

CRES2101: East of Braintree, Essex Heritage Impact Assessment



Client:
Braintree District Council

Date:
September 2026





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Project Details

Client: Braintree District Council
Project Number: F4260
Address: Braintree District Council, Causeway House, Bocking End, Braintree, CM7 9HB

Quality Assurance – Approval Status

Issue: 1
Date: 01/09/2026
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Contents

Contents	4
1. Introduction	5
Methodology	7
2. Heritage Baseline	9
Heritage Assets	9
Archaeological and Historical Overview	13
3. Site Assessment	22
4. Assessment of Significance	25
Significance Criteria	25
Statements of Significance	27
Archaeological Potential	36
5. Potential Impact of Development	38
Designated Heritage Assets	38
Archaeology	39
6. Conclusions and Recommendations	41
Recommendations & Mitigation	42
7. References and Sources	44
Bibliography	44
Appendix A: Legislation, National Planning Policy & Guidance	45
Appendix B: Glossary	46
Glossary (National Planning Policy Framework)	46
Appendix C: Designation Descriptions	47
Appendix D: HER Gazetteer	52

1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for the proposed allocation site CRES2101 East of Braintree (hereafter referred to as “the Site”). The location and extent of the Site is shown in **Figure 1**.
- 1.2. For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 500m Historic Environment Record (HER) search area (from the boundary of the Site) shall be referred to as ‘the Study Area’. The Site is approximately 173 hectares in size and is located to the east of Braintree.
- 1.3. This report provides a baseline summary of the significance of identified heritage assets within the Study Area, based on documentary research and a site inspection. The aim is to assess the potential impact caused by development on the Site to the significance of any relevant heritage assets.
- 1.4. This report identifies relevant designated and non-designated heritage assets within the Site and its environs. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5. As part of a planning application, any future development will require further assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets.
- 1.6. This assessment follows best practice procedures produced by Historic England (see **Appendix A** for details) and the Chartered Institute for Archaeologists¹, and is designed to meet the requirements of heritage planning policy contained in Section 20 of the National Planning Policy Framework (NPPF)².
- 1.7. Planning policy, legislation and guidance relating to the historic environment (see **Appendix A** for detail) sets out the need to consider all elements of the historic environment to inform the planning process and, where appropriate, measures to mitigate adverse impacts from proposed developments.

¹ Chartered Institute for Archaeologists, January 2017. *Standard and guidance for historic environment desk-based assessment*

² Ministry of Housing, Communities and Local Government, 2026. *National Planning Policy Framework*

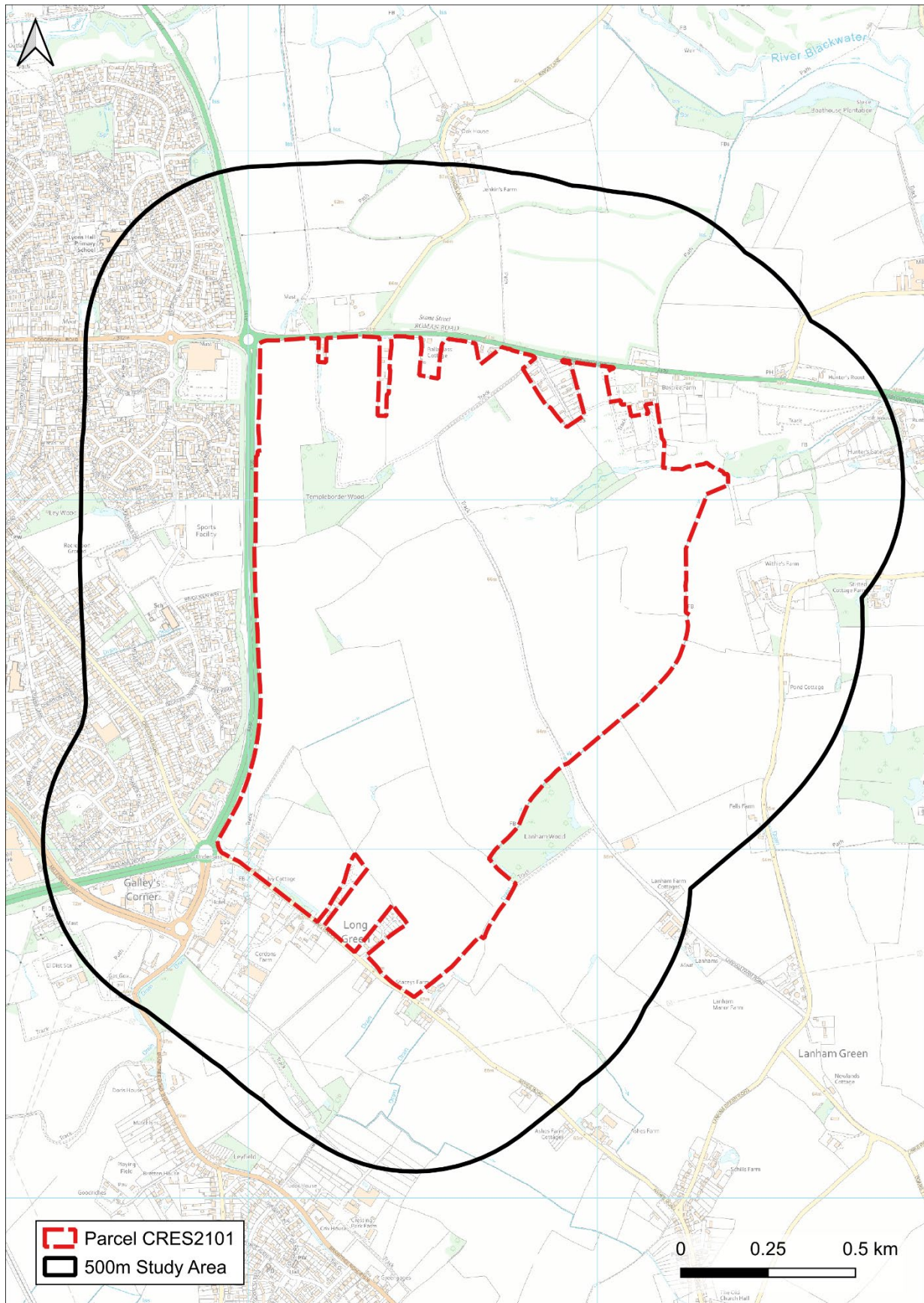


Figure 1 CRES2101, 'the Site' and 500 metre Study Area

Methodology

- 1.8. This assessment has been undertaken to support the production the new Braintree District Local Plan. This is intended to provide an initial overview of the heritage assets which may be potentially affected and the form/extent of this impact.
- 1.9. The purpose of this document is to provide a detailed and proportionate historic environment evidence base, as required by Policy PM8 and HE1 of the National Planning Policy Framework (NPPF, August 2026), to establish the suitability of the Site prior to formal allocation.
- 1.10. The data in this report will be combined with other specialist reports to help identify the Sites to be allocated for development into the Local Plan. Should any planning applications be submitted for the Site, it is expected that a full and detailed Heritage Impact Assessment / Archaeological Desk-Based Assessment (and any relevant field investigations) are undertaken, as required by Policy HE5 of the NPPF. Any future assessment should be informed by the nature and detail of the proposed development. As such it should be noted that this assessment is not exhaustive and the exclusion of reference to a heritage asset does not imply that it would not be impacted by a future development.
- 1.11. To determine the archaeological potential of the Site, a broad range of standard documentary and cartographic evidence was examined to determine the likely nature, extent, preservation, and significance of any known heritage assets that may be present within a 500m Study Area of the Site. A search of the Essex Historic Environment Record (EHER) was undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 1.12. This assessment has been informed by desk-top research and a site visit, carried out in August 2026. A walkover of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and monuments, identify any visible designated heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the Study Area, for the purposes of scoping heritage assets, as per Historic England setting guidance.
- 1.13. The assessment of significance, of the identified heritage assets, follows the heritage interest-led approach set out in the NPPF comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the 'Planning Policy Guidance'.³ The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015)⁴ and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019).⁵

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁴ Historic England. 2015. *Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment'*.

⁵ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*.

- 1.14. The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017).⁶
- 1.15. **Section 3** of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, in line with GPA3 Step 1. It also provides an overview of the historical development of the Site and its surroundings.
- 1.16. **Section 4** provides an assessment of the significance of the heritage assets potentially affected by future development, including the contribution made by their setting, in line with GPA3's Step 2. It also includes an assessment of archaeological potential of the Site.
- 1.17. An assessment of the potential impact of a development on the identified heritage assets is presented in **Section 5**, in line with Historic England's GPA3.⁷ Step 3 of the staged approach outlines that assessment should assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it. It also identifies impacts to the archaeological potential of the Site.
- 1.18. **Section 6** concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with Step 4 of GPA 3.
- 1.19. References and sources consulted in the preparation of this report are listed at **Appendix A**.
- 1.20. The relevant legislation and policy context are set out in **Appendix A** of this report and a Glossary of terms is outlined in **Appendix B**. Relevant statutory designation descriptions are reproduced in **Appendix C** of this report.
- 1.21. **Appendix D** presents all relevant heritage asset and HER records in the Study Area. The number references used in the text are those used by the Essex HER or National Heritage List.

⁶ Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets'* (GPA3)

⁷ *ibid*

2. Heritage Baseline

Heritage Assets

The scoping of this assessment has considered designated built heritage assets within 500m of the Site. The locations of heritage assets within the 500m Study Area are shown on **Figure 2**. The designation descriptions of listed buildings (scoped into this assessment) are located in **Appendix C**. It is possible there are non-designated built heritage assets that would be impacted, these should be identified and assessed as part of any Heritage Statement which supports a future development proposal for the Site.

Listed Buildings

2.1. There are no listed buildings within the Site boundary. The following listed structures have been scoped in due to their proximity, visual relationship and historic association to the Site. Their inclusion has been informed by a site visit and desk-based assessment.

Listed Building	Grade	List Entry Number
Baytree Farmhouse	II*	1171048
Withies Green Farmhouse	II	1123852
Cartlodge/Granary 35 Metres South of Withies Green Farmhouse	II	1123854
Barn 30 Metres South East of Withies Green Farmhouse	II	1123853
Barn 25 Metres South West of Withies Green Farmhouse	II	1337616
Byre 15 Metres South East of Withies Green Farmhouse	II	1337615
Fowler's Farmhouse	II	1168605

Conservation Areas

2.2. There are no Conservation Areas within the Study Area. The closest Conservation Areas are Cressing Conservation Area and Braintree Town Centre Conservation Area. Both are approximately 2km from the Site and their settings do not extend to the Site due to distance and intervening development. They have not been scoped into this assessment.

Scheduled Monuments

2.3. There are no scheduled monuments within the Site boundary or within the Study Area.

Scoped out Designated Heritage Assets

2.4. The following designated heritage assets (within the Study Area) have been scoped out of this assessment. This has followed a site visit which confirmed they are unlikely to be impacted by the development of the Site. Should a planning application come forward in the future for development of the Site, the impact on these assets (or lack of) will need to be confirmed. Heritage assets can be scoped out of this assessment due to their lack of visual, historical or functional connection to the Site.

