

GGHR2141: Land South-East of Halstead, Essex Heritage Impact Assessment



Client:
Braintree District Council

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Essex County Council



GGHR2141 Land South-East of Halstead, Essex Heritage Impact Assessment

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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 GGHR2141 land to the south of Halstead (hereafter referred to as “the Site”) as referred to in the draft Local Plan. The location and extent of the Site is shown in Figure 1.
- 1.2 For the purposes of this assessment, the allocated areas shall be referred to as ‘the Site’ and the 500m Historic Environment Record search area (buffer) shall be referred to as ‘the Study Area’. The site is approximately 89 hectares in size and is located to the south of Halstead.
- 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 the heritage assets. The scoping of heritage assets has been informed by the indicative yield, set out within the allocation.
- 1.4 This report identifies the designated and non-designated heritage assets within close proximity of the Site. The aim of the report is to identify the designated 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*

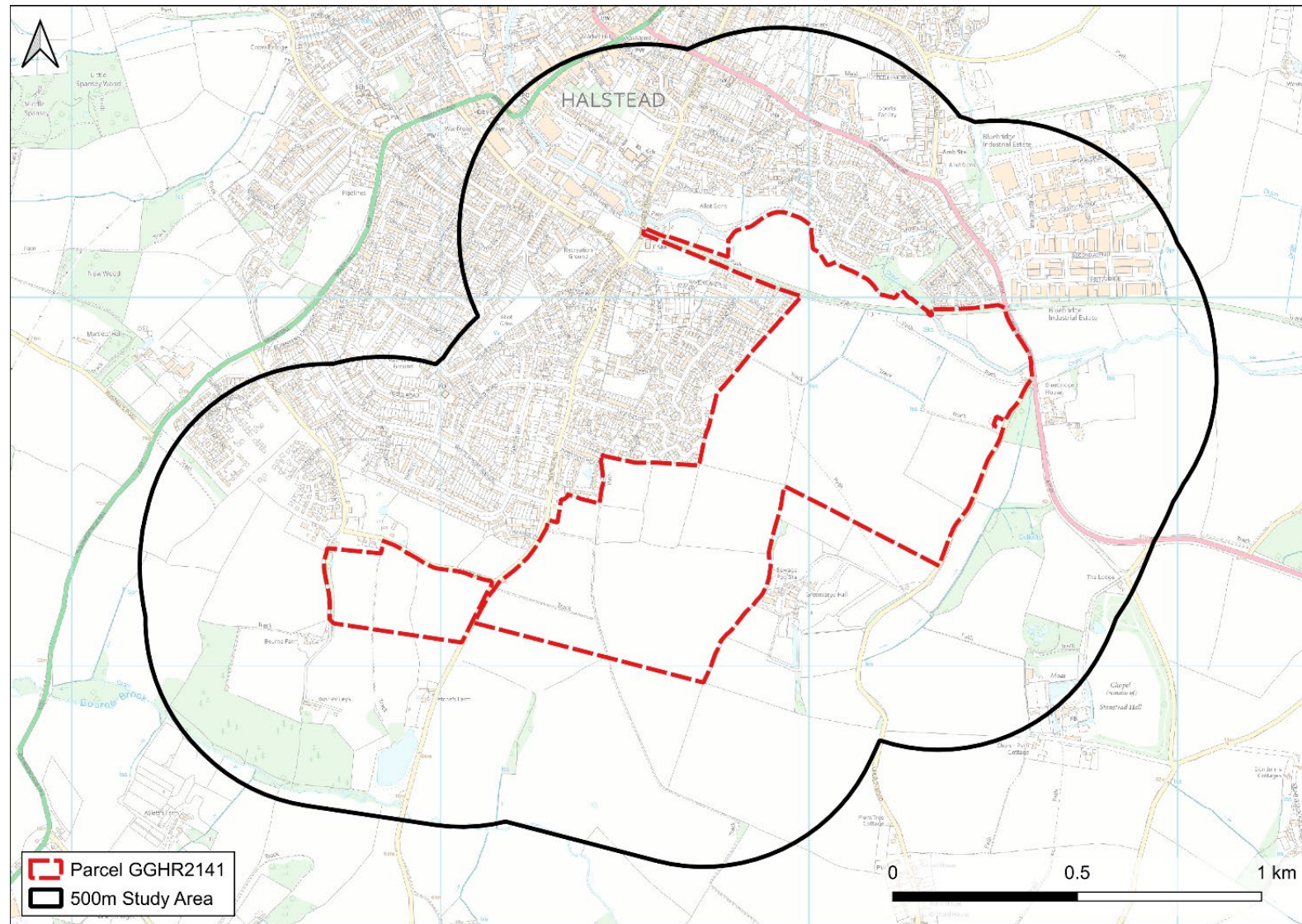


Figure 1 Location of the Site (GGHR2141) and the 500m Study Area

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 Policy 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 Sites included in this document, it is expected that a full and detailed Heritage Impact Assessment / Archaeological Desk-Based Assessment (and any relevant field investigations) are undertaken, as is 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 July 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 updated '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 in Section 7.
- 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, a 500m radius from the Site boundary. 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

