from heavy vehicles is of concern in this instance. At present there is an access route from Little Braxted Lane to the northwestern part of the Site. Should this be incorporated into the working scheme for the Site there would be the potential for a high level of disturbance to the tranquillity within the setting of this group of heritage assets. The route to Junction 22 of the A12 through Little Braxted passes through narrow lanes, directly past the Grade I Listed church and over two narrow bridges unsuitable for heavy vehicles, with one being adjacent to the Grade II listed Little Braxted Mill. However, the Call for Sites proforma for A82, suggests there would be no access from Little Braxted Lane and all materials would be transported via Site A49.

The prohibition of vehicles from traveling into Little Braxted and the strict control of vehicle movements would be essential to mitigate the harm to the heritage assets. However, underlying any impacts from the movement of road traffic would be the environmental impacts from quarrying activities, (such as noise and dust, visibility of conveyors, etc) which could result in a moderate impact in themselves, amounting to a low level of less than substantial harm.

To the southwest of the site are the following group of heritage assets:

- Farm outbuildings adjoining road approximately 40 metres northwest of Sewells Farmhouse, Grade II listed (List UID: 1111067).
- Pump approximately 3 metres north of Sewells Farmhouse Grade II listed (List UID: 1146800)
- Sewells Farmhouse Grade: II listed (List UID: 1337337)
- Barn attached to south of outbuildings at Sewells Farmhouse Grade II listed (List UID: 133733)

There is unlikely to be any visual impact on the significance of the heritage assets within the Sewell Farm complex. However, the movement of vehicles from the Site along Little Braxted Lane would have a moderate, negative impact on the tranquillity of the setting of the listed buildings, resulting in a low level of less than substantial harm. Should the movement of vehicles be prohibited along Little Braxted Lane, this impact would be successfully reduced.

To the south of the Site is the following group of listed buildings:

- Barn adjoining Hale's Farmhouse to the west, Grade II listed (List UID: 1111023)
- Hale's Farmhouse Grade II listed (List UID: 1146811)

The quarrying activities at the Site are likely to be visible in long distance views from the Listed buildings in this instance. However, there is a considerable degree of separation and as a result there would be no visual impact that requires mitigation. However, the movement of vehicles from the Site along Little Braxted Lane would



have a minor, negative impact on the tranquillity of the setting of the listed buildings, resulting in the lowest level of less than substantial harm. However, as a form of mitigation, should the movement of vehicles be prohibited along Little Braxted Lane, this impact would be successfully reduced.

Heritage assets to the east of the Site along Braxted Road and Braxted Park Road are a sufficient distance from Site A82 to avoid a direct visual impact. Yet the Site is proposed to work in conjunction with Site A49. The following heritage assets to the east of the Site require consideration:

- Grade II Listed Appleford Bridge (List Entry Number: 1111108)
- Appleford Bridge Cottage (List Entry Number: 1317172)
- 1 and 2 School House (List Entry Number: 1400105)

The quarrying activities at Site A82 and the increased transportation of materials through Site A49 would on their own, amount to a low-level of less than substantial harm. The narrow lanes around the Site and the presumed need for access to the A12, along with the transport of materials through Site A49, would potentially require heavy vehicles to travel via Ravenhall End. The use of this route could potentially result in a low-level of harm to the heritage assets on Braxted Road and Braxted Park Road.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

With regard to the cumulative impact resulting from the allocation of Site A82 along with one or more other candidate sites (in particular site A49), there would potentially be a more profound negative impact on the setting of numerous heritage assets, over a wider area, including heritage assets on Braxted Road and Braxted Park Road. The prominence of the quarrying works within the landscape would be increased and the negative impact on the setting of heritage assets would be heightened.

#### Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be increased impact to the setting of the heritage assets due to the new future layout of the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment would be required.

## Candidate Site Reference A83 – Colemans Farm – Hole Farm

Red

### Key findings of the assessment are as follows:

- The allocation of the Site and the proposed quarrying works would result in a high level of less than substantial harm to the Grade II\* Listed Hole Farmhouse (List Entry Number: 1123803). The quarrying of the Site would fundamentally alter the last surviving part of the listed building's original setting.
- The impact on other nearby heritage assets to the south and east would be minor.

### Results of the technical RAG assessment

The Site is bounded by the A12 to the northwest, the Fire Service HQ to the west, undeveloped land and by the River Blackwater to the east and southeast

Hole Farmhouse is a Grade II\* Listed building (List UID: 1123803) and is situated between to the Site's western boundary and the A12. The listed building is currently divorced from its historic landscape setting to the north and west by the A12. Therefore, the integrity of its setting to the north and west has been compromised in the past by the A12, which results in the agrarian character of its surviving setting to the south and east being a highly beneficial element.

The proposed Site constitutes the last remaining part of the farmhouses historic agrarian setting. The listed farmhouse can be appreciated within this setting and also in views from the public footpath that traverses the Site and continues through the farmstead of Hole Farm (Footpath 27 Kelvedon). The severing of this last link between the Grade II\* listed farmhouse and its original setting would be a profoundly negative change.

The allocation of the Site and future quarrying activities would have a considerably harmful impact on the setting of the listed farmhouse and would result in a high level of less than substantial harm to its significance. This harm could not be mitigated.

To the south of the Site is the group of three Grade II listed mill buildings, which are as follows:

- Mill House and attached Mill Bridge (List UID: 1166135)
- Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House (List UID: 1111080)
- Outbuilding approximately 2 metres left (east) of the Mill House (List UID: 1111081)

There is sufficient degree of separation and screening of woodland between the Site and these heritage assets, for there to be no visual impact. There may be some detrimental environmental impacts from noise and dust.

To the east of the Site are the following Grade II listed heritage assets:

- Ashman's Farmhouse (List UID: 1166124)
- Green Leaves (List UID: 1111079)

There is sufficient degree of separation and screening of woodland between the Site and these heritage assets, for there to be no visual impact. There may be some detrimental environmental impacts from noise and dust.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There is a probability that in combination with other allocated sites, there would be an increased cumulative and negative impact on some of the heritage assets assessed here. In particular the allocation and excavation of Site A84 and A50 could have a cumulative harmful impact.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some cumulative impact from the future A12 widening scheme, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment would be required.

## Candidate Site Reference A84 – Colemans Farm – Appleford Farm North Extension

Amber

### Key findings of the assessment are as follows:

- The nearest heritage assets to The Site are as follows:
  - Mill House and attached Mill Bridge (List UID: 1166135)
  - Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House, Grade II listed (List UID: 1111080)
  - Outbuilding approximately 2 metres left (east) of the Mill House Grade II listed (List UID: 1111081).
- The impact on these assets would be low and would impact the tranquillity of the heritage assets' setting, with mitigation possible.
- For other nearby heritage assets to the east and south there would be a minor impact with mitigation possible.