2.5. Buildings scoped out of this assessment include:

Listed Building	Grade	List Entry Number
Mark's Farmhouse	II	1338260
Barn 18 Metres South West of Mark's Farmhouse	II	1234796
The Dolphin Public House	II	1305782
Hunter's Roost	II	1123901
Jenkin's Farmhouse	II	1123903
Barn Approximately 5 Metres North East of Jenkin's Farm	II	1123878
Barn Approximately 10 Metres to North of Jenkin's Farm	II	1234250
Cart Lodge/Granary at Jenkin's Farm	II	1234243
Fell's Farmhouse	II	1337614

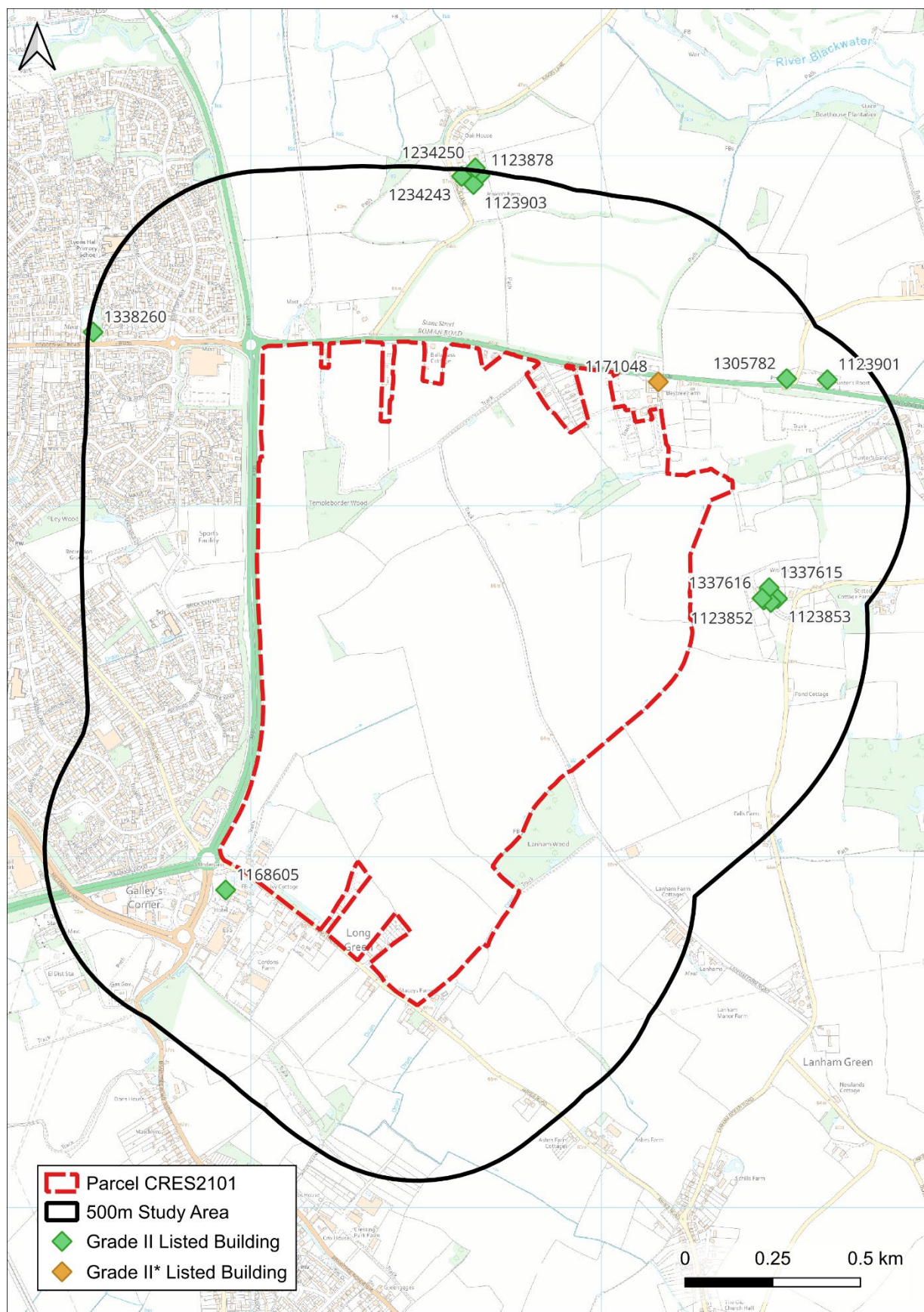


Figure 2 Map showing Designated Heritage Assets within the 500m Study Area

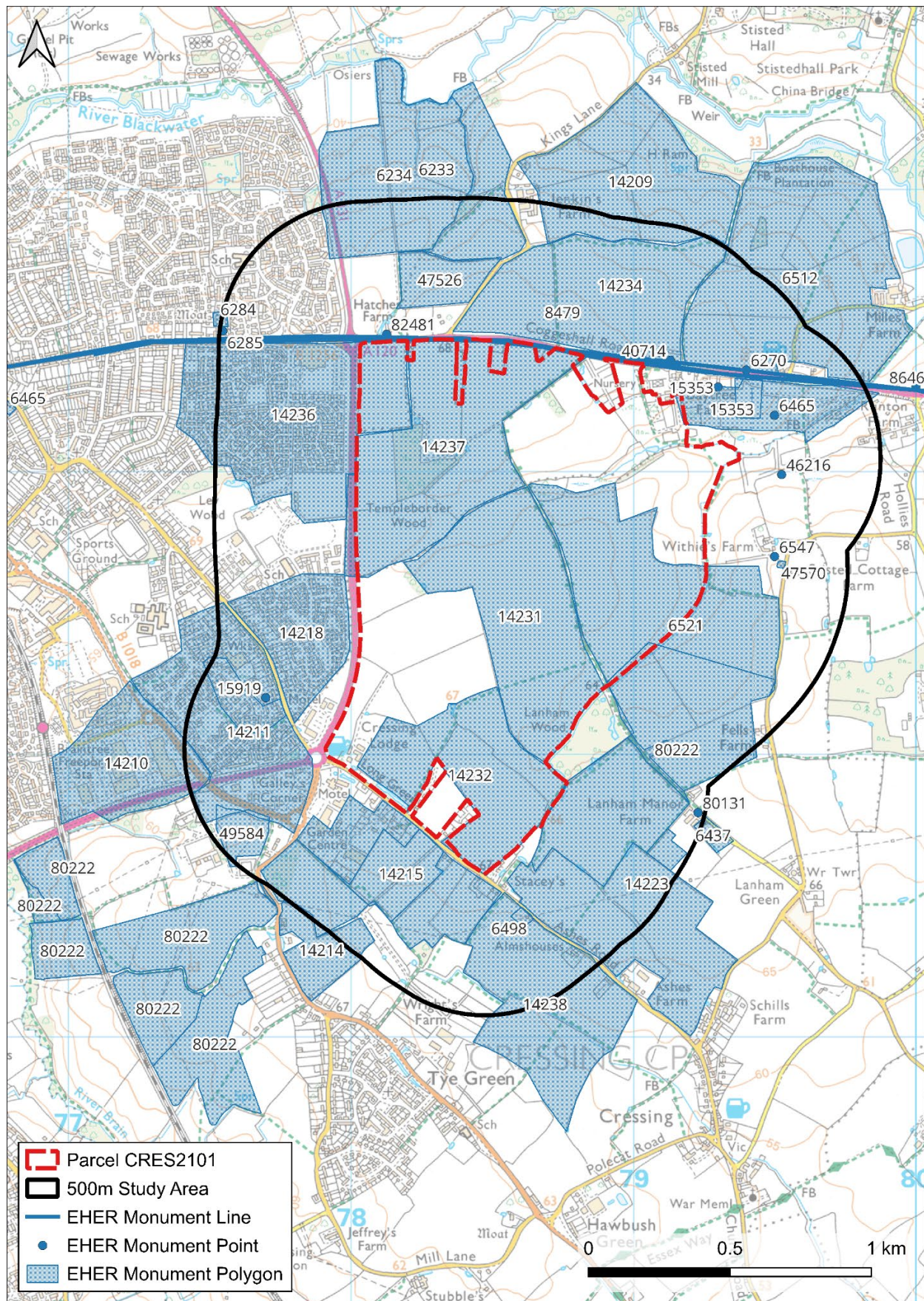


Figure 3 Map showing Essex HER records within the 500m Study Area, excluding Listed Buildings.

Archaeological and Historical Overview

- 2.6. The information below is derived from desk-based and archival research and a review of the EHER. Whilst most of the information noted below is through consultation of the EHER, there is a small number of recent investigations (not yet added to the EHER) which have revealed relevant information.
- 2.7. This archaeological and historical overview is focused to the Site and surrounding heritage assets. The overview has considered the Site, and its environs, by period.

Prehistoric (1,000,000 BC – 43 AD)

- 2.8. A limited number of prehistoric remains are recognised within the Study Area. Mesolithic to Neolithic worked flints have been recovered in residual contexts to the south of the Site.⁸ No prehistoric remains have been identified from within the Site.
- 2.9. Bronze Age pottery and features recovered from land south of Long Green⁹ suggest a transitory use of the landscape during most of the prehistoric period.
- 2.10. The earliest evidence for land use in the Study Area includes potential rural settlement evidence, including a cremation burial pit dated to the Iron Age.¹⁰ The funerary aspect may be related to larger Iron Age centres recorded at Braintree and Mill Lane, beyond the Study Area. Pottery findspots have been recovered north of the Site (EHER 6233).
- 2.11. A sizable cropmark complex (EHER 6521) is recorded partly within the Site which includes evidence for both agricultural and domestic activity. Several ring ditches interspersed with pit scatters, trackways and circular enclosures could indicate Bronze or Iron Age dwellings. The grid-like pattern of linear features may represent later prehistoric field systems.
- 2.12. Further possible later prehistoric domestic and agricultural activity is suggested by cropmark evidence to the north of the Site, north of the Roman road (EHER 6512).

Roman (43 AD – 410 AD)

- 2.13. The line of Stane Street (EHER 1226, 6503, 8646), a Roman road, is located to the north of the Site and forms the northern boundary in places. It linked Colchester to Braughing (Hertfordshire) via Braintree and follows the route of the current A120 between Braintree and Colchester. The Roman settlement at Braintree, a “small town”, was located over 2km to the west of the Site.
- 2.14. The remains of a potential third and fourth century villa site (EHER 6234) were recovered to the north of the Roman road. No building structure was revealed, however, finds including a bronze harness mount and Samian pottery were recovered suggesting a high-status site.

⁸ ASE, 2024. Archaeological evaluation - Land between Long Green and Braintree Road, Cressing, Essex

⁹ Ibid

¹⁰ ASE, 2026 Archaeological Evaluation Land at Lanham Farm Road, Cressing.