- 2.1 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**. Due to the limited access across the large Study Area, 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

- 2.2 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
Bushey Leys	II	1170744
Letch's Farmhouse	II	1337957
Parish Church of St Andrew	I	1338284
Bluebridge House	II*	1337934
Walls Gate and Railings to Bluebridge Farmhouse	II	1170512
Coach House 30m South of Bluebridge House	II	1123209

Conservation Areas

- 2.3 The nearest conservation area is Halstead Conservation Area, the south-eastern part of which is within the 500 metre Study Area and has been scoped into this assessment.

Scheduled Monuments

- 2.4 There are no scheduled monuments within the Site boundary. However, within the south-eastern edge of the 500 metre Study Area is the Scheduled Monument of Stanstead Hall moated site (List Entry Number: 1011463). The scheduled moated site is associated with two listed buildings, the Grade II* Stanstead Hall (List Entry Number: 1170482) and a Grade II listed barn 70 metres south of Stanstead Hall (List Entry Number: 1123207), yet both buildings fall outside the 500 mere study area.
- 2.5 The Scheduled Monument has been scoped into this assessment:

Scheduled Monument	List Entry Number
Stanstead Hall moated site	1011463

Scoped out Designated Heritage Assets

2.6 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. Many of these are within the centre of Halstead, some along the High Street, and are at a distance from the Site, with intervening buildings, topography and trees. 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.

2.7 The designated heritage assets scoped out of this assessment are:

Listed Building	Grade	List Entry Number
19, High Street	II	1140087
3-12, The Causeway	II	1221815
Old Townford Mill	II*	1122457
Coach House To Mill House	II	1122459
75, High Street	II	1122410
49 And 51, High Street	II	1122408
Royal British Legion Club	II	1221817
41 And 43, High Street	II	1122407
1-2, The Causeway	II	1221814
Bull Hotel	II	1122455
99-107, High Street	II	1338299
65 And 67, High Street	II	1169376
1, High Street	II	1122401
37 And 39, High Street	II	1169373
Gatehouse To Mill House	II	1306653
Mill House	II	1122458
33, High Street	II	1122406
1-7, Parsonage Street	II	1122415
5 And 7, High Street	II	1122402
2 and 4, Parsonage Street	II	1122416
21, High Street	II	1122405
The White Hart Inn	II	1122404
9 And 11, High Street	II	1122403
Cemetery Lodge	II	1122463
10, Parsonage Street	II	1122417
The Griffin Public House	II	1122418
47 And 47a, High Street	II	1169374
53 And 55, High Street	II	1169375
1-16, Factory Lane East	II	1169217
45, High Street	II	1338297
Three tombs, immediately south east of south porch St Andrew's Church	II	1122464
57, High Street	II	1338298
59 And 61, High Street	II	1122409
Balls Farmhouse	II	1122450
Blue Bridge Cottage	II	1338280

Brook Farmhouse	II	1122452
17 And 17a, High Street	II	1338335
13, High Street	II	1338334
3, High Street	II	1338333
Brick Barn Hall	II	1338281
7-18, Weavers Row	II	1169452
9, Parsonage Street	II	1306526
Halstead Pottery And Craft Studio Immediately South West Of Numbers 2 And 4 Parsonage Street	II	1276404
6 and 8, Parsonage Street	II	1169426
Congregational Church	II	1169434
25, High Street	II	1338296
12, 12a And 12b, Parsonage Street	II	1338300
Parsonage House	II	1338301

Archaeological and Historical Overview

- 2.8 The information below is derived from desk-based and archival research and a review of the Essex Historic Environment Record (EHER).
- 2.9 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.