### Results of the technical RAG assessment

The Appleford Farm North Extension Site is bounded by open agricultural land and the A12 to the northwest, the River Blackwater to the east, site A50 to the south and Site A83 to the north.

At the centre of the Site a Neolithic Scheduled monument (List UID: 1008980). Please refer to the comments from the Historic Environment Officer regarding the impacts on this heritage asset.

The nearest listed buildings to the Site are as follows.

To the northeast:

- Mill House and attached Mill Bridge (List UID: 1166135)
- Small outbuilding containing a pigeon house approximately 7 metres to rear (south) of the Mill House, Grade II listed (List UID: 1111080)
- Outbuilding approximately 2 metres left (east) of the Mill House Grade II listed (List UID 1111081).

Access to the Site is presumed to be in conjunction with Site A50, where vehicles enter via a priority junction from Braxted Road. On its own, the quarrying works at Site A84 would have a moderate impact, amounting to a low level of less than substantial harm to the significance of heritage assets. This would primarily be due to environmental impacts resulting from noise, dust, and heavy vehicles, affecting the tranquillity of the heritage assets' setting. Mitigation could include the positioning of any processing plant machinery away from the heritage assets.

To the east:

- Kelvedon Lodge, Grade II listed (List UID: 1166087)
- Entrance gates adjacent to Kelvedon Lodge, Grade II listed (List UID: 1337345).

Given the degree of separation, the screening provided by the wooded banks of River Blackwater and the topography, the quarrying of Site A84 would result in a minor impact, resulting in the lowest level of less than substantial harm. This is due to the potential for some visibility of quarrying works during winter months when the trees lack foliage, along with low-level environmental impacts from noise, dust, and the movement of heavy vehicles. Planting and landscaping could be considered to mitigate these impacts, along with the positioning of buildings and structures away from the eastern boundary of the Site. A traffic management plan should also consider the impacts of vehicles moving to and from The Site access, on the heritage assets.

To the south and southeast:

- Braxted Park, Registered Park and Garden Grade: II\* (List UID: 1000455)
- Wall enclosing Braxted Park, Grade II listed (List UID: 1111073)
- Witham Lodge and Entrance Gates, Grade II listed (List UID: 1337342)
- Appleford Bridge, Grade II listed, (List UID: 1111108)
- Appleford Bridge Cottage, Grade II listed (List UID: 1317172)

Due to the lack of direct visibility and the degree of separation, the quarrying of the Site would result in a minor impact to the setting of these assets, resulting in the lowest level of less than substantial harm to the above heritage assets. This is due to low-level environmental impacts from noise, dust, and the movement of heavy vehicles. There may be some visibility of quarrying works during winter months when the trees lack foliage. Any visual intrusion into the heritage assets setting could be mitigated through planting and landscaping. A traffic management plan should also consider the impacts of vehicles moving to and from the Site access, on the heritage assets.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

It is assumed the viability of Site A84 is dependent on the allocation of Site A50, to provide access to Braxted Road. There is the potential for an increased impact from the two sites in operation together, particularly regarding environmental impacts on the tranquillity of some of the heritage assets' settings. Further assessment of this potentially cumulative harm would be required.

The development of all, or a significant number of the allocated and proposed land at Colemans Farm, would represent an extensive reduction of the agrarian landscape, with an increased detrimental impact on the setting of the nearby heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

There may be some degree of increased impact resulting from the works to the A12, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment of this potentially cumulative harm would be required.

## Candidate Site Reference A85 – Martells – North of Frating Road (East)

Green

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in no harm to the significance of two nearby Grade II listed buildings: Bounds Farmhouse (List UID: 120375) and Rose Cottage (List UID: 1253911).

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to two Grade II listed buildings and forms part of their setting. These are as follows:

North - East of the Site:

- Bounds Farmhouse (List UID: 120375)

South of the Site

- Rose Cottage (List UID: 1253911)

The Site is located to the north and east of the existing Martells Quarry.

Bounds Farmhouse is located approximately 400m from the northeast boundary of the proposal site. It is described in Historic England's list entry as a 17<sup>th</sup>/18<sup>th</sup> century farmhouse of possibly earlier origin. The farmhouse is likely to include some surviving historic yard buildings which have been refurbished and extended at some point in the past.

The historic farmhouse draws its significance from its architectural, archaeological, and historic interest as well as from its setting. The immediate setting of Bounds Farmhouse is secluded in character due to the presence of woodlands and mature vegetation along the south and west boundary which mostly prevent views of the farmhouse and its outbuildings from the surrounding area.

The wider agrarian landscape is more open in character and mostly unchanged and also forms an important part of the setting, allowing an appreciation of the significance of Bounds Farmhouse as a historic farmstead with functional and historic connections with the surrounding landscape.

Due to the distance from the Site and the presence of intervening woodlands surrounding the heritage asset and the Site itself, it is likely that there would be very limited or no intervisibility between Bounds Farmhouse and the proposal site. It is also noted that access to the Site would be provided at the south west corner of the Site, retaining sufficient distance from the Bounds Farm to minimise any impact due to the intensified use of the Site and the increased vehicular traffic, noise, and pollution.

There is likely to be no impact of the proposal on the significance of Bounds Farmhouse that requires mitigation.

Rose Cottage is a 17<sup>th</sup> century cottage located approximately 300m from the southern boundary of the proposal site. Together with the adjoining Trowel and Hammer Public House (now much altered and in residential use) and Old Shields Farm, it forms an interesting cluster of historic buildings along Waterhouse Lane.

The Cottage mostly draws its significance from its historic and architectural interest as a vernacular building and from its group value with the other identified heritage assets. The open agrarian and undeveloped landscape to the North, which is mostly unchanged, also positively contributes to the setting of Rose Cottage and allows an appreciation of the significance of the designated heritage asset as a vernacular building with visual connections with the surrounding landscape.