- 2.15. Findspots of Romano-British date, including pottery, a Roman urn, lava quern fragments and a gold coin of Vespasian date (EHER 6270, 46216, 8600) have been found in the Study Area.

Early Medieval and Medieval (410 AD – 1540 AD)

- 2.16. There is no recorded evidence for early medieval activity within the Site or Study Area. The Site covers the historic parishes of Cressing, Stisted and Rivenhall, which are early medieval in origin, and small sections of Braintree.
- 2.17. Although no medieval heritage assets have been recorded within the Site, there are at least four place names in the wider area that have medieval origins. The surrounding settlements at Braintree, Stisted and Rivenhall and Cressing are historic parishes and most are listed in the Domesday Book as manors (Open Domesday 2026). Braintree was granted a Market Charter in 1199 and developed into a large commercial centre during the medieval period.
- 2.18. The Site is located outside of the historic settlement at Braintree within the rural landscape which would have been characterised by dispersed polyfocal settlements comprising church/manor complexes, farmsteads and cottages, linked by linear greens and ends.
- 2.19. High-status medieval settlement is indicated by evidence within the Study Area. Possible medieval manors are suggested by moated sites at Lanham Manor (EHER 6437) and Marks Farmhouse (EHER 6284).
- 2.20. Evidence for medieval land use activity has been demonstrated through excavation at Long Green, including potential roadside settlement (EHER 6498 and 49900), agriculture and industrial activity.

Post-medieval and Industrial (1540 AD to 1900 AD)

- 2.21. Settlement continues into the post-medieval period in the Study Area with dispersed residential and industrial related properties along Coggeshall Road (EHER 40714). Further settlement largely relating to agricultural holdings, such as Marks Farmhouse (EHER 6285) and Hatches Farm (EHER 82481), are located within the Study Area.
- 2.22. Lanham Manor Farm is recorded to the east of the Site (EHER 6437). The house was surrounded by a moat so may be medieval in origin and dates to the sixteenth century with later alterations.
- 2.23. A small settlement located around a linear green is depicted on the Chapman and André Map of Essex of 1777 to the south of the Site (**Figure 4**). Long Green forms the southern boundary of the Site, it is named as Laysells Green on the map with properties both north and south of the green. A woodland is shown north of this which has since been removed.

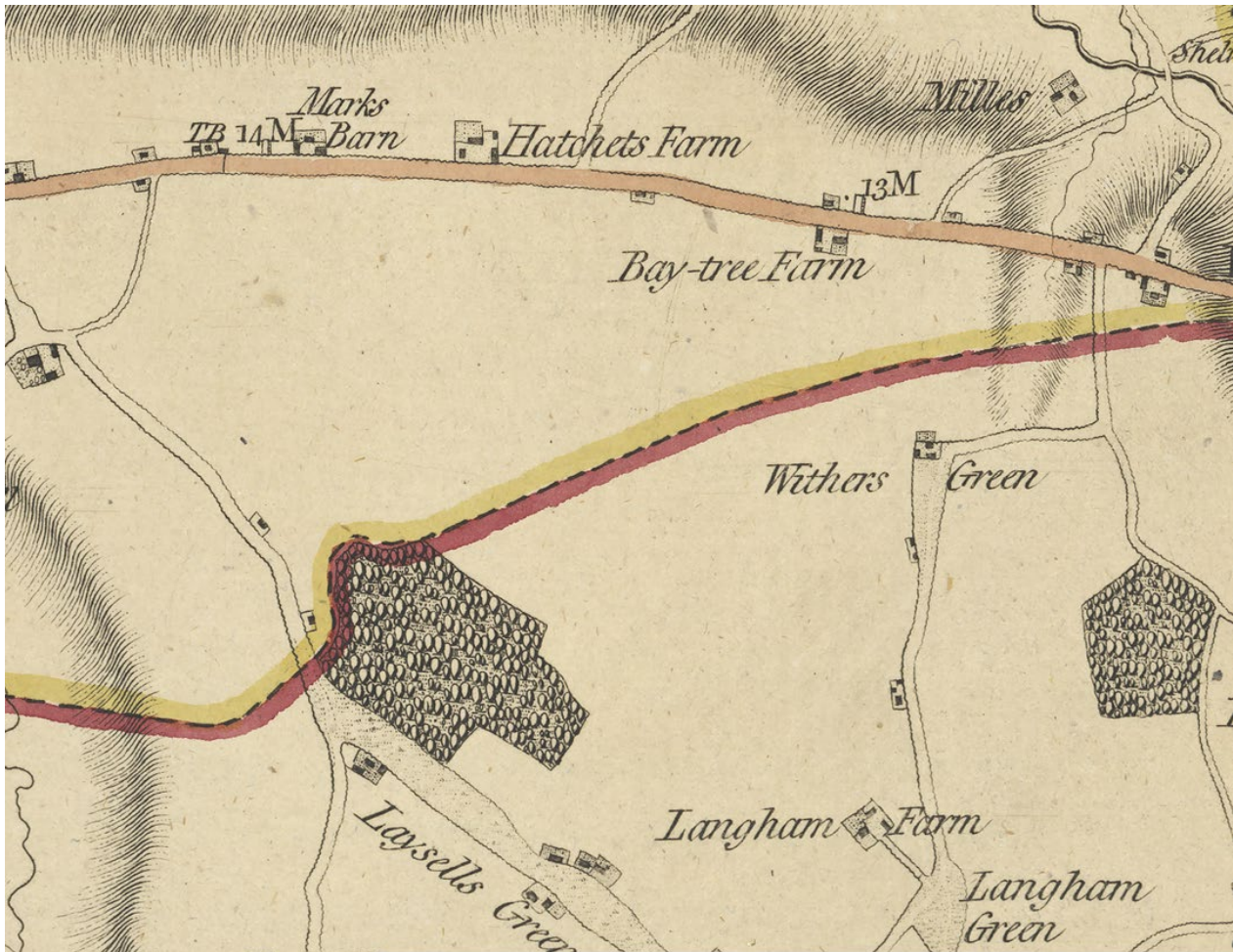


Figure 4 Chapman and Andre 1777 Map of Essex

- 2.24. The area remained largely agricultural in nature throughout the post-mediaeval period. Excavations south of Long Green and near Lanhams Manor Farm to the east of the Site have revealed post-medieval ditches which generally correlated with field boundaries shown on historic mapping.¹¹
- 2.25. Crressing Lodge is located within the Site and the farmstead is depicted on the Crressing Tithe Map of 1838 (**Figure 5**). The house is still extant, however it is unclear if any farm buildings retain historic fabric.

¹¹ ASE, 2024. Archaeological evaluation - Land between Long Green and Braintree Road, Crressing, Essex and ASE, 2026 Archaeological Evaluation Land at Lanham Farm Road, Crressing, Essex



Figure 5 Crossing Parish Tithe Map, 1838

2.26. Another farmstead which survived until the twentieth century is depicted on the 1838 Rivenhall Tithe map (**Figure 6**) as being located within the Site. Lower Farm was owned by James Lockhart Esquire and occupied by Lawrence Orpen. The holding included a separate building on the opposite side of the road, possibly part of a farm complex known as New Farm, listed under Temple Land.

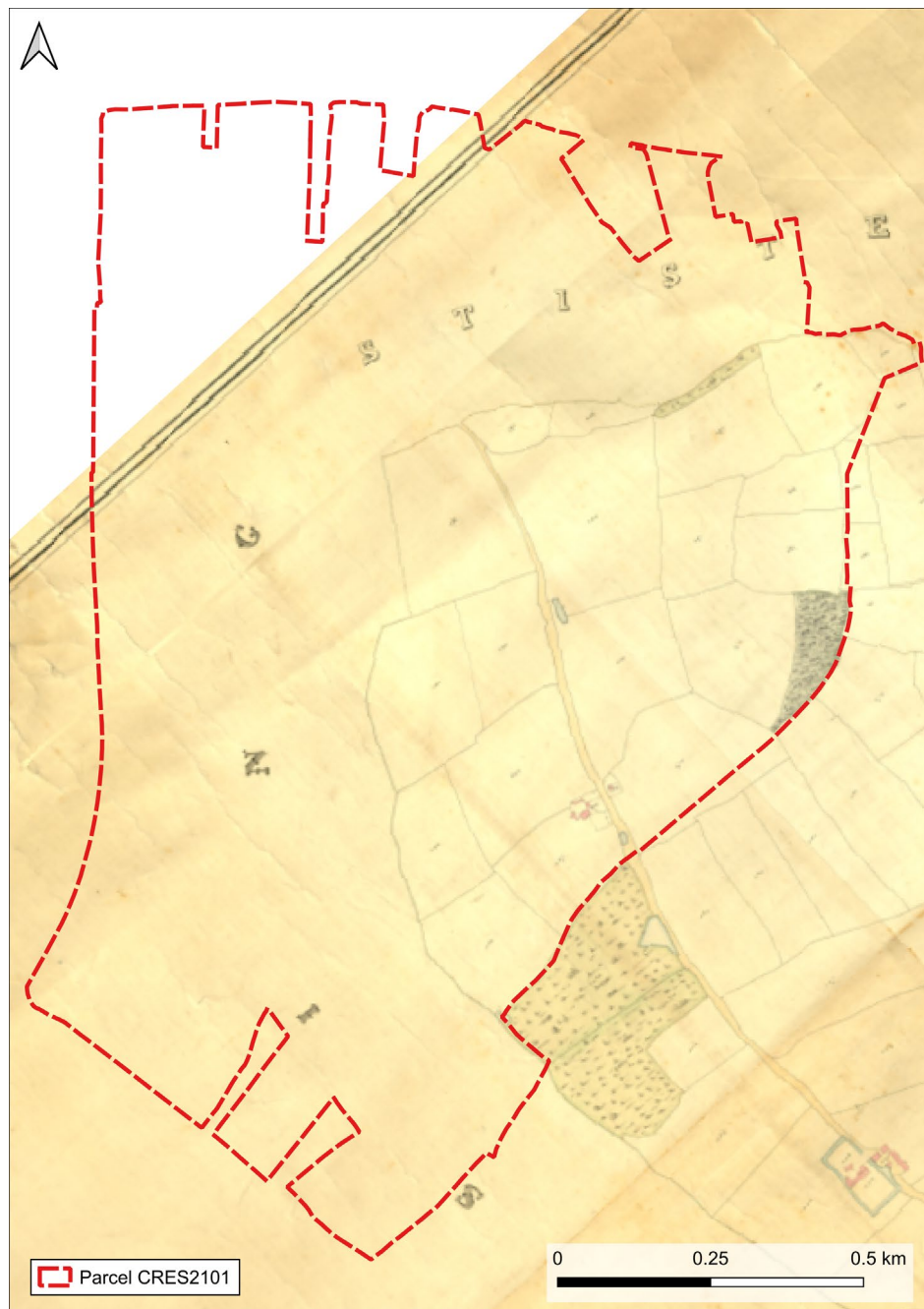


Figure 6 Rivenhall Parish Tithe Map, 1838

- 2.27. The 1840 Tithe map for Stisted (**Figure 7**) shows a small area of woodland, known as Templeborder Wood within the Site.
- 2.28. The site of Canham's Farm is also shown within the Site (**Figure 7**). The property could be accessed from Coggeshall Road along a track which is still extant and connects with Lanham Farm Road to the south. The property was owned by Savill Onley and occupied by James Walford (IR 29/12/320).