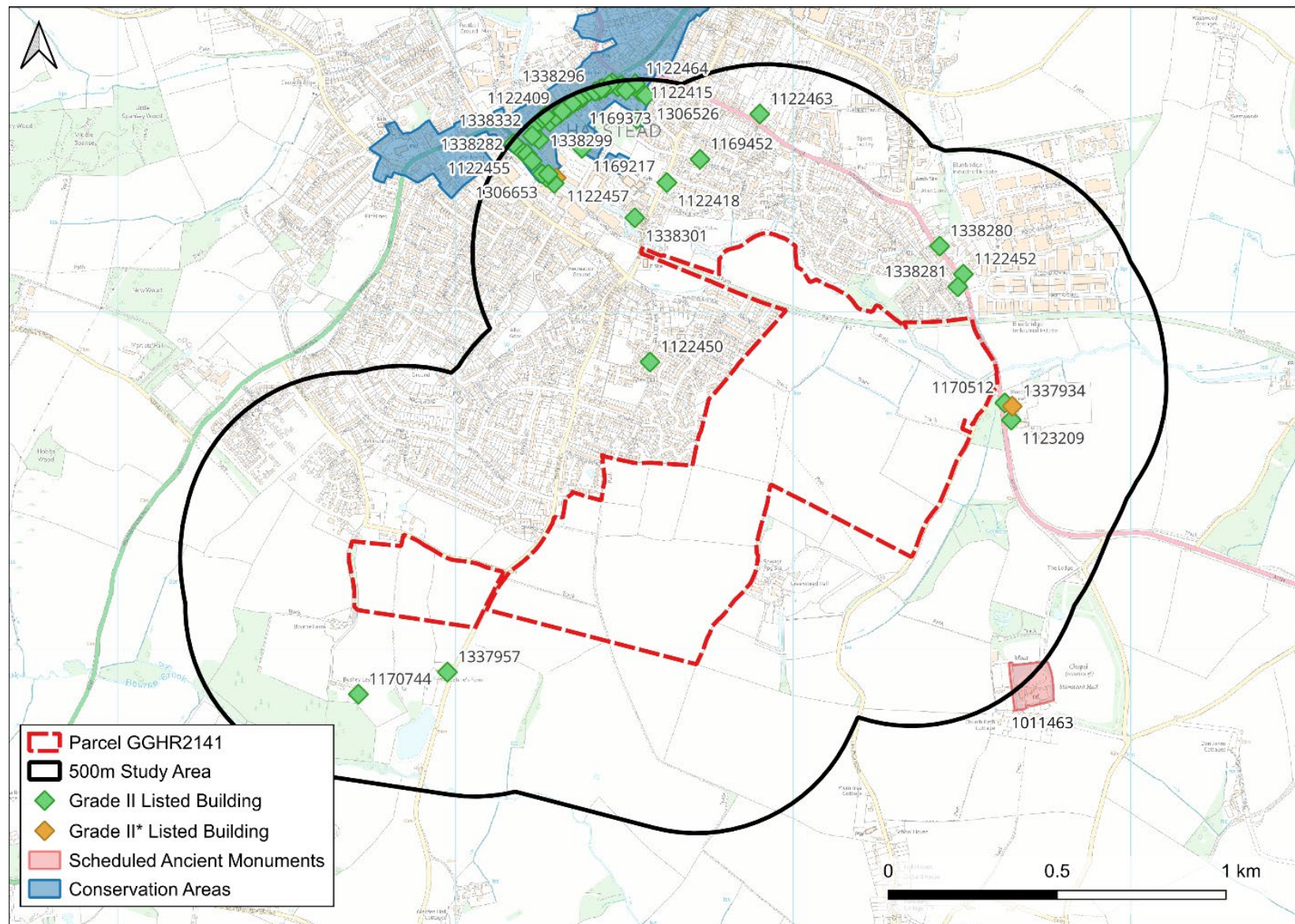


Figure 2 Map showing Designated Heritage Assets within the 500m Study Area



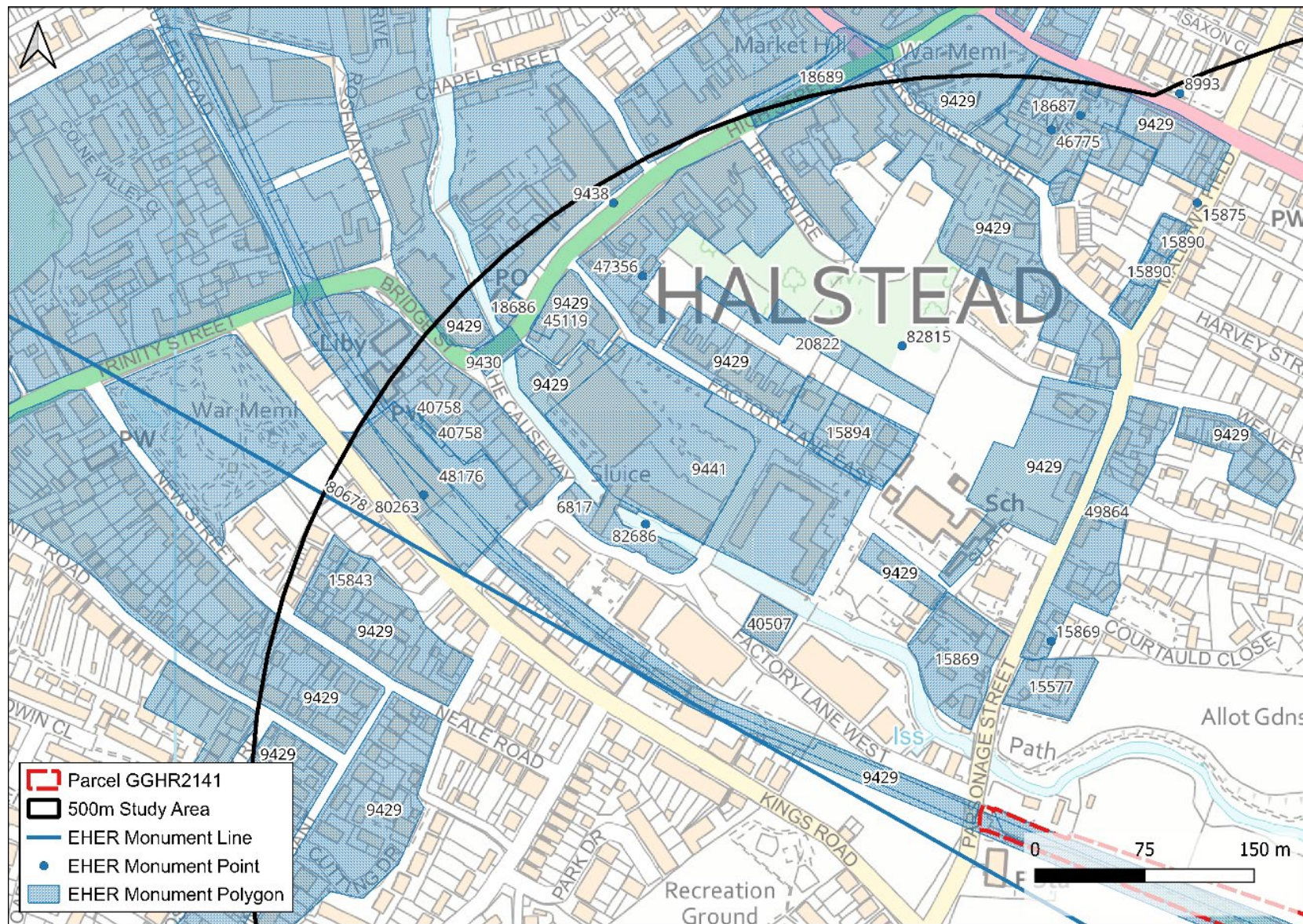


Figure 4 A detail of the north-west corner of the Study Area, showing the numerous HER entries in this central area of Halstead

Prehistoric (1,000,000 BC to 43 AD)

- 2.10 There are no finds or features of prehistoric date within the Site, but two Neolithic hand axes have been recorded in the Study Area (EHER 82824). To the east of the Site, a Neolithic scraper has also been recorded (EHER 53775).
- 2.11 Within the Site a cropmark of a ring-ditch (EHER 14435) could represent a ploughed-out round barrow of Bronze Age, or later date. Within the Study Area there is limited evidence for Bronze Age settlement activity with late Neolithic/early Bronze Age and Late Bronze Age/early Iron Age pottery recovered from a pit and posthole during an evaluation located to the west of the Site (EHER 49144).
- 2.12 Cropmarks of further ring-ditches, which may represent ritual Bronze Age activity are reported to be located within the Study Area to the south of the Site (EHER 8765). However, the location of only a single ring-ditch has been mapped on the EHER and this is located outside of the Study Area.
- 2.13 An extensive cropmark complex, located to the east of the Site is of possible Iron Age to Roman date (EHER 8785) and could represent evidence of settlement with a rectangular enclosure with an entrance.
- 2.14 Further Iron Age activity is evident through findspot evidence recovered within the Study Area, including coins (EHER 82815 and 82816), brooches (EHER 55924), a knife (EHER 52019) and harness fitting (EHER 52017).

Roman (43 AD to 410 AD)

- 2.15 Within the Site, at Greenstead Hall, excavations uncovered the site of a third to fourth century AD Roman pottery kiln and second-fourth century building remains, including a hypocaust, indicating the site of a probable Roman villa (EHER 8604). This may have been associated with the projected line of the Godmanchester to Colchester Roman Road, the postulated course of which crosses the Site (EHER 80678).
- 2.16 Within the Study Area there is further evidence for Roman activity with finds such as a buckle (EHER 8766), Roman coins and a brooch (EHER 9438 and 55904). A large Roman cinerary urn of coarse grey ware was dug up near the foot of Tinding Hill, Halstead (EHER 82863).
- 2.17 Within the Study Area, to the north of the Site residual Roman finds were recorded during an evaluation (EHER 46775). The finds indicate the existence of a Roman rural settlement in the vicinity.