There is likely to be no impact of the proposal on the significance of Rose Cottage that requires mitigation.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There would be a cumulative, negative impact of the development of this Site, along with others proposed at Martells Quarry (including A86 and A87). The result of all the proposed schemes would fundamentally alter the setting of the identified heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Unknown



## Candidate Site Reference A86 – Martells – North of Frating Road (West)

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at low level to the significance of Ardleigh Conservation Area through a change within its setting and would require medium levels of mitigation to make it acceptable.
- The impact to Grade II listed New Hall (List UID: 1112056) is likely to be a low level of ‘less than substantial’ harm due to change of its wider setting but also due to the intensified use of the Site, with an increase of vehicular traffic, noise and pollution which would affect the sense of seclusion which contributes to the significance of the listed building. Some mitigation would be provided by the existing mature vegetation.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to Ardleigh Conservation Area and to a number of Grade II listed buildings and forms part of their setting, all located to the West of the Site. These are as follows:

- Milepost on North Verge Adjacent to Ardleigh Cemetery (List UID: 120370)
- New Hall (List UID: 1112056)
- Mill House (List UID: 1112057)
- Phoenix Steam Mill and Engine House (List UID: 1322634)

Ardleigh Conservation Area’s significance is predominantly derived from its special historic and architectural interest, as well as from key features outside of its boundary, including the surrounding flat, arable and open landscape which contributes significantly to the rural character of the Conservation Area. This allows for important wide views from within the historic core towards the open countryside and from the countryside towards the Conservation Area. The agrarian landscape, including the Site, therefore, forms an important part of the Conservation Area’s setting which allows an appreciation of its significance and of its development as a rural settlement. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the Conservation Area.

It is noted that there is a degree of separation between the Site and the south east boundary of the Conservation Area due to intervening undeveloped fields, modern

development on the east side of Station Road and the railway running along the north eastern boundary of the Site, which would contribute to reduce the visual impact of the proposal on the setting of the Conservation Area. The impact is therefore likely to amount to a low level of less than substantial harm due to the contribution the Site makes to the setting of the Conservation Area and the impact from the fundamental change in land use and character and would require medium levels of mitigation to make the Site acceptable.

The historic core comprises a large number of designated and non-designated heritage assets, however, intervisibility between most of these and the proposal site is mostly prevented by the presence of intervening modern development, open fields, and railway line to the east side of Station Road.

New Hall is the closest designated heritage asset within the Conservation Area, with the allocation Site adjoining the asset's boundary. This large building is reflective of the higher status expansion of the area during the mid-nineteenth century due to industrial development. It is set within substantial grounds and surrounded by mature, dense tree screening and a modern light brick wall which contributes to its significance as an isolated and secluded dwelling.

The development would have a degree of less than substantial harm to the significance of New Hall due mainly to the proximity of The Site, the change of use of the wider setting but also to the intensified use of land, with an increase of vehicular traffic, noise and pollution which would affect the sense of seclusion which contributes to the significance of the listed building. The impact is likely to be moderate, amounting to a low level of less than substantial harm and is likely to require medium levels of mitigation to make the Site acceptable.

Due to the distance from the allocation site and the intervening presence of the substantial grounds of New Hall, it is likely that the proposed works would not have any impact on the setting of Grade II Listed Mill House and Phoenix Steam Mill and Engine House. These are 18<sup>th</sup> century buildings which are representative of the industrial development of Ardleigh following the construction of the railway line and draw their significance from their historic and architectural interest.

Grade II listed Milepost on North Verge Adjacent to Ardleigh Cemetery, approximately 300m to the north of the Site, is also not considered to be impacted by the allocation as the Site does not form part of its setting.

## **Cumulative impacts**

### Cumulative impact with other existing and/or candidate mineral sites.

There would be a cumulative, negative impact of the development of this Site, along with others proposed at Martells Quarry (including A85 and A87), particularly the adjoining allocation site A85. The result of all the proposed schemes would fundamentally alter the setting of the identified heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Unknown

## Candidate Site Reference A87 – Martells – East of Slough Lane

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of Grade II listed Ardleigh Park (List UID: 1112050) through a change within its setting and would require high levels of mitigation to make it acceptable;
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of this asset and the fundamental change in land use and land character would undermine the ability to understand and appreciate its significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site adjoins a section of the boundary of Grade II listed Ardleigh Park (List UID: 1112050).

The allocation Site is an extension of the existing site at Martells Quarry along the northern boundary of Ardleigh Park, which is currently undergoing restoration works. The quarry current working areas are located further north and west and additional extensions to the quarry are also proposed at this stage.

Ardleigh Park is described in Historic England’s List entry as an 18<sup>th</sup> Century house of possibly earlier origins. The 1777 Chapman and Andre Map of Essex identifies it as New House. It is a large country house set in its historic extensive grounds which form its immediate setting. These include a number of outbuildings, a formal garden, a walled garden, and extensive wider gardens to the north which contribute to the secluded character of the immediate setting of Ardleigh Park. The proposed allocation site was historically also associated with and in the same ownership as the estate, as arable fields.

The heritage asset draws its significance both from its architectural and historic interest and the surrounding open landscape which forms the wider setting of Ardleigh Park, which is also considered to contribute to its significance as an isolated and secluded cluster within the wider open countryside.

The development Site would have a degree of less than substantial harm to the significance of Ardleigh due its proximity to the asset’s formal boundary and to the change of use of the wider setting. The intensified use of the Site, with an increase of vehicular traffic, noise and pollution would also affect the sense of seclusion and the experience of the surrounding rural landscape, which contributes to the significance of the listed building.

The impact is likely to be major, amounting to a mid-level of less than substantial harm and is likely to require high levels of mitigation to make The Site acceptable.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There would be a cumulative, negative impact of the development of this Site, along with others proposed at Martells Quarry (including A85 and A86). The result of all the proposed schemes would fundamentally alter the setting of the identified heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Unknown

## Candidate Site Reference A88 – Gurnhams Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of Grade II listed Gurnhams (List UID: 1169294) through a change within its setting.
- The impact to Grade II listed Fisher’s Farmhouse (List UID: 1111417) is likely to be a low level of ‘less than substantial’ harm due to the intervening presence of the A133 and established vegetation.
- The impact on Grade II listed Warren’s Farmhouse (List UID: 1308683) is likely to be the lowest level of ‘less than substantial’ harm due to the distance from the Site.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of the Site:

- Gurnhams (List UID: 1169294)

East of the Site:

- Rose Farmhouse (List UID: 1306594)

South of the Site:

- Fisher's Farmhouse (List UID: 1111417)

West of the Site:

- Warren's Farmhouse (List UID: 1308683)

These listed buildings are historic farmhouses which derive their significance from their architectural, archaeological, and historic interest as well as from their setting.

The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

The allocation Site is part of the immediate setting of Gurnhams Farm and occupies land that was historically and functionally connected to the farmhouse. The mature woodlands surrounding the main house provide a partial screening to the proposed development towards the south west, which would be reduced during the winter. The landscape to the south east is more open, providing wider views towards the countryside.