Figure 7 Stisted Parish Tithe Map, 1840

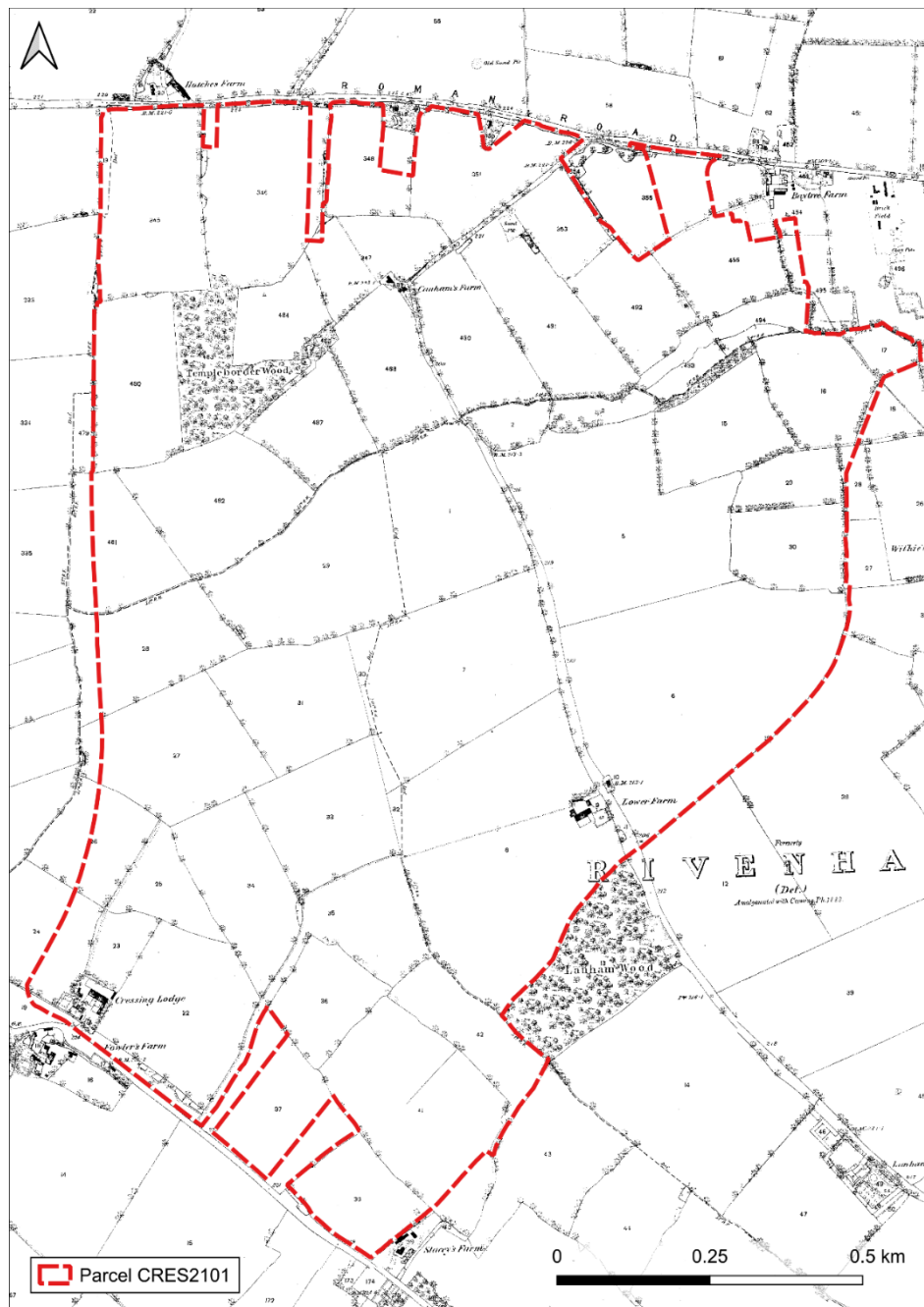


Figure 8 First edition Ordnance Survey Map, c1875

2.29. Numerous cropmarks have been identified in the fields within the Site (EHER 6523, 14223, 14231-2, 14236-7). Most of these correlate with boundaries shown on the 1838-1840 Tithe Maps. Further cropmarks which are likely to relate to historic field boundaries are recorded in the Study Area (EHER 14209-11, 14214-5, 14218, 14234, 14238).

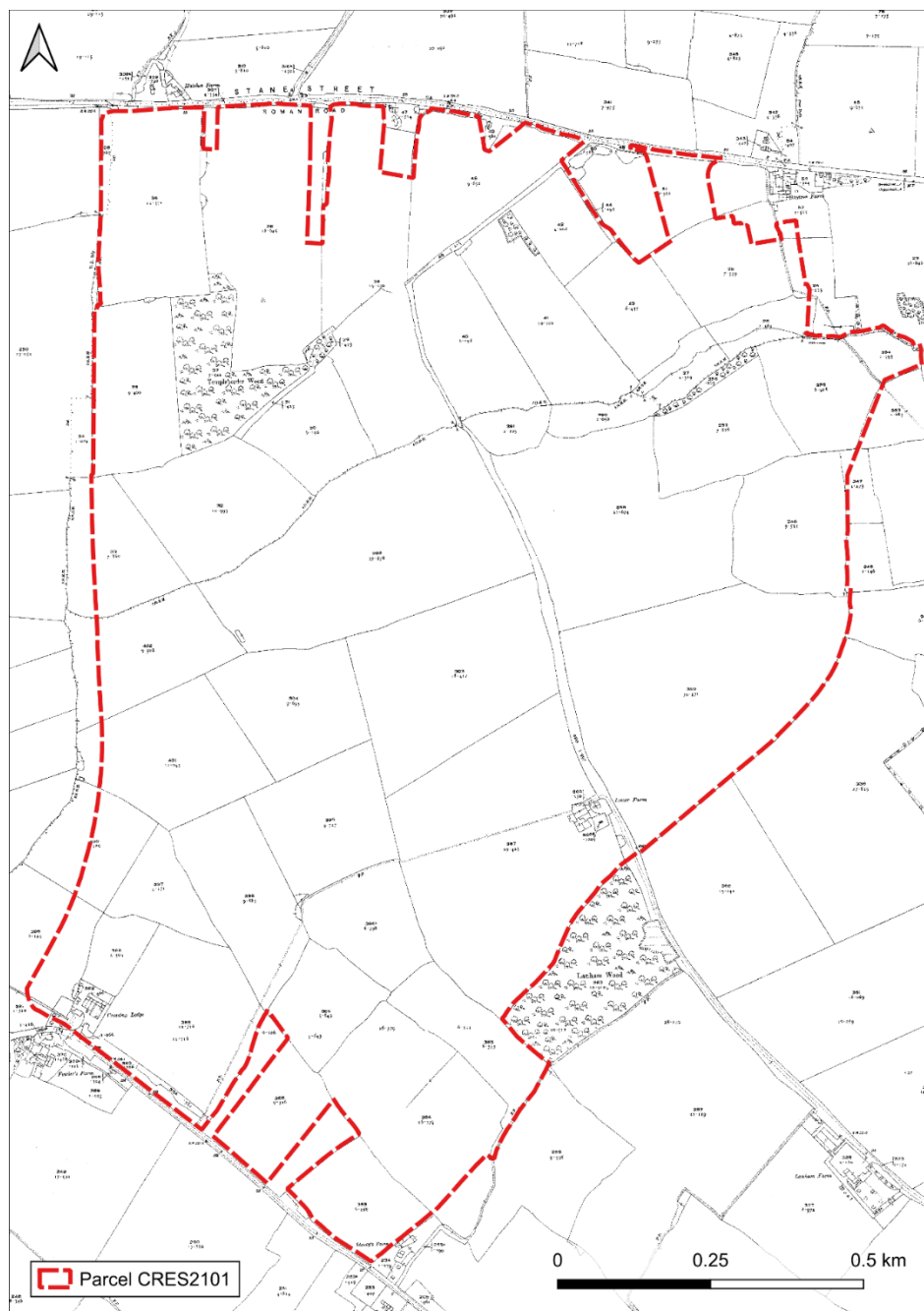


Figure 9 Third edition Ordnance Survey Map, c1920 with Site boundary.

- 2.30. Historic Ordnance Survey mapping (**Figures 8-9**) reveal a pattern of irregular and rectilinear fields within the Site with minimal boundary loss until the twentieth century. Smaller fields follow the line of a watercourse crossing the Site from west to east to join the River Blackwater further to the north-east.
- 2.31. Post medieval industry in the Study Area was relatively small-scale in nature, mainly consisting of brickworks (EHER 15353) and milling (EHER 47526, 47570). Small-scale quarrying activity within the Site is recorded on the historic maps (**Figure 8**) and from cropmark data (EHER 14234).

Modern (1900 AD - Present)

- 2.32. The remains of a First World War defensive trench line constructed in late 1914 was uncovered south of Long Green.¹² A possible bomb crater is recorded in cropmarks beyond the Site (EHER 14238).
- 2.33. Cold War structural remains are recorded west of Baytree Farm (EHER 8479).
- 2.34. There is evidence of a continuation of small-scale mineral extraction beyond the Site, including a clay pit (EHER 15919).
- 2.35. Lower Farm, to the north of Lanham Wood, and Canham Farm were present within the Site on the Tithe Maps and First Edition Ordnance Survey map but were demolished in the twentieth century.
- 2.36. In the late 1990s-2000s, the garden centres at Baytree Farm and Fowlers Farm opened, with development around each listed building expanding. This coincided with the development of caravans/mobile homes at Twin Oaks off Stane Street at the northern edge of the Site c2000, however this is the only new residential development along this section of Coggeshall Road. The Marks Farm development, to the east of the A120, was also constructed around the turn of the millennium.
- 2.37. Development around Fowlers Farm has increased in the last twenty years, with the construction of Braintree Village and retail parks to the north of the listed building. Braintree Village opened as Freeport Braintree in 1999, and the Premier Inn to the south of Fowlers Farm was constructed at this time.
- 2.38. Construction of the A120 began in October 2001, opening in July 2004, the route roughly follows the Urban District boundary marked on the First Edition Ordnance Survey maps. The road bypasses the town centre with traffic routed south of the town before rejoining the historic route of Stane Street (Coggeshall Road) at the northern edge of the Site.