Early Medieval and Medieval (410 AD to 1540 AD)

- 2.18 Within the Site traces of Saxon settlement have been identified in the form of a vestigial drystone wall, with pounded earth and brick rubble floor (EHER 8604). Further Saxon settlement in the area is also indicated by surface finds of Saxon pottery (EHER 8607). There was likely to have been a Saxon church on the present site of St Andrew's Church, which is located within the Study Area, to the north of the Site (EHER 9431).

- 2.19 In 1086 the Domesday Book records four holdings, a reasonably large population within the Halstead area, with an unusually high proportion of smallholders and freemen. The early medieval settlement is likely to have evolved around the crossing-place of the River Colne, on what is now the Braintree-Sudbury Road.
- 2.20 In 1251 Abel de St Martin, who held one of the Halstead manors, was granted the right to hold a market in Halstead. Halstead grew to be the dominant market-town in the area through the medieval period (EHER 9429). There is recorded evidence for expansion of the town in the late medieval period along the Colchester Road (EHER 46776).
- 2.21 The Site is located outside of the historic settlement at Halstead 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.
- 2.22 Within the Study Area there is evidence for rural medieval settlement and industrial activity. A twelfth to thirteenth-century settlement and associated kilns (EHER 8602) were revealed near Mount Hill to the west of the Site.
- 2.23 Further medieval activity the Study Area is indicated by the recovery of surface finds including a coin (EHER 52522) and two seal matrix (EHER 52543 & 52570).
- 2.24 The Site is located adjacent to the River Colne. In the north of the Site former areas of water meadow pasture adjacent to the river are evidenced through cropmark features (EHER 47519). The Site would have included valuable grazing land on the outskirts of the medieval town.

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

- 2.25 Within the Site the only post-medieval feature recorded is the route of the former Colne Valley railway (EHER 6817).
- 2.26 Further evidence for post-medieval settlement activity adjacent to the Site is indicated by brick and pottery fragments recovered from ditch features (EHER 49895).
- 2.27 The majority of the evidence for post-medieval activity is within the historic settlement of Halstead to the north of the Site.
- 2.28 In the early post-medieval period Halstead remained a small market-town, with a primarily agriculturally based economy with small scale manufacturing and the income from trading at the town's market.
- 2.29 The later, post medieval period saw major changes to the town and its development through the introduction of silk weaving and related trade in the eighteenth century. After the establishment of Courtauld's silk factory in the 1820s (EHER 9441) the family firm became the town's major employer in the nineteenth and for most of the twentieth century, playing a significant role in most aspects of urban life. Over the next century the factory expanded until Courtauld's closed in 1982. Notable Courtauld buildings are centred around the Causeway in the town centre and include the Grade II*

listed Old Townford Mill, the Royal British Legion Club, 1-16 Factory Terrace, 3-12 and 1-2 The Causeway, all Grade II listed.

- 2.30 In addition to Courtauld, other significant employers and industry included iron foundries, breweries (EHER 15124) and brickmaking (EHER 15336), while agriculture remained as a significant contributor to the local economy and society. A notable historical figure of Halstead was John Morley (1656–1732), originally a butcher who rose to become one of the most successful land ‘*jobbers*’ or estate agents for the landed gentry, such as for the second Earl of Oxford (**Figure 5**)⁸.
- 2.31 Morley’s extensive income and commission earned through arranging land sales and marriage negotiations for the wealthy, allowed him to buy the estate and Tudor house of Munchensies, just outside Halstead by the River Colne in the early eighteenth century. In 1714 he built Bluebridge Houser on the site of the earlier house and the front wrought-iron gates bear his initials, ‘J.M’. His is also believed to have painted the nearby ‘Blew Bridge’ blue. He died at Bluebridge House on 20 Jan. 1732 and was buried beneath an altar-tomb in Halstead church.



Figure 5 Left, John Morley from a 1716 portrait and right, Bluebridge House around 1787.⁹

⁸ <https://family-tree.cobboldfht.com/people/view/15088>

⁹ McCabe & Abel. Bluebridge House <https://www.mccabeandabel.co.uk/bluebridge-house>



Figure 6 The Chapman and Andree Map of Essex, 1777, showing Halstead, the farmhouses of Bushy Leys and Letches, along with Bluebridge House. The name of 'Jn Morley Esq' can be seen below Bluebridge House.