Due to the contribution the Site makes to the setting of Gurnhams and the impact from the fundamental change in land use and character, the proximity of the Site and the historic and functional connection between the designated heritage asset and the proposed allocation Site, the impact of the proposed development is likely to be at the mid level of less than substantial harm. Mitigation to make the Site acceptable would be difficult, however, efforts to retain the open aspect of the immediate setting of Gurnhams by positioning any structures or buildings elsewhere may provide some mitigation.

Fisher's Farmhouse is located within 100m south of the Site's boundary; however it is noted that the A133 offers a strong degree of separation between the Site and this designated heritage asset and, together with the intervening mature vegetation, would contribute to reduce the visual impact of the development. The impact is likely to be moderate, amounting to a low level of less than substantial harm to the significance of heritage assets, and is likely to require medium levels of mitigation to make the Site acceptable.

The harm to Warren's Farmhouse is considered to be at the lowest end of 'less than substantial' due to the greater distance from the Site and intervening features and infrastructure.

It is likely that the proposal would not have any impact on the significance of Rose Farmhouse which would require mitigation.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There would be a cumulative, negative impact of the development of this Site, along with the proposed at Crabtree Farm. The result of all the proposed schemes would fundamentally alter the setting of the identified heritage assets.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

N/A



## Candidate Site Reference A89 – Covenbrooke Hall Farm

Amber

### Key findings of the assessment are as follows:

- The Site will affect the setting of four designated heritage assets:
  - Jenkin's Farmhouse (Grade II, List UID: 1123903)
  - Barn Approximately 5m NE of Jenkin's Farmhouse, List UID: 1123878)
  - Cartlodge/Granary at Jenkin's Farm (Grade II, List UID: 1234243)
  - Barn Approximately 10m N of Jenkin's Farmhouse (Grade II, List UID: 123450)
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets' settings.
- Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause a mid to low level of harm to their significance.
- As the designated heritage assets are close to the Site, mitigation measures such as planting or screening could mitigate against some of this harm.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The Site will affect the setting of four designated heritage assets:

- Jenkin's Farmhouse (Grade II, List UID: 1123903)
- Barn Approximately 5m NE of Jenkin's Farmhouse, List UID: 1123878)
- Cartlodge/Granary at Jenkin's Farm (Grade II, List UID: 1234243)
- Barn Approximately 10m N of Jenkin's Farmhouse (Grade II, List UID: 123450)

Due to the presence of the A120, no impact will occur to the setting of Baytree Farm, south of the Site, which is removed from the landscape to the north of it by the road network.

The Site is south of the listed buildings at Jenkin's Farm and forms part of their wider setting. Dating from the sixteenth century, the farmstead at Jenkin's farm is significant in its age and surviving fabric. Timber framed, the farm buildings are surviving examples of late medieval farm buildings which have been adapted and modified to suit changing agricultural practice: much of the surviving barn buildings' fabric is eighteenth or nineteenth century in date. Jenkin's Farmhouse predates the farm buildings, featuring fourteenth century elements.

The setting of Jenkins Farm has changed, as the barns are no longer agricultural buildings and areas of planting and residential amenity (tennis courts and outbuildings) have been constructed in the area immediately south of the farmhouse. Nevertheless, the farmstead retains an agrarian setting, surrounded by fields and other development. The construction of the A120, south of the listed buildings, has had a negligible effect on this setting.

The position of the buildings at Jenkin's Farm, relative to the surrounding landscape and farmsteads, is important, as it allows the buildings to be understood and appreciated in a semi-isolated, rural context, as they have been for centuries.

The topography of the area is relatively flat, with wide views across the agrarian landscape both to and from the listed buildings. The removal of part of this agrarian landscape would change how the buildings are appreciated and understood, whilst also introducing activity, built form, noise, traffic and light into what is a largely undeveloped, quiet, farmed landscape.

Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed quarrying of the Site is considered to cause a mid-to-low level of harm to their significance.

There is some scope for mitigation, however this will not remove the harm that will occur to the setting of the listed buildings. Mitigation such as screening, restrictions on the locations of buildings, movement and lighting on the Site could have a notable influence on the level of impact which will occur.

### **Cumulative impacts**

No cumulative impacts are anticipated.

## Candidate Site Reference A90 – Rayne Quarry – Northern Extension

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of four Grade II listed buildings through change within their settings: Cottage on Opposite Side of Road and Approximately 70 Metres North West of Pound Farmhouse (List UID: 1122762); Pound Farmhouse (List UID: 1338151); Outbuilding Adjacent to Rear Left of Pound Farmhouse (List UID: 1122760); Pound Farmhouse (List UID: 1338151); Barn and Cartlodge Approximately 30 Metres North West of Pound Farm House and Adjacent to Road (List UID: 1122761).
- The allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of three Grade II listed buildings through change within their settings: Gould’s Farmhouse (List UID: 1122764); Granary Approximately 4 Metres North of Gould’s Farm House (List UID 1122765); Barn Approximately 12 Metres South west of Gould’s Farmhouse (List UID: 1147670).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation Site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

East of the Site:

- Pound Farmhouse (List UID: 1338151)
- Outbuilding Adjacent to Rear Left of Pound Farmhouse (List UID: 1122760)
- Barn and Cartlodge Approximately 30 Metres North West of Pound Farm House and Adjacent to Road (List UID: 1122761)
- Cottage on Opposite Side of Road and Approximately 70 Metres North West of Pound Farmhouse (List UID: 1122762)
- Gould’s Farmhouse (List UID: 1122764)
- Granary Approximately 4 Metres North of Gould’s Farm House (List UID 1122765)
- Barn Approximately 12 Metres South west of Gould’s Farmhouse (List UID: 1147670)

The proposed allocation Site abuts an existing quarry (Rayne Quarry) and so the cumulative impact of the two sites has been considered as part of the following assessment.

These listed buildings are historic farmhouses (and related farm buildings) which derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the above seven Grade II listed buildings. The harm to Gould's Farmhouse and its associated barn and granary is at the lowest end of 'less than substantial' due to the greater distance from the Site.

The harm to Pound Farmhouse and its three associated farm buildings is at the mid-level due to the contribution the Site makes to the settings of the assets and the impact from the fundamental change in land use and character. Mitigation would be difficult, and it is unlikely that the harm to all seven assets can be mitigated due to their position in relation to the Site. However, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

There are two designated heritage assets in close proximity to the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting. These are as follows:

East of the Site:

- Easter Cottage (List UID: 1122763)
- Walnut Tree Cottage (List UID: 1308441)

The settings of these assets are not considered to be wide reaching into the surrounding landscape but are confined to their more immediate environs.

### **Cumulative impacts**

The Site is located in close proximity to another candidate site (A96 – Rayne Quarry – Southern Extension). Should both sites be allocated there is the potential cumulative impacts to the historic built environment.