¹² ASE, 2024. Archaeological evaluation - Land between Long Green and Braintree Road, Cressing, Essex

3. Site Assessment

- 3.1. Two site visits were undertaken, both in August 2026. A visual assessment was undertaken of the Site and Study Area and the heritage assets within (where publicly accessible), including consideration of how their setting contributes to significance. During the first site visit the weather was dry, sunny, and bright, the weather on the second visit featured quickly moving cloud, with both overcast and clear skies.

General Description

- 3.2. The Site area covers approximately 173 hectares of primarily agricultural land to the east of Braintree. The Site is bounded by the A120 to the west and north, with Long Green/Ashes Road to the southern edge. Galley's Corner, a junction on the A120, is at the south-western corner of the Site.
- 3.3. The Site consists principally of large arable fields bounded by hedgerows, interspersed with small, wooded areas, including Templeborder Wood. The western boundary adjoins the A120 and modern residential development, while the remainder of the Site extends into open countryside characterised by a dispersed pattern of settlement, historic routeways and agricultural land use. The Site has a strongly rural character despite its proximity to the adjoining urban area.
- 3.4. The topography rises gently toward the north of the Site and is fairly flat across the southern and western part of the Site. There is a small valley and stream at the eastern edge, where the land falls toward the water. A bridleway crosses the Site, leading from the north, at the A120, to the southern edge of the Site. There are three Public Rights of Way (PRoW) which cross the Site; PRoW 24, 25 and 26.
- 3.5. Cressing Lodge is the only dwelling within the Site, at the south eastern corner. It is a nineteenth century double fronted dwelling with outbuildings. It is marked on the Cressing Tithe Map (1838) and overlooks Fowlers Farm, a Grade II listed building outside the Site boundary.



Figure 10 View south west from PRow 3, toward Crossing Lodge from within the Site



Figure 11 Looking south toward Lanham Wood from the bridleway



Figure 12 Looking east across the northern section of the Site, Twin Oaks is visible on the horizon



Figure 13 View north across the Site, from PROW 3

4. Assessment of Significance

Significance Criteria

- 4.1. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England,¹³ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.
- 4.2. These attributes of significance are described as:
- **Archaeological interest**
There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest**
These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest**
An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 4.3. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 4.4. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document GPA3: The Setting of Heritage Assets.¹⁴ Following Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 3 of this report), the below statements of significance are carried out in line

¹³ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12*

¹⁴ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

with Step 2 which states: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

4.5. In relation to Step 2, the guidance document details that 'The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting'. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset's physical surroundings or the experience of the asset. These attributes include:

- Topography;
- Other heritage assets;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Surrounding landscape or townscape character;
- Tranquillity, remoteness, 'wildness';
- Diurnal changes; and
- Land use.

Statements of Significance

Designated Heritage Assets: Listed Buildings

- 4.6. Where relevant some listed buildings have been grouped together. Where listed buildings were not accessible, the listing descriptions have been consulted to understand their significance.

Baytree Farmhouse

- 4.7. Baytree Farmhouse (**Figure 14**) is a Grade II* listed building (List Entry Number: 1171048). The house dates from the early sixteenth century with later alterations and is timber framed and plastered with a jetty across the length of the north, road facing elevation. The building is five bays wide, which is formed of an early sixteenth century three bay element and two gabled sections, which are later in date (c1600). It has decorative, fretted trims to all gables, including the small porch extension to the main entrance. Two storeys in height, it has an inserted attic floor with sections of exposed framing in the western gable. There is a large central chimney stack with four stacks, gabled roof to the western end and gabled to the east. On the eastern elevation there is a later nineteenth century chimney. To the rear, there is a flat roof, single storey extension. It has a red plain tile roof.

Significance

- 4.8. The significance of Bluebridge House is demonstrated by its Grade II* listing, as a particularly important building of more than special interest. Only approximately 5.8% of listed buildings are Grade II*. It derives significance from its architectural and historic interest.
- 4.9. The quality of the building's extensive timber framing and surviving features contribute to its special architectural interest and its archaeological interest in permitting an appreciation of historic construction techniques. The eighteenth-century windows are of particular interest due to their relative rarity, featuring leaded lights and historic glass.

Setting

- 4.10. The building's position adjacent to the A120 is indicative of the historic interest of Stane Street, which has functioned as a main route across the county since the Roman period. To the west and rear of the building are a series of historic farm buildings, including a timber framed barn which should be considered curtilage listed. The barns and agricultural buildings contribute to the understanding of the building, its development and history.
- 4.11. To the immediate west of Baytree Farmhouse is Cherry Tree Garden Centre (**Figure 15**). The development of the retail use of the area to the west of the building began in the 1990s and has expanded since then, with the farmhouse visible throughout the garden centre and viewed in conjunction with it. The garden centre is formed of a series of single storey large barn-like structures, with areas of hardstanding and uncovered retail areas. The large car park for the garden centre is accessed from the same road entrance as the listed building, which adds to the utilitarian appearance

of the immediate western setting of the farmhouse. Beyond this car park, further west and running perpendicular to the Coggeshall Road (A120) is a traveller site, which has been present since c2000.

- 4.12. Immediately opposite the listed building are numbers 127-9 Coggeshall Road, unlisted timber framed dwellings which feature a rendered exterior and red tiled roof (**Figure 16**). Numbers 127-9 and Baytree Farmhouse are part of a cluster of historic timber framed buildings along Coggeshall Road marked on the first edition Ordnance Survey map.



Figure 14 Baytree Farmhouse



Figure 15 Barn at Baytree Farm (left) and Cherry Tree Garden Centre (right)



Figure 16 Numbers 127-9 Coggeshall Road

Contribution made by the Site

- 4.13. The agricultural, largely open and undeveloped nature of the Site's present form contributes to the understanding and appreciation of the listed building's agricultural history and affords it prominence in views from the south and north. The presence of belts of trees within the Site, particularly those to the south of Baytree Farm also reinforce the green, rural character of its setting, and are visible in conjunction with views toward the listed building from PROW 24, 25 and 26.

Fowlers Farm

Significance

- 4.14. Fowlers Farmhouse (List Entry Number: 116805) is a Grade II listed building which dates from c1400, with significant phases of alterations in the eighteenth and nineteenth centuries. The building's primary significance is in its architectural and historic interest as a multi-phase vernacular farmhouse. Its construction and surviving historic fabric are also of archaeological interest. The building has been in use as a public house since the late twentieth century, which adds to its historic interest as it is a building with community and local value.
- 4.15. The farmhouse was re-orientated in the early-mid nineteenth century, creating a formal frontage which faces northwest, toward the road. This section of the building features a typical Georgian appearance, with a central door and windows either side, and a central staircase (**Figure 17**). Attached to the rear of this section is an earlier two-storey timber framed section of the building which has an exposed jetty on each side and forms the crosswing to the earliest, single storey central section of the building which was originally an open hall and includes the sections of medieval timber which have been dated to c1400 (**Figures 18 and 19**). A series of further extensions and former agricultural buildings are now attached to this central single-storey section, which all form the functional areas of the public house. Within all these areas there are sections of exposed timber framing, although the infill and connecting brick sections are of no particular historic or architectural significance, dating from the late twentieth century.



Figure 17 Primary elevation of Fowlers Farmhouse, within the later addition.



Figure 18 North eastern, side elevation of Fowlers Farm



Figure 19 View of the western side of the listed building, including garden area

Setting

- 4.16. The immediate setting of the farmhouse has changed dramatically following the change of use of the building to a public house, including the construction of associated car parking and outdoor seating and landscaping. To the south and immediate east of the farmhouse are other commercial and industrial buildings, including Premier Inn Braintree and Braintree Garden Centre.
- 4.17. The building is primarily experienced in an urbanised setting, with limited visual connection to any agricultural landscape. There is a small section of planting to the immediate north of the building (Figure 21), which provides a small buffer to the Galleys Corner roundabout, and there is a pond along the edge of the boundary to Long Green, which form part of the gardens for The Coach House and Marcle Farm, a semi-detached pair of dwellings constructed in the twentieth century.
- 4.18. The A120 is a notable part of the building's setting, due to the associated noise and activity. Constructed in the early 2000s, Fowler's Farm is partially visible from the Galleys Corner roundabout.



Figure 20 View toward Fowlers Farm from within the car park of Braintree Garden Centre



Figure 21 View north across the garden of Fowlers Farm toward the Galley's Corner roundabout, A120

Contribution made by the Site

4.19. The Site makes very limited to no contribution to the setting of Fowlers Farm. Although its agricultural, undeveloped appearance and use reflects the previous farmhouse use of the building, there is no intervisibility between the two, and the listed building is now almost entirely experienced within an urban environment. The presence of the Galley's Corner roundabout on the A120 particularly severs the Site from the surroundings, as it has led to extensive planting around the building's northern boundary, shielding any views between Fowler's Farm, Cressing Lodge and Site beyond (**Figure 21**).

Group at Withie's Green Farm

4.20. Withie's Green Farmhouse (List Entry Number: 1123852) and the neighbouring agricultural buildings (List Entry Numbers: 1123853, 1123854, 1337615, 1337616) have been grouped together due to their functional relationship and proximity. The farm buildings are arranged around a courtyard, with the farmhouse orientated toward the south. Please note that the farm group have not been visited and only viewed at a distance from public footpaths and roads. This assessment is primarily based on documentary evidence.

Significance

4.21. The group of listed buildings at Withie's Farm are significant due to the preservation of their group relationship, as well as their construction and age from which the buildings derive their architectural and historic interest. The farmhouse is dated to c1580, with the barn to the west of the farmhouse, (listed as Barn 25 Metres South west of Withies Green Farmhouse) contemporary to the farmhouse, dated to c1600. Both feature historic timber framing, and are significant due to their architectural, historic and archaeological interest as vernacular buildings constructed in a traditional manner. The farmhouse was heavily altered and extended in 1983 following a fire but retains extensive elements of significant timber framing.

4.22. The cartlodge with granary is timber framed and dated to the late seventeenth and early nineteenth century, with later alterations. The building is weatherboarded, with sections of brickwork and a gambrel roof. It is of architectural and historic interest as part of a vernacular farmstead.

4.23. The barn on the eastern side of the farmstead (Barn 30 Metres South East of Withies Green Farmhouse) is dated to the late eighteenth/early nineteenth century and has been converted to residential use. The building is three bays wide, timber framed and boarded and features a central midstrey with single storey extensions either side. It is of architectural and historic interest as part of a vernacular farmstead.

4.24. The Byre dates from the early nineteenth century and is constructed in flint rubble with brick dressings, as well as some sections of timber framing. The use of flint is not common within the section of the district, and its use is indicative of the vernacular character of the building. It is of architectural and historic interest as part of a vernacular farmstead.

Setting

- 4.25. The setting of the buildings at Withie's Green Farm is largely the surrounding historic, agricultural landscape. A modern dwelling, Conifers, is immediately east of the farm group, off Hollies Road. To the immediate west of the farm buildings are areas of landscaped garden and a menage. The edge of the farm's residential curtilage is marked by hedgerow and trees on all sides.
- 4.26. Further to the east of Withie's Green Farm is Stisted Cottage Farm, a detached dwelling with associated outbuildings which is marked on the first edition OS map. Contextually, the buildings are part of sporadic development off Hollies Road, part of an historic network of agricultural buildings within the wider setting of Braintree.
- 4.27. Due to the topography, Withie's Farm is on a higher point than the eastern edge of the Site, with the field separating the Site and Withie's sloping up eastward toward the road.