- 2.32 Within the western part of the Site, the Tithe Map of 1838 (**Figure 8**) shows a number of different landowners and occupiers. However, two are notable. The farmhouses of Bushy Leys and Letches (now listed buildings) were occupied and owned by Arthur Wright and James Cook respectively. These two individuals also owned a number of plots of arable land, as well as the farmhouses they inhabited.
- 2.33 Another significant landowner of plots within the Site was Joseph Nunn Brewster Esquire, who owned numerous field and farmsteads such as Balls Farmhouse (now Grade II listed) and who is likely to have resided at Greenstead Hall to the southeast of the Site. Plot 301 was another farmstead under the ownership and occupancy of Joseph Nunn Brewster Esquire. In addition, the Honourable William Pole-Tylney-Long-Wellesley (**Figure 7**) owned and tenanted out plots of land within the Site boundary. He was an Anglo-Irish nobleman and Member of Parliament for Essex and nephew of the Duke of Wellington¹⁰, notable for his or extravagant living, heavy debts and the rapid loss of the fortune he acquired through marriage, including lands in Essex.

¹⁰ Dictionary of National Biography https://en.wikisource.org/wiki/Dictionary_of_National_Biography,_1885-1900/Welleslev-Pole. William



Figure 7 The Honourable William Pole-Tylney-Long-Wellesley¹¹

2.34 The Tithe Appointment entries of 1838 for the various plots within the Site:

Plot	Owner	Occupier	Use
621	The Honourable William Pole-Tylney-Long-Wellesley	George De Horne Vaizey Esquire	Arable
609	Arthur Wright	Arthur Wright	Arable
617	James Cook	James Cook	Arable
620	William Little	George Cook	Arable
618	James Cook	James Cook	Arable
619	James Cook	James Cook	Arable
269	Robert Townsend	Abraham May	Arable
270	John Bentall Esquire	William Bentall	Arable
330	John Bentall Esquire	William Bentall	Arable
332	John Bentall Esquire	William Bentall	Grass
331	John Bentall Esquire	William Bentall	Arable

¹¹ https://commons.wikimedia.org/wiki/File:William_Pole-Tylney-Long-Wellesley,_4th_Earl_of_Mornington.jpg

329	John Bentall Esquire	William Bentall	Arable
336	John Bentall Esquire	William Bentall	Grass
305	John Bentall Esquire	William Bentall	Grass
289	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
286	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
322	John Bentall Esquire	William Bentall	Arable
301	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Housestall (Farmstead)
307	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
304	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Grass
299	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
298	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
290	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
291	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
295	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
294	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
296	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Grass
291	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Arable
350	Joseph Nunn Brewster Esquire	Joseph Nunn Brewster Esquire	Grass
351	The Honorable William Pole-Tylney-Long-Wellesley	Joseph Linnett	Arable