A Heritage Impact Assessment would be required to fully understand the potential cumulative impacts and their effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A91 – Land at Chignal St James

Amber-Green

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a lowest level to the significance of four Grade II listed building through change within its settings: Stevens Farmhouse (List UID: 1263975); Range of farm buildings to north of Stevens Farmhouse (List UID: 1247730); Chignal Hall (List UID: 1170001) and Granary at Chignal Hall (List UID 1247781).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of Stevens Farmhouse and associated farm buildings. The fundamental change in land use and land character would dilute the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

There are four Grade II Listed Buildings located within 500m from the Site boundary. These are as follows:

East of the Site:

- Stevens Farmhouse (List UID: 1263975),
- RANGE of farm buildings to north of Stevens Farmhouse (List UID 1247730).

West of the Site:

- Chignal Hall (List UID: 1170001)
- Granary at Chignal Hall (List UID: 1247781)

The Grade II\* listed Former Church of St James (List UID: 1122199) and Grade II listed Cottages immediately to the west of St James's churchyard (List UID: 1122200) are located further east beyond 500m of the Site boundary.

Stevens Farmhouse and associated farm buildings represent an early nineteenth century model farm. The special architectural interest of these is experienced within vast agricultural landscape. Although the farm buildings have been converted to office and residential uses, the agrarian landscape, including the Site, forms part of its inherent setting as attributable to character and historic functional connections. Views of the landscape from the listed buildings, and from the agrarian landscape back towards the listed building, permit an understanding of the historic context and function of the historic farm, contributing positively to its significance. The allocation of the Site would alter the land use and character of the Site.

Nevertheless, given these heritage assets would still be surrounded by agricultural land, the overall impact from the allocation is therefore considered to be at the low end of 'less than substantial' harm and a low level of mitigation may be required to eliminate or reduce the identified harm. Nevertheless, the impact should be further assessed through a Heritage Impact Assessment, which may inform the level of mitigation needed.

Chignal Hall (List UID: 1170001) and Granary at Chignal Hall (List UID: 1247781) are located within 500m of the Site boundary. Although their primary agricultural setting would not be affected by the allocation, the impact on the wider agrarian setting would result in low levels of 'less than substantial' harm to the heritage asset and a low level of mitigation may be required to eliminate or reduce the identified harm.

No impact on the setting of Grade II\* listed Former Church of St James (List UID: 1122199) and Grade II listed Cottages immediately to the west of St James's churchyard is envisaged.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

n/a

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known

## Candidate Site Reference A92 - Land at Pattiswick Hall Farm – Small Site

Amber

### Key findings of the assessment are as follows:

- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed Site is within 200m of several listed buildings, and the Site is considered to be part of their settings. These designated heritage assets are:

North East of the Site:

- Pattiswick Hall (Grade II, List UID: 1337592) and ancillary building 35m east of Pattiswick Hall (Grade II, List UID: 1123881)
- Wren's Cottage (Grade II, List UID: 1123886)
- Church of St Mary the Virgin (Grade II\*, List UID: 1168451)

Wrens Cottage is an eighteenth century, one and a half storey cottage. Timber framed, it has historic, archaeological, and architectural interest as a surviving building from the eighteenth century. Its position, adjacent to the church, suggests an association with the church and/or the surrounding agrarian landscape.

The Church of St Mary the Virgin. No longer a church, this Grade II listed building has been converted to a dwelling. Its significance is primarily in its architectural and historic interest. As a parish church, its location would have also been an important part of its function; however, the church has not got a large spire, or a prominent landscape presence.

Pattiswick Hall and ancillary, separately listed building. Built in the sixteenth century, the Hall is a timber framed building, which has been altered and extended in the eighteenth and nineteenth centuries. The ancillary building is east of the Hall, its historic function is unknown. The Hall and ancillary building are set back from the road, with the house having built to overlook the fields to the south west. Modern barns are north east of the Hall, accessed via Old Road. These barns service the agricultural land use of neighbouring fields.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the Grade II and II\* listed buildings referenced above. The harm to is in the mid-to-low 'less than substantial' range due to the distance from the Site to the assets.



Mitigation would be difficult and it is unlikely that the harm to all four assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

A heritage impact assessment should be conducted, which may also provide options for suitable mitigation measures.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference A93 - Land at Pattiswick Hall Farm – Full Site

Red-Amber

### Key findings of the assessment are as follows:

- The allocation will likely cause ‘less than substantial harm’ harm to the setting of 8 designated heritage assets. These are:
  - 44 and 45 Old Lane, (Grade II, List UID: 1123849)
  - Harvey’s Farmhouse (Grade II, List UID: 137613)
  - Pattiswick Hall (Grade II, List UID: 1337592) and ancillary building 35m east of Pattiswick Hall (Grade II, List UID: 1123881)
  - Wren’s Cottage (Grade II, List UID: 1123886)
  - Church of St Mary the Virgin (Grade II\*, List UID: 1168451)
  - 9 Water Lane (Grade II, List UID: 1337590)
  - Stisted Conservation Area
- The Site will have no direct impact to any heritage assets; the impact will be indirect, due to a change to the assets’ settings.
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of the listed buildings and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- Due to the proximity of the Site to the listed buildings identified above, and the contribution the Site makes to the significance of these buildings, the proposed Site is considered to cause either a mid or a low level of harm to their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and setting of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed Site is within 250m of several listed buildings and a conservation area. The Site is considered to be part of their settings. These designated heritage assets are:

East of the Site:

- 44 and 45 Old Lane, (Grade II, List UID: 1123849)
- Harvey’s Farmhouse (Grade II, List UID: 137613)
- Pattiswick Hall (Grade II, List UID: 1337592) and ancillary building 35m east of Pattiswick Hall (Grade II, List UID: 1123881)
- Wren’s Cottage (Grade II, List UID: 1123886)
- Church of St Mary the Virgin (Grade II\*, List UID: 1168451)

West of the Site:

- Stisted Conservation Area, including 109 Water Lane (Grade II, List UID: 1337590), is also within 250m of the Site.

The significance of these listed buildings and the conservation area varies and is explained below. Assets have been grouped by type and/or location where appropriate.

Pattiswick: 44 and 45 Old Lane, Harveys Farm, Wrens Cottage, The Church of St Mary the Virgin and Pattiswick Hall and ancillary, separately listed building.