Contribution made by the Site

- 4.28. The Site is to the west of Withie's Green Farm, separated by an undeveloped field (**Figure 23**). It forms part of the wider agricultural context of the listed group, however due to the planting at the boundary to the farm it is only possible gain glimpsed, brief views of the roofline of building's Withie's Farm from the eastern edge of the Site (**Figure 22**).



Figure 22 View looking east toward Withie's Farm from the edge of the Site. The roofline of buildings at the farm are just visible through the trees.



Figure 23 View looking north west, over the field adjacent to Withies (foreground, the farm is to the right, out of shot). The Site is to the left of the image, separated by the line of trees which run across the centre of the image.

Archaeological Potential

- 4.29. It is not possible from this study alone to fully resolve the archaeological potential of the Site. Any future proposal for development within the Site will need to be informed by further assessment which would be likely to include aerial photographic assessment, geophysics and trial trench evaluation.
- 4.30. There are several undesignated heritage assets recorded on the Historic Environment Record within the Site and 500m Study Area (see Section 3 and **Appendix D**), and there is the potential for further, as yet unidentified, archaeological features and finds to be present within the Site.
- 4.31. The Site has a number of recorded archaeological features within its boundary, these comprise the below monuments, discussed by period.

- 4.32. Prehistoric activity is largely sparse and discrete across the Study Area however both settlement and ritual evidence has been demonstrated within close proximity to the Site¹⁵ and the survival of prehistoric archaeology more generally is suggested by cropmark evidence within the Site (EHER 6521). There is considered to be moderate potential for prehistoric activity within the Site.
- 4.33. The presence of a major Roman road along the northern boundary of the Site (EHER 1226, 6503, 8646) and potential villa site (EHER 6234) north of this suggests there is potential for further archaeological remains of this period, particularly in areas of the Site closer to the northern boundary. There are no known dated remains for Roman activity within the Site however the potential for Roman remains is considered to be moderate due to the proximity of the Roman road.
- 4.34. There are no known early medieval remains within the Site or Study Area suggesting low potential for remains of this period.
- 4.35. Scattered medieval settlement (EHER 6437, 6284 and 6498) is demonstrated within the Study Area. During this period, the Site was largely agricultural hinterland, as such, there is moderate potential for archaeological remains of an agricultural nature in the Site. There may also be potential for archaeological remains associated with roadside settlement along the Roman Road towards the north of the Site. Cropmark evidence can also be used to suggest the probable survival of medieval archaeology within the Site. Small-scale industrial activity is also indicated in the wider area and may have taken place within the Site.
- 4.36. Evidence for dispersed post-medieval settlement is demonstrated through surviving historic buildings within the Study Area (EHER 6437, 6284 and 40714) and through cartographic evidence. There is moderate potential for the survival of below ground remains of properties depicted on the Tithe Maps and First Edition Ordnance Survey maps, as well as potential for earlier buildings along the historic track within the Site. Small-scale industrial activity in the Study Area includes a brickworks (EHER 15353) and potential quarrying activity recorded through cartographic evidence within the Site. There is moderate to high potential for the subterranean remains of brickworks and other industrial activity to be preserved within the Site. Overall, considering the cropmark evidence within the Site the potential for remains dating to the post-medieval period are moderate to high.
- 4.37. Settlement expanded along the Coggeshall Road in the modern period however the Site has remained agricultural in nature. Small-scale industrial activity continued into the twentieth century (EHER 15919) within the Study Area and military remains have also been recorded (EHER 8479). There is low to moderate potential for the modern period.
- 4.38. Given the limited known truncation, any archaeological deposits located here will potentially survive in good condition.

¹⁵ ASE, 2024. Archaeological evaluation - Land between Long Green and Braintree Road, Cressing, Essex. Unpublished grey literature report.

5. Potential Impact of Development

- 5.1. This section assesses the potential impact of development within the Site upon the heritage significance of the identified heritage assets. The Site has been identified as having potential for allocation within the local authority's draft local plan; no specific usage or outline masterplan has been provided for the Site. As such, the assessment is based on the principle of development. The scoping of heritage assets and assessments will need to be reconsidered if the proposals exceed the typical development found in the area. The assessments of impact will also need to be revisited as detail is added to the masterplan framework for the Site.
- 5.2. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's GPA3: The Setting of Heritage Assets.¹⁶

Designated Heritage Assets

Listed Buildings

- 5.3. Where relevant, some listed buildings have been grouped together to consider the impact of the development of the Site.

Baytree Farm

- 5.4. The setting of Baytree Farm is predominantly agricultural fields to the south and north, however the high traffic flow of the A120 separates the listed building from the agricultural land to the north. The garden centre also has a detrimental impact on the immediate setting of the building, due to the disparate and cluttered appearance of the buildings on the garden centre site and large amount of hardstanding.
- 5.5. The Site is partially separated from Baytree Farm by the garden centre, which acts as a visual and physical buffer to the northern edge of the Site where it abuts the A120. However, the irregular shape of the Site means that it extends to the south of the Baytree Farm's garden, partially wrapping around its residential curtilage.
- 5.6. Views over agrarian land to the west and south of Baytree Farm contribute to its significance by demonstrating its historically rural setting. Development of these fields, which are included in the Site, would urbanise the rural setting and represent harm to its significance, having a cumulative impact combined with the existing surrounding development. The level of harm would not be substantial as the indirect impact on setting would not seriously affect a key element of the asset's significance or result in a complete loss of significance.

¹⁶ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Fowlers Farm

- 5.7. The setting of Fowler's Farm has been dissected from an agricultural landscape through the construction of the A120 and the residential, commercial and industrial uses which surround the listed building. It is now appreciated as an historic building within an otherwise modern commercial context, with its use as a public house due to the visual distractions and paraphernalia within its immediate setting.
- 5.8. The Site is to the north of Fowler's Farm, separated by Long Green. Fowler's Farm is positioned facing north-west, away from the Site. Views from the listed building overlook the Galley's Corner roundabout, and there is very little sense of the once entirely agricultural setting of the farmhouse. Development of the Site is unlikely to have an additional harmful impact upon the setting of Fowler's Farm, as its setting has already been eroded and harmed by the development which already surrounds it.

Group at Withie's Green Farm

- 5.9. The setting of the buildings at Withie's Green Farm is agricultural fields and an undeveloped, agrarian landscape. The closest dwellings are some distance from the group, and Hollies Road, to the east, has little effect on this tranquil setting due to the limited traffic which uses the road. The buildings retain their group value and relationship with surrounding fields, with which they also have historic, functional and current ownership links. The Site is part of this landscape setting, positioned to the west of the listed farm group. Glimpsed views toward Withie's Farm can be achieved from PROW 25, which forms the eastern edge of the Site and Bridleway 26.
- 5.10. The development of the Site will impact on views west from the farm group over rural land, likely contributing to the urbanisation of the setting of the buildings at Withie's Farm and partial removal or diminishment of the openness and tranquillity of their setting. This could result in some harm to the significance of heritage assets.

Archaeology

- 5.11. The Site has a number of recorded archaeological sites within its boundary and the EHER suggests the landscape has been active through all periods since prehistory. Much of the Site is formed of agricultural fields and as such any archaeological deposits surviving will only have been impacted by agricultural activity, primarily ploughing, or horticultural activities. Given the limited known truncation, any archaeological deposits located here will potentially survive in good condition.
- 5.12. Limited excavations have taken place within the Site which did not identify any archaeological remains, possibly due to their very localised extent.
- 5.13. The Site covers a large area, and this assessment has suggested there is potential for archaeological features and deposits throughout the whole site. It is not possible from this study alone to resolve the archaeological potential of the Site and therefore the impact of development is unknown. Any future



proposal for development within the Site will need to be informed by further assessment which would be likely to include aerial photographic assessment, geophysics and trial trench evaluation.

- 5.14. With regards to known impacts, areas of high potential, or where features are known to exist, are highlighted in the previous section. Should development happen in these areas (and notwithstanding future development layout considerations), there will likely be an adverse impact which would result in truncation and loss of any surviving archaeological deposits.

6. Conclusions and Recommendations

- 6.1. This Heritage Impact Assessment has been prepared by Place Services for Braintree District Council. This document provides an assessment of heritage impact for the proposed allocation Site CRES2101, East of Braintree.
- 6.2. The significance of designated heritage assets has been assessed.
- 6.3. It is considered that development of the proposed allocation could result in harm to the significance of the following listed buildings and, in terms of the NPPF, making Policy HE6 Paragraphs 1 and 3 relevant:

Listed Building	Grade	List Entry Number
Baytree Farmhouse	II*	1171048
Withies Green Farmhouse	II	1123852
Cartlodge/Granary 35 Metres South of Withies Green Farmhouse	II	1123854
Barn 30 Metres South East of Withies Green Farmhouse	II	1123853
Barn 25 Metres South West of Withies Green Farmhouse	II	1337616
Byre 15 Metres South East of Withies Green Farmhouse	II	1337615

- 6.4. These impacts are indirect and relate to impact on setting and how it contributes to an asset's significance. In many cases this impact is found in the urbanisation of rural land and removal agricultural land. These types of impacts are typically challenging to fully mitigate, and it is unlikely harm will be avoided.
- 6.5. Paragraph 1 of Policy HE6 of the NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight). Any harm to, or loss of significance of a designated heritage asset (including from development within its setting) should require clear and convincing justification as set out in paragraph 2 of Policy HE4 of the NPPF. Paragraph 4 of Policy HE6 of the NPPF requires that where a development proposal will lead to harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.
- 6.6. Local planning authorities should also take opportunities to draw on the contribution which the historic environment can make to the character and quality of development and its context, as per paragraph D of Policy HE1 in the NPPF. This is reinforced in paragraph 1 of policy DP3 which states that development proposals should respond to their context, including the history character and features of the site and its setting, and without precluding innovation or change where appropriate.
- 6.7. The local authority should also have special regard to the desirability of preserving the listed buildings and their setting or any features of special architectural or historic interest they possess in accordance with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 6.8. The degree of harm to assets, and their significance, is dependent on how any measures to avoid or minimise harm are realised. There is also potential for heritage benefits arising from the conservation and interpretation of these assets.
- 6.9. With regards to archaeology, there are a number of undesignated heritage assets recorded on the EHER within the Site and 500m Study Area (see Section 3 and **Appendix D**), and there is the potential for further, as yet unidentified, archaeological features and finds to be present within the Site. This assessment has suggested potential for archaeological deposits throughout the Site and also that previous truncation is considered to be limited to agricultural activity.
- 6.10. It is not possible from this study alone to resolve the archaeological potential of the Site and therefore the impact of future development is not fully understood. Any future proposal for development within the Site will need to be informed by further assessment which would be likely to include aerial photographic assessment, geophysics and trial trench evaluation. There are however a number of known features within the Site which may be adversely impacted by future development, these include:
- Activity associated with Roman road
 - Discrete Medieval and post-medieval settlement
 - Cropmark evidence suggesting settlement and activity of prehistoric date
 - Cropmark evidence suggesting agricultural and industrial activity of post-medieval, or earlier date
- 6.11. Much of the Site is formed of agricultural fields and as such any archaeological deposits surviving will only have been impacted by agricultural activity, primarily ploughing, or horticultural activities. Given the limited known truncation, any archaeological deposits located here will potentially survive in good condition. Given the nature of residential development, there is potential for high impact if a proposal completely removes archaeological deposits which survive.