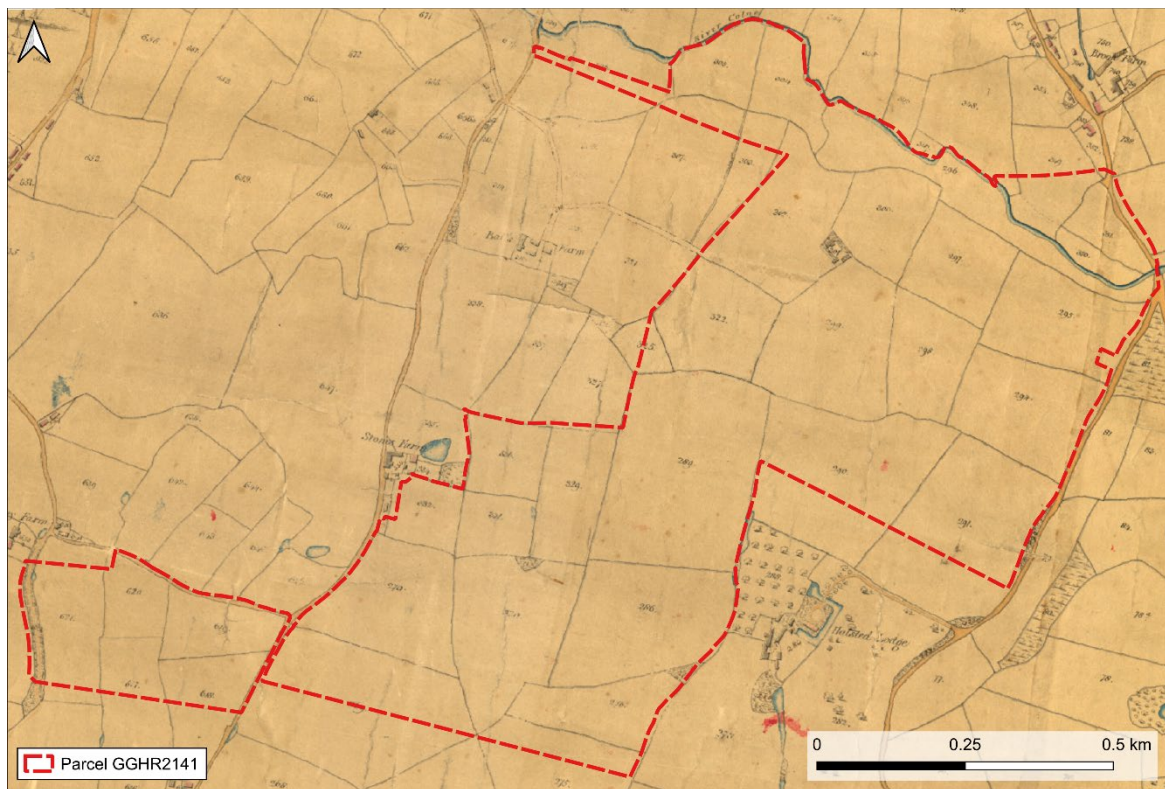


Figure 8 The Tithe Appointment Map of 1838 showing the plots with the Site

- 2.35 Prior to the coming of the railways, Halstead had been an important coaching stage at the intersection of north-south and west-east routes. The first section of the Colne Valley Railway line between Chappel and Halstead was built by the Colne Valley Railway Company and completed by the end of 1859 opening on April 16, 1860. The line ran six miles from Chappel and Wakes Colne to the east¹² and along with the railway line, Halstead Station was constructed within the town at Trinity Street and a goods yard was built close to the Courtauld Factory on Factory Lane West. Physical evidence for the railway line is present within the landscape along its route, including cuttings, embankments buildings and bridge sites.
- 2.36 Along with passenger transport, the railway played an important economic role distributing products to and from Halstead from the 1860s and into the twentieth century. The distribution of goods and products from the Colne Valley for eventual delivery across a wide area, even internationally, was made possible. Locally manufactured bricks, agricultural produce and equipment, textiles were transported and the railway network transformed the local economy.

¹² Halstead and District Local History Society: <https://www.halsteadhistory.org.uk/colne-valley-railway.html>