44 and 45 Old Lane are a pair of semi-detached cottages. The significance of the cottages is in their architectural, archaeological, and historic interest, as well as from their setting. Dating from the sixteenth century, the cottages were once a single dwelling; their surviving fabric has high historic and archaeological value. The setting of these cottages, within a rural landscape, provides an understanding of the long history of agriculture and the rural economy within the area, as well as the adaptive reuse of buildings throughout the sixteenth and eighteenth centuries.

Harveys Farm is east of 44 and 45 Old Lane, which are located at the terminus of Old/Doghouse Road. Its significance is its historic and architectural interest, as a surviving vernacular building, with historic and functional links to the surrounding landscape.

Wrens Cottage is an eighteenth century, one and a half storey cottage. Timber framed, it has historic, archaeological, and architectural interest as a surviving building from the eighteenth century. Its position, adjacent to the church, suggests an association with the church and/or the surrounding agrarian landscape.

The Church of St Mary the Virgin. No longer a church, this Grade II listed building has been converted to a dwelling.

Pattiswick Hall and ancillary, separately listed building. Built in the sixteenth century, the Hall is a timber framed building, which has been altered and extended in the eighteenth and nineteenth centuries. The ancillary building is east of the Hall, its historic function is unknown. The Hall and ancillary building are set back from the road, with the house having built to overlook the fields to the south west. Modern barns are north east of the Hall, accessed via Old Road. These barns service the agricultural land use of neighbouring fields.

West of the Site: Stisted Conservation Area and 109 Water Lane

The Stisted Conservation Area is located to the west of the Site and covers the historic core of the settlement, including the grounds of Stisted Hall, a listed building and Stisted Hall Park, a registered park and garden. The Site forms part of the surrounding agrarian landscape of the Conservation Area and contributes to its significance. Due to the distance from the Site, forms part of the conservation area's wider setting but does not actively contribute to how the conservation area is understood and appreciated.

109 Water Lane is a Grade II listed building, located within the Stisted Conservation Area. Its setting is confined to its garden curtilage and there is little to no discernible visual link between the listed building and the Site. However, there is an element of tranquillity which the Site affords to the listed building, due to its open aspect and current use.

The agrarian landscape, including the Site, forms an important part of the setting of all heritage assets listed above, as it allows an appreciation of their significance with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings where possible, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses and associated buildings, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings. The access roads to both farms pass very close to the Site on its western and southern boundaries.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the Grade II and II\* listed buildings referenced above. The harm to the Stisted Conservation Area and 109 Water Lane is at the lowest end of 'less than substantial' due to the greater distance from the Site, as well as the Site's shape. The harm to the Pattiswick group of buildings would be at the mid-to high level of less than substantial harm due to the contribution the Site makes to the settings of the assets and the impact from the fundamental change in land use and character.

Mitigation would be difficult and it is unlikely that the harm to all four assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

A heritage impact assessment must be conducted, to fully understand the potential impacts.

### **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

N/A

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known

## Candidate Site Reference A94 – Land at Highfields Farm

Red

### Key findings of the assessment are as follows:

- The allocation of the Site would result in a high level of less than substantial harm to the significance of the Grade II listed Highfields Farmhouse and attached cottage (List UID: 1337626).
- It would also result in a low level of less than substantial harm Grade I Listed Parish Church of All Saints (List UID: 1224592).
- It would further result in the lowest level of less than substantial harm to the Grade II Listed Inworth Hall (List UID: 1224616).
- The scheme would result in the lowest level of less than substantial harm to the Grade II Listed Harborough Cottage (List UID: 1224587).
- Mitigation in the form of planting and open landscape areas is unlikely to effectively reduce the levels of harm.
- The undeveloped, agrarian landscape of the Site makes a positive contribution to the setting of these assets and enhances their significance. The fundamental change in land use, land character and environmental impacts from noise, dust and vehicle movements would undermine the ability to understand and appreciate their significance.

### Results of the technical RAG assessment

The following Listed buildings are within proximity to Site A49 to varying degrees and have been considered in this assessment.

To the centre of the Site but outside its boundary:

- Grade II listed Highfields Farmhouse and attached cottage (List UID: 1337626)

To the east of the Site:

- Grade I listed Parish Church of All Saints (Inworth) (List UID: 1224592)
- Grade II Listed Inworth Hall (List UID: 1224616)
- Grade II Listed Harborough Cottage (List UID: 1224587).

The designated heritage asset with the potential to be most severely affected by the development of the Site is the Grade II listed Highfields Farmhouse and attached cottage. The Farmhouse is early-eighteenth century in date and is in an isolated position at the top of a rise, within its surviving agrarian landscape setting. The listed farmhouse is a prominent and visible feature within the surrounding landscape and

the rural character of its setting allows the significance of the building to be appreciated.

The Site layout plan indicates that quarrying would occur to the west and east of the listed building, while a new access road, connecting the western and eastern parts of the Site would wrap around the south-western and south-eastern sides of the listed building, close to its curtilage boundary. A level crossing over Highfields Lane is also proposed for mobile plant movement. The negative impacts would be both visual and environmental. The listed building will be almost entirely encircled by the quarrying works and the linking access road is particularly harmful. The result would have a profound impact on the significance of the listed building, due to the negative change within its immediate setting. This would result in a high level of less than substantial harm.

The Grade I listed Church of All Saints has origins in the eleventh century, with later alterations and additions. It has a distinctive tower with a smaller staircase tower at its top, on north side, built in 1876. The character of the church's rural setting survives and the tower, a prominent feature within the landscape, would have provided a visual reference point and a visual and spiritual way-marker for the local community. The development of the Site would alter the rustic character of this setting (already diluted by the Highfield Solar Farm) and would have a moderate negative impact, reducing the ability to appreciate its significance, within its setting. The level of less than substantial harm would be low.

Inworth Hall to the east of the Site would be more sheltered from direct visual impacts, due to the intervening farm buildings to its immediate west. However, some visual impacts, particularly in views west from the listed building and in views towards it from the eastern edge of the Site would be negatively impacted. The level of harm is anticipated to be at the lowest level of less than substantial harm.

There is a greater degree of separation between the Site and the Grade II listed Harborough Cottage. The development of the Site is unlikely to have a visual impact, although, as with the other heritage assets assessed above, there are likely to be environmental impacts on the listed building's setting, from dust, noise, and increased HGV traffic. This would result in the lowest level of less than substantial harm.

The surrounding agrarian landscape forms part of the setting and contributes to the significance of the heritage assets described above. The allocation of the Site would fundamentally alter the land use and its rural character, which are positive attributes that contribute to the setting and significance of the listed buildings. Some planting is shown at the eastern end of the Site on the drawings, although this would be insufficient to mitigate the resulting harm.