Recommendations & Mitigation

- 6.12. Early discussions should be undertaken with Historic England and the Local Planning Authority, as appropriate, to discuss appropriate layouts considering the heritage assets affected. This should consider how attempts to avoid or minimise harm to the assets have been explored, for example reducing housing quantum/density and the careful consideration of the location, orientation, density, and scale of development within the Site.
- 6.13. A detailed Heritage Impact Assessment, required at planning application stage, should define the impact on all heritage assets within proximity to the Site and consider how attempts to avoid or minimise harm to the asset have been explored, for example avoiding built development and retaining the landscape character in the environs of heritage assets where the active agrarian land is found to contribute to its setting.
-

- 6.14. The potential for NDHAs to be impacted by the development of the Site should be assessed during any forthcoming application. This will require an identification and assessment of potential NDHAs, both those yet unidentified and those identified through previous planning processes within the Site and Study Area. Cressing Lodge in particular should be assessed.
- 6.15. These discussions should also examine opportunities for new ways any proposed development may allow for the public to engage with the heritage assets within the context of the Site, and enhance the way they are experienced, appreciated and understood. There is opportunity to enhance the approach to Fowlers Farm from Long Green, and its relationship with Cressing Lodge, within the Site, should be considered. There is also opportunity for new views toward Withie's Farm to be created from the development, and mitigation measures should be embedded within the proposals for the Site to lower the impact upon the group's setting.
- 6.16. With careful consideration of the location, orientation, density, and scale of development it may be possible to avoid or mitigate harm to the designated heritage assets identified, through the placement of buildings, and location of associated landscape elements such as parks, allotments or community gardens, for example. The topography of the Site should be carefully considered in the placement of buildings, particularly as there are high points within the development which will be more sensitive and potentially cause greater effect on views toward Baytree Farm.
- 6.17. Regarding archaeology, early discussion should be held with the Local Planning Authority to define an appropriate programme of archaeological evaluation to both assess the extent of the known archaeological features as well as define previously unknown deposits within the Site. An archaeological desk-based assessment should be produced to inform the requirements of non-intrusive and potentially intrusive evaluation required to support any future planning application. This evaluation should result in an appropriate programme of mitigation being developed, to ensure either the archaeological features are preserved within the development or are the subject of archaeological excavation, where appropriate. This assessment has identified that there is the potential for archaeological deposits within the Site and these should be assessed by a desk-based assessment. Any future proposal for development within the Site will need to be informed by further assessment which would be likely to include aerial photographic assessment, geophysics and trial trench evaluation. The results of these investigations will further inform the development masterplan.

7. References and Sources

Bibliography

Primary Sources:

1777 Chapman and André's Map of Essex, <https://map-of-essex.uk/>

1840 Stisted Tithe Map

1838 Cressing Tithe Map

1839 Rivenhall Tithe Map

Google Earth aerial imagery

Essex Highways PROW Interactive Map, <https://www.essexhighways.org/getting-around/public-rights-of-way/prow-interactive-map>

Braintree topographic map, <https://en-gb.topographic-map.com/map-1fb3/Braintree/>

Ordnance Survey maps

Secondary Sources:

ASE, 2024. Archaeological evaluation - Land between Long Green and Braintree Road, Cressing, Essex

ASE, 2026. Archaeological Evaluation Land at Lanham Farm Road, Cressing, Essex

Appendix A: Legislation, National Planning Policy & Guidance

LEGISLATION/POLICY/ GUIDANCE	DOCUMENT	SECTION/POLICY
Primary Legislation	Planning (Listed Buildings and Conservation Areas) Act 1990	Section 66: General duty as respects listed buildings in exercise of planning functions. Section 72: General duty as respects conservation areas in exercise of planning functions.
National Planning Policy	National Planning Policy Framework (2026) MHCLG	Chapter 20: Conserving and enhancing the historic environment Annex B
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	

Appendix B: Glossary

Glossary (National Planning Policy Framework) ¹⁷

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.</i>
<i>Heritage asset</i>	<i>A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.</i>

¹⁷ Ministry of Housing, Communities and Local Government, February 2024. *National Planning Policy Framework*

Appendix C: Designation Descriptions

All descriptions are sourced from the National Heritage List.

Barn 25 Metres South West of Withies Green Farmhouse

Heritage Category: Listed Building
Grade: II
List Entry Number: 1337616
Date first listed: 16-Apr-1984
Statutory Address: Barn 25 Metres South West Of Withies Green Farmhouse
County: Essex
District: Braintree (District Authority)
Parish: Cressing
National Grid Reference: TL 79458 22737

Details
CRESSING TL 72 SE

1/36 Barn 25 metres south- 16.4.84 west of Withies Green Farmhouse (formerly listed as Barn to west of Withies Green Farmhouse)

GV II

Barn. Circa 1600, altered in C19. Timber framed, weatherboarded, roofed with corrugated asbestos. 5 bays aligned approx. NW-SE, with midstrey to NE. Lean-to extension at NW end, roofed with red clay pantiles. Main roof hipped at both ends, midstrey gabled. Jowled posts, heavy studding and girts. Bolted knees replacing original arched braces to tiebeams. Wattle grooves in soffits of wallplates, wattle fixings in sides of studs, wattle and daub infill removed. SE end built up to girt level with red brick. NW bays altered with primary straight bracing. Roof of main range rebuilt in C19/20. Laths for former thatch on midstrey, replaced by corrugated asbestos.

Barn 30 Metres South East of Withies Green Farmhouse

Heritage Category: Listed Building
Grade: II
List Entry Number: 1123853
Date first listed: 16-Apr-1984
Date of most recent amendment: 29-Jul-1988
Statutory Address: Barn 30 Metres South East Of Withies Green Farmhouse
County: Essex
District: Braintree (District Authority)
Parish: Cressing
National Grid Reference: TL 79502 22736

Details
CRESSING TL 72 SE

1/34 Barn 30 metres south- 16.4.84 east of Withies Green Farmhouse (formerly listed as Barn to east of Withies Green Farmhouse)

GV II

Barn. Late C18/early C19. Timber framed, clad with corrugated asbestos and weatherboarding on plinth of red brick in Flemish bond, roofed with corrugated asbestos and handmade red plain tiles. 3 bays aligned approx. N-S with midstrey to W. Lean-to extension in SW angle, roofed with red clay pantiles. Plinth approx. 1.20 metres high. Unjowled posts. Primary straight bracing. Bolted knees to straight tiebeams. Clapsed purlin roof with collars at half-bay intervals. Laths for former thatch on main roof, replaced by corrugated asbestos. Roof of midstrey and valleys tiled. Included for group value.

Baytree Farmhouse

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1171048

Date first listed: 02-May-1953

Date of most recent amendment: 06-Sept-1988

Statutory Address: Baytree Farmhouse, Coggeshall Road

County: Essex

District: Braintree (District Authority)

Parish: Stisted

National Grid Reference: TL 79162 23354

Details

TL 72 SE STISTED COGGESHALL ROAD (south side)

4/263 Baytree Farmhouse 2.5.53 (formerly listed as Bay Tree Farmhouse)

- II*

House. Early C16 and c.1600, altered in C18 and C19, extended in C20. Timber framed, plastered with some exposed framing, roofed with handmade red plain tiles. Early C16 long-jetty range of 3 bays facing N, with C19 external stack at left end. To right, long-jetty range of c.1600 comprising one short bay with stack in rear half, stair and lobby-entrance in front half, and 2 long bays to right of it. C20 2-storey extension of yellow brick with flat roof to rear of left end of earlier range. 2 storeys, cellar, and attics. Ground floor, 4 square oriel windows on scrolled brackets; one at the right end has horizontal slats externally, the others each have an C18 3-light casement. On each side of the left bay is an early C17 small fixed light, each with one ovolo mullion of refined profile. Full-length jetty with C19 fretted trim. Some exposed imitation studding below the jetty. First floor, 4 C18 3-light casements, one small wrought iron casement inserted between the studs of the earlier range, and one original 2-light casement over door in later range. One C18 2-light casement in a gabled dormer with C19 fretted bargeboards and moulded finial. Each of these windows includes one wrought iron casement, saddle bars on the fixed lights, and rectangular leaded glazing; the details of latches and handles differ. 2 feature gables with similar bargeboards and finial. Early C19 half-glazed door with 4-centred head, 9 lights and Gothick tracery, in mid-C19 gabled porch with fretted bargeboards and moulded finial. The entrance to the porch has a 4-centred head and moulded stops; on each side is a fixed light with a 2-centred head. Gablet hip at left end of roof. C19 grouped diagonal shafts on main stack. The right return has exposed close studding, an ovolo-moulded tiebeam, a blocked original window on the first floor, an C18 2-light casement with rectangular leading in the attic gable, and C19 fretted bargeboards and moulded finial. The frame and jointing of both parts are illustrated and described in C.A. Hewett, *Some East Anglian Prototypes for Early Timber Houses in America*, *Post-Medieval Archaeology* 3, 1969, 101-2, 113 and 119. The 3 left bays have chamfered transverse and axial beams with step stops and plain joists of horizontal section, exhibiting clear carpenters' assembly marks in the Brentwood or cellular system (D.H. Scott, *Brentwood Marking*, *Historic Buildings in Essex* 3, November 1986, 1 and 22-3). Inserted attic floor with plain joists of square section arranged longitudinally, early C17. Crownpost roof with straight axial bracing. Jowled posts, cambered tiebeam. The right front post of this section is slightly weathered; the end studs have been

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removed for the C17 extension. C20 grates in wood-burning hearths. The winder stair to the first floor has a re-used newel of clustered-shafts form introduced in the C19, and re-used balustrading. The straight stair from first floor to attic is original, with solid treads covered by modern treads and risers. In the 2 right bays are chamfered axial beams, unstopped, and plain joists of square and horizontal sections. The attic floor is original and similar, with original boards. The roof is of clasped purlin construction with arched wind-bracing. RCHM 16.