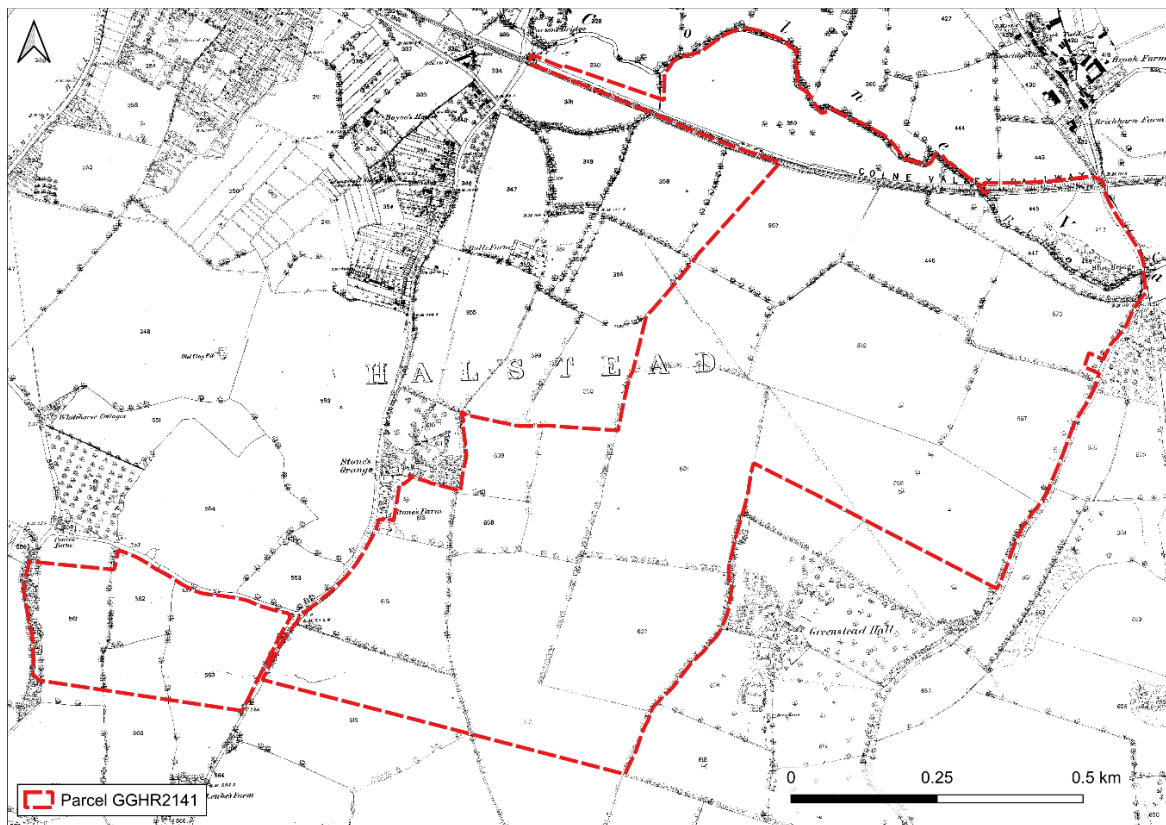


Figure 9 First Edition OS map c1875

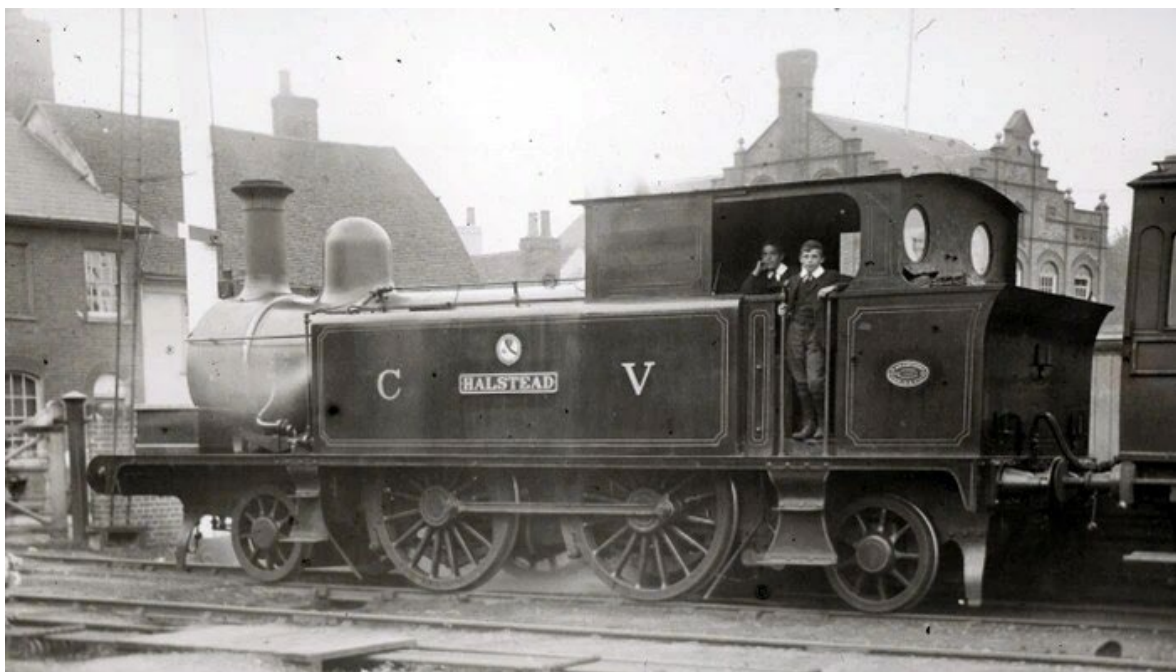


Figure 10 The "Halstead" locomotive at Halstead station on route to Haverhill, c1900¹³

¹³ Halstead and District Local History Society: <https://www.halsteadhistory.org.uk/colne-valley-railway.html>

Twentieth Century onwards (1901 AD onwards)

- 2.37 The area of the Site has remained essentially undeveloped. However, Halstead began to expand to the south in the late inter-War period and again following the end of the Second World War. This expansion has continued into the present, with recent residential development reaching Oak Road in recent years, which runs along the northern boundary of the Site at its western end.
- 2.38 The Courtauld family continued to provide housing and industry into the twentieth century and a number of their buildings survive including a Roman Catholic Church (EHER 15875), sports ground (EHER 15879) and housing (EHER 15842, 15890 and 15894, 40649).
- 2.39 A number of now demolished military sites are recorded within the Study Area (EHER 8993 and 82686) including the site of a Prisoner of War Camp (EHER 46817). There is, however, good survival of the air raid shelters located to the rear of the High Street (EHER 20822).
- 2.40 After the ascendance of personalised transport and the motor car, the Colne Valley Railway's passenger services were withdrawn and the last passenger services arrived at Halstead station at 7.30pm on the 30th of December 1961, but the line remained open between Chappel and Yeldham for goods traffic. By the end of 1964, the goods service between Yeldham and