In addition, Colchester City Council provides a high level of information regarding non-designated heritage assets (NDHAs) via its Colchester Heritage Explorer Map. There are a number of NDHAs within close proximity to the Site and some potentially within the Site boundary. Therefore, relevant, above ground non-designated heritage assets should be included in any future assessment.

Glossary:

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

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

There is a probability that in combination with other allocated sites, there would be an increased cumulative and negative impact on some of the nearby heritage assets. Further assessment of the cumulative impacts would be required.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

To an extent the Highfields Solar Farm has altered the rural character of part of the setting of the listed buildings. There would be an increased cumulative impact through the allocation of the Site for mineral extraction, due to the further unsympathetic alteration of the agrarian character of the Listed buildings settings.

There may also be some cumulative impact from the future A12 widening scheme, although this may be limited to environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment would be required.

## Candidate Site Reference A95 – Land at Bellhouse Farm South

Red

### Key findings of the assessment are as follows:

- The allocation of The Site would likely result in 'less than substantial' harm at a high-level to the significance of three Grade II listed buildings through a change within their settings: Bellhouse Farmhouse (List UID: 1224861); Barn to East of Bellhouse Farmhouse (List UID: 1266618); and Barn to North East of Bellhouse Farmhouse (List UID: 1224838).
- The allocation of The Site would likely result in 'less than substantial' harm at the low end of the spectrum to three Grade II listed buildings. This being, Copford Hall (List UID: 1238819), Stables Cottage (List UID: 1238915) and Boathouse at Copford Hall (List UID: 1273946).
- The allocation of the Site would likely result in 'less than substantial' harm at a mid-level to the Grade I listed Church of St Michael and All Angels (List UID: 1274018).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance. In particular, the proximity of the Site to the heritage assets also presents challenges.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation site is in close proximity to several Grade II and Grade I listed buildings and forms part of their setting. These are as follows:

North of The Site:

- Bellhouse Farmhouse (List UID: 1224861)
- Barn to East of Bellhouse Farmhouse (List UID: 1266618)
- Barn to North East of Bellhouse Farmhouse (List UID: 1224838)

West of The Site

- Copford Hall (List UID: 1238819)
- Stables Cottage (List UID: 1238915)
- Boathouse at Copford Hall (List UID: 1273946)
- Church of St Michael and All Angels (List UID: 1274018).



The listed buildings to the north of The Site include a historic farmhouse with associated barns. The significance of these heritage assets is principally derived from their architectural, archaeological, and historic interest as well as from their setting. The surrounding agrarian landscape, including The Site, contributes to the appreciation and understanding of their significance as a historic farmstead. The Site forms an important part of their setting allowing an appreciation of their significance with functional (and potentially ownership) connections to the surrounding landscape. In line with Historic England's Setting of Heritage Assets guidance (GPA Note 3), views of the agrarian landscape from the listed buildings, across and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of The Site would fundamentally alter the land use character of the Site and attributes which positively contribute to the setting and significance of the listed buildings.

Thus, there would be 'less than substantial' harm to the significance of the above three Grade II listed buildings. The harm to Bellhouse Farmhouse, Barn to East of Bellhouse Farmhouse and Barn to North East of Bellhouse Farmhouse is at a high-level of 'less than substantial' due to the proximity to the Site. These assets are also experienced as a group thus the level of harm would be the same for each listed building. The harm would be difficult to mitigate however efforts should be made to ensure any buildings or structures are located furthest from the heritage assets and robust levels of landscaping implemented.

There are three Grade II listed buildings to the west of The Site and one Grade I listed building, the Church of St Michael, and All Angels. The significance of the heritage assets is principally expressed through their architectural, historic, and archaeological interest and also their setting. The surrounding agrarian landscape forms part of their setting and positively contributes to their significance and the heritage assets are considered to be of group value, due to their proximity and historic associations.

The allocation of the Site is considered to result in a mid-level of 'less than substantial' harm to the Grade I listed, Church of St Michael and All Angels. This harm is at a mid-level due to intervisibility and proximity. There would also be harm to the Grade II listed Copford Hall, Stables Cottage and Boathouse at Copford Hall, at a low-level of 'less than substantial harm.' This level of harm is due to existing landscaping which may screen The Site and distance from The Site. The proposed allocation of the Site would fail to preserve the setting and tranquillity of the above identified heritage assets and presents several environmental issues in line with Step 3 of Historic England's Setting of Heritage Assets (GPA Note 3). There is the potential to mitigate the harm through a robust landscaping plan ensuring buildings or structures are not situated in proximity to the assets.

## **Cumulative impacts**

Cumulative impact with other existing and/or candidate mineral sites.

There is the existing site of Colchester Quarry to the east, the proposals would result in wider setting impacts to the above identified heritage assets due to the proposed extension.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not Known.

## Candidate Site Reference A96 – Rayne Quarry – Southern Extension

Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a low level to the significance of five Grade II listed buildings through change within their settings: Cartlodge Approximately 100 Metres South East of Blake House Farmhouse (List UID: 1122782); Farm Outbuilding Range Approximately 20 Metres South West of Blake House Farmhouse and Adjoining the Road (List UID: 1365611); Barn Approximately 60 Metres South East of Blake House Farmhouse (List UID: 1365607); Farm Outbuilding Range Approximately 15 Metres South of Blake House Farmhouse (List UID: 1238998); Blake House Farmhouse (List UID: 1122781).
- The undeveloped, agrarian landscape of the Site contributes to the setting and significance of these assets and the fundamental change in land use and land character would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The proposed allocation Site is in close proximity to several Grade II listed buildings and forms part of their setting. These are as follows:

North of the Site:

- Cartlodge Approximately 100 Metres South East of Blake House Farmhouse (List UID: 1122782)
- Farm Outbuilding Range Approximately 20 Metres South West of Blake House Farmhouse and Adjoining the Road (List UID: 1365611)
- Barn Approximately 60 Metres South East of Blake House Farmhouse (List UID: 1365607)
- Farm Outbuilding Range Approximately 15 Metres South of Blake House Farmhouse (List UID: 1238998)
- Blake House Farmhouse (List UID: 1122781)

The proposed allocation Site abuts an existing quarry (Rayne quarry) and so the cumulative impact of the two sites has been considered as part of the following assessment.

These listed buildings are historic farmhouses (and related farm buildings) which derive their significance from their architectural, archaeological, and historic interest as well as from their setting. The agrarian landscape, including the Site, forms an important part of their settings allowing an appreciation of their significance as part of

historic farmsteads with functional (and potentially ownership) connections with the surrounding landscape. Views of the agrarian landscape from the listed buildings, and from the agrarian landscape back towards the listed buildings, permit an understanding of the historic context and function of the farmhouses, contributing positively to their significance. The allocation of the Site would fundamentally alter the land use and character of the Site, attributes which contribute to the setting and significance of the listed buildings.