Byre 15 Metres South East of Withies Green Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1337615

Date first listed: 16-Apr-1984

Date of most recent amendment: 29-Jul-1988

Statutory Address: Byre 15 Metres South East Of Withies Green Farmhouse

County: Essex

District: Braintree (District Authority)

Parish: Cressing

National Grid Reference: TL 79478 22767

Details

CRESSING TL 72 SE

1/33 Byre 15 metres south- 16.4.84 east of Withies Green Farmhouse (formerly listed as Outbuilding at Withies Green Farmhouse)

GV II

Byre. Early C19. Flint rubble with dressings of red brick, and some weatherboarded timber framing, roofed with red clay pantiles. Rectangular plan facing W. One storey. 2 semi-circular vents with horizontal slats, and central wide doorway. Gables weatherboarded. Included for group value.

Cartlodge/Granary 35 Metres South of Withies Green Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1123854

Date first listed: 16-Apr-1984

Date of most recent amendment: 29-Jul-1988

Statutory Address: Cartlodge/Granary 35 Metres South Of Withies Green Farmhouse

County: Essex

District: Braintree (District Authority)

Parish: Cressing

National Grid Reference: TL 79483 22725

Details

CRESSING TL 72 SE

1/35 Cart lodge/granary 35 16.4.84 metres south of Withies Green Farmhouse (formerly listed as Granary at Withies Green Farmhouse)

GV II

Cartlodge with granary over. Late C17/early C18, altered in C19. Timber framed, mainly weatherboarded, partly clad with red brick in Flemish bond, roofed with handmade red plain tiles. 3 bays aligned approx. N-S, cartlodge open to E. One storey with loft. Lean-to extension to S, roofed with red clay pantiles. Plinth of red brick approx. 0.5 metre high. N wall bricked. Plain joists of vertical section, jointed to transverse beams with tenons with diminished haunches and pendant soffits. Gambrel roof, half-hipped at both ends.

Fowler's Farmhouse

Heritage Category: Listed Building
Grade: II
List Entry Number: 1168605
Date first listed: 29-Jul-1988
Statutory Address: Fowler's Farmhouse, Braintree Road
County: Essex
District: Braintree (District Authority)
Parish: Cressing
National Grid Reference: TL 77928 21905

Details

CRESSING BRAINTREE ROAD TL 72 SE (east side)

1/40 Fowler's Farmhouse

II

House. Circa 1400, extended in C18 and C19. Timber framed and brick, plastered, roofed with handmade red clay tiles. 2 bays aligned NE-SW; C18 single-storey extension to SE, with end stack, and lean-to extension to SW; mid-C19 brick range to NW, now forming entrance range, with 2 internal rear stacks. 2 storeys and cellar. Ground floor, 2 pairs of sashes, each of 2 + 2 horizontal lights with crown glass, mid-C19; first floor, 2 similar sashes, and central sash of 4 + 4 vertical lights. Central 4-panel door in gabled porch of plastered brick with C19 serpentine bargeboards. Similar sashes in each return of the entrance range. The middle range is jettied at both ends, with at the NE end 3 wide plain brackets and an early C19 sash of 10 + 10 lights on each floor, and at the SW end 2 wide plain brackets and a horizontal sash of 6 + 6 lights on the ground floor. This range has a boxed-in binding beam, joists plastered to the soffits, and a crownpost roof with cross-quadrate central crownpost with broach stops and wide 4-way rising braces. The rear extension has primary straight bracing, and incorporates some re-used medieval timber. The middle range was originally the crosswing of an open hall which extended to lilt or SE, the remainder demolished. A cambered tiebeam in the present service range may be from it.

Withies Green Farmhouse

Heritage Category: Listed Building
Grade: II
List Entry Number: 1123852
Date first listed: 16-Apr-1984
Date of most recent amendment: 29-Jul-1988
Statutory Address: Withies Green Farmhouse
County: Essex
District: Braintree (District Authority)
Parish: Cressing
National Grid Reference: TL 79463 22732

Details

For further information:

enquiries@placeservices.co.uk

CRESSING TL 72 SE

1/32 Withies Green Farmhouse 16.4.84

GV II

Wrongly shown on OS map as Withie's Farm. House. Circa 1580, altered and extended in 1983. Timber framed, ground storey clad with red brick in stretcher bond, upper storey plastered, roofed with handmade red plain tiles. 4 bays facing S, comprising a short chimney bay, a long bay to each side of it, and a short cross-entry bay at the left end. Large extensions to left and rear, 1983. 2-storey porch rebuilt 1983. 2 storeys and attics. 2 C20 casements on ground floor, 4 on first floor, C20 door at front of porch. Central stack rebuilt above roof in C20. Jowled posts. Heavy studding with curved tension braces trenched to the inside. Full length underbuilt jetty to front. Chamfered transverse and axial beams, mainly with lamb's tongue stops, but with step stops immediately to left of stack. Chamfered joists of horizontal section mainly with lamb's tongue stops, some step stops. Studded partition between cross-entry and left long bay removed and later rebuilt. C20 brick nogging as decor. Wide wood-burning hearth facing left, rear jamb 0.33 metre wide with original cupboard recess, front jamb 0.23 metre wide. Smaller hearth back to back with it, both jambs 0.33 metre wide. Frame charred at left end, by fire c.1982 which destroyed another building to the left. Face-halved and bladed scarf in rear wallplate. Early C17 framed floor over upper storey, chamfered axial beams with lamb's tongue stops, plain joists of square section. Shutter groove near middle of rear wallplate, for unglazed window to ventilate open hearths, probably on site of original stair. Rebated hardwood floorboards in attic. Clasped purlin roof with rafters of vertical section and collars at half-bay intervals. Unusual decorative curved bracing in right gable, more typical of Midlands style of framing.

Appendix D: HER Gazetteer

EHER	Name	Summary	Period
1226	Stane Street Roman Road between Bishop Stortford and Colchester	Line of Roman road traced from TL 6214 2184 to TL 6348 2202, where it links with existing road built on top of Roman road.	Roman
6233	Iron Age linear feature and pottery sherd, Hatches Farm	A rim sherd found in 1949 may well be the rim of a 'Belgic' storage jar.	Iron Age
6234	Probable site of Roman villa at Hatches Farm	J.G.S Brinson excavated the site of a suspected Roman villa in 1949 for the Roman Essex Society. The site produced tegulae, imbrices, box-flue tiles and tesserae, strengthening the interpretation as a villa. The excavation did not record any structural e	Roman
6270	Roman urn from west of Hunters Roost	In November 1976 a large greyware Roman urn (rim missing) was found by the Anglian Water Authority during the digging of a pipe trench.	Roman
6284	Medieval moat at Mark's Farmhouse, Braintree-Coggeshall Road	Incomplete moat, in fairly good condition according to OS card for 1950.	Medieval
6285	Mark's Farmhouse	A 17th century, two-storied timber-framed and plastered house.	Early 17th century to Modern
6437	Medieval moat at Lanham Manor Farm	The fragmentary remains of a moat.	Medieval
6465	Iron Age earthwork, former Manor Street Works, Manor Street	"Earthwork to the south of Stane Street"	Late Iron Age
6498	Cressing	"Site of 'old cottages'.	Unknown
6503	Stane Street Roman Road east of Braintree	Course of Roman road east of Braintree.	Roman
6512	West of Milles Farm	"Cropmarks: linear features, field boundaries, rectangular enclosure, also geological and agricultural cropmarks". Linear features include possible trackways(?)	Unknown
6521	Bradwell cropmark complex	A cropmark complex with a system of enclosures in the west, field boundaries to the east.	Unknown
6523	East of Baytree Farm	Cropmarks of linear ditches, possibly old field boundaries	Unknown
6547	Cressing	Fragment of a lava quern(?) or mill stone(?), widely spaced grooves on grinding surface.	Roman
8479	Orlit Post and an ROC Post West of Baytree Farm	Remains of an Orlit post and an ROC post.	Modern
8646	Stane Street Roman Road between Braintree and Coggeshall	Course of Roman road, Stane Street, leading to Colchester.	Roman
14209	Cropmark W of Jenkin's Farm	Cropmarks of linear features - field boundaries.	Unknown

14210	Cropmarks of undated field boundaries and pond, behind Stubbs Lane Piggeries	Cropmarks of field boundaries and possible pond.	Unknown
14211	Cressing	Cropmarks of field boundaries and pond.	Unknown
14214	Cropmarks of undated field boundaries, Cressing	Cropmarks of field boundaries.	Unknown
14215	Cropmark SE of Fowler's Farm	Cropmarks of field boundaries.	Unknown
14218	Cropmark N of Sloughouse Farm	Cropmark of field boundaries.	Unknown
14223	Cropmark N of Ashes Farm	Cropmark of field boundaries.	Unknown
14231	Cressing	Cropmarks of field boundaries.	Unknown
14232	Cropmark N of Stacey's	Cropmark of field boundaries - one shown on OS 1st ed.	Unknown
14234	Cropmark S of Jenkin's Farm	Cropmarks of field boundaries and quarried area.	Unknown
14236	East side of Bocking	Cropmarks of linear features - field boundaries.	Unknown
14237	Templeborder wood	Cropmarks of field boundaries.	Unknown
14238	Cropmark W of Ashes Farm	Cropmarks of field boundaries, other linear features, small extraction pits and possible bomb crater.	Second World War
15353	Site of the Bay Tree Farm Brickworks	Mid-later C19 Brickworks	Post Medieval
15919	Cressing Road, Braintree.	Clay pit visible on 1939 revised edition.	Post Medieval
40714	Baytree Cottage, 127 Coggeshall Road	C16 cottage with later alterations	Post Medieval
46216	Withies Farm, Coggeshall Road, Cressing	Concentrations of flint and stone nodules discovered along with Roman pottery on the ground surface.	Roman to Medieval
47526	Cropmarks of possible post-medieval windmill, field boundaries and pond	Cropmarks indicating the possible site of a post-medieval windmill are visible on aerial photographs alongside a former field boundary and possible pond.	Medieval to Late 19th century
47570	Sach's mill	Windmill	Post Medieval
49584	Undated ditches on land south of Millennium Way, Braintree	Trial trenching in 2019 recorded thirty potential archaeological features.	Unknown
49900	Land between Long Green and Braintree Road, Cressing	Evaluation and excavation revealed evidence for Bronze Age to Early Iron Age activity, medieval and postmedieval agricultural activity.	Middle Bronze Age to Post Medieval
80131	Mid-19th century timber framed barn at Lanham Manor Farm, Cressing	A mid-19th century timber framed 10 bay barn, completed in 1855 by master carpenter Anthony Ayton for the farmer Lawrence Orpen. The barn once formed part of a planned farm layout (now demolished) which incorporated provision for livestock. A lean-to and	Post Medieval to 21st Century

80222	Undated enclosure and agricultural features at Cressing Solar Project, Braintree	Possible evidence of archaeological activity has been detected in the form of a partial enclosure and its associated internal features. Former field boundaries seen on historical maps have also been detected in close proximity to the possible archaeology	Unknown
82481	Possible early 16th century timber-framed house, Hatches Farm, A120	Hatches Farm, now two tenements, was built early in the 16th century; early in the 17th century it was extended towards the south, and there are later additions at each end.	Early 16th century to Modern