Due to this change, there is considered to be 'less than substantial' harm to the significance of the above five Grade II listed buildings. The harm is at the lowest end of 'less than substantial' due to the greater distance from the Site. Mitigation would be difficult and it is unlikely that the harm to all five assets can be mitigated due to their position in relation to the Site, however, efforts to retain the open aspect of the Site closest to the listed buildings by positioning any structures or buildings elsewhere may provide some mitigation.

There are three designated heritage assets in close proximity to the Site which are not considered to be impacted by the allocation as the Site does not form part of their setting. These are as follows:

North of Site:

- Iron Railings Enclosing Front Garden of Blake House Farmhouse (List UID: 1338121)

East of the Site:

- Pump In Front of Gatewoods Farmhouse (List UID: 1338150)

West of the Site:

- Sparlings Farm Pump 5 Metres North of House (List UID: 1112848)

There are seven designated heritage assets in close proximity to the Site which are not considered to be impacted by the allocation due to the distance from the Site and the intervening A120 and B1256). These are as follows:

East of the Site:

- Barn Approximately 20 Metres North West of Gatewoods Farmhouse (List UID: 1122758)
- Gatewoods Farmhouse (List UID: 1122757)
- Barn Approximately 30 Metres North West of Fentons Farmhouse (List UID: 1122756)
- Small Barn Adjacent to West of Barn Approximately 30 Metres North West of Fentons Farmhouse (List UID: 1338149)
- Fentons Farmhouse (List UID: 1338148)

South of the Site:

- Graunt Courts (List UID: 1112844)

West of the Site:

- Sparlings Farmhouse (List UID: 1147324)

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

The Site is located in close proximity to another candidate site (A90 – Rayne Quarry – Northern Extension). Should both sites be allocated there is the potential for cumulative impacts to the historic built environment.

A Heritage Impact Assessment would be required to fully understand the potential cumulative impacts and their effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

Not known.

## Candidate Site Reference D7 – Land at Pond Farm

Red-Amber

### Key findings of the assessment are as follows:

- The allocation of the Site would likely result in ‘less than substantial’ harm at a mid-level to the significance of the Grade II listed Pond Farmhouse (List UID: 1122597), and the Barn to the west of Pond Farm (List UID: 1264934).
- The impact on the Grade II listed Barn to the south of Pond Farmhouse at is likely to be at the lower end of ‘less than substantial.’
- The undeveloped, agrarian landscape of the Site makes a positive contribution to the setting of these assets and enhances their significance. The fundamental change in land use, land character and environmental impacts would undermine the ability to understand and appreciate their significance.
- A Heritage Impact Assessment would be required to understand the effect on the significance and settings of the heritage assets and could indicate potential mitigation measures.

### Results of the technical RAG assessment

The allocated site is bounded by the Great Eastern Main Line railway to the northeast and the A12 to the southwest. There are no designated heritage assets within the Site boundary, however the allocation of the Site has the potential to affect the setting of the following assets:

To the east of the Site:

- Pond Farmhouse (List UID: 1122597)
- Barn to the south of Pond Farm (List UID: 1122575)
- Barn to the west of Pond Farm (List UID: 1264934)

These three designated heritage assets form a historic farmstead group with the farmhouse being the earliest surviving building, dating to the mid-sixteenth century. The two listed agricultural buildings have been converted to residential use.

The historic farmstead was originally in a semi-isolated position, just beyond and to the northeast of the settlement to Rivenhall End. Part of the setting of the heritage assets has changed over time, with growth of the settlement in the twentieth century, into which the historic farmstead has been partially absorbed. The area of the Site to the southwest forms a significant part of the surviving, undeveloped landscape of the historic setting of the heritage assets and it still retains its agricultural character and use. The undeveloped, rural character of the Site is a positive element, that allows the significance of the group of listed buildings to be appreciated.

Where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, consideration should be given as to

whether additional change will further detract from the significance of the asset. In this instance, the severing of the last link between the group of heritage assets and their original setting is a negative change.

The proposed permanent use of the Site is for the import or export of materials by road and rail, during both day and night hours. The layout plan shows both road and rail stocking areas, an HGV parking area, with a landscaping area at the north-eastern end of the Site, adjacent to the Listed heritage assets. While the landscaping area would form a modest area of open space, as a form of mitigation, it would not effectively reduce the harm resulting from the proposal.

As well as views to and from the listed buildings and of the heritage assets within their setting, the environmental impacts resulting from factors such as noise, dust, and nighttime illumination, will have a detrimental impact on the ability to perceive the significance of the heritage assets.

Due to these changes, there is considered to be a level of less than substantial harm to the significance of the heritage assets as a group, with the harm to the Barn to the south of Pond Farm (List UID: 1122575), being at the low end of less than substantial, due to its having been enclosed to its immediate south-west by two modern dwellings. The harm to Pond Farmhouse (List UID: 1122597), and the Barn to the west of Pond Farm (List UID: 1264934) would be at the mid-level of less than substantial harm, due to the direct and visible contribution the Site makes to the settings of these assets and the impact from the fundamental change in land use and character.

Due to the positive contribution the Site makes to the settings of the assets at Pond Farm and the impact from the fundamental change in land use and character, fully effective mitigation would be difficult and it is unlikely that the harm to all three assets can be significantly reduced due to their position in relation to the Site.

However, the retention of the open aspect of the Site closest to the listed buildings by positioning any structures, plant or buildings elsewhere may provide some limited mitigation, along with a screen of appropriate vegetation along the boundary with the proposed export stocking area and the landscaping area.

### **Cumulative impacts**

#### Cumulative impact with other existing and/or candidate mineral sites.

The Site D7, Land at Pond Farm has been put forward along with numerous other potential sites of expansion for the Brice Aggregates quarrying activities. However, Site D7 is the only site on the north side of the A12. There is therefore unlikely to be a cumulative impact resulting from other candidate mineral sites.

Other Cumulative impacts i.e., those outside MPA ability to control e.g., planning permission for nearby residential development, potential existing local plan allocation etc if known.

The southern part of the Site (to the southwest of the currently isolated Whitelands) is proposed to form a temporary compound for the construction works related to the A12 widening Scheme. There is a considerable separation from the group of listed buildings from this proposed compound and any impacts related to the A12 works would be temporary (possibly until 2027). There may also be some cumulative impact from the future A12 widening scheme, in the form of environmental impacts and the disruption caused by the movement of heavy vehicles on routes to and from the A12. Further assessment would be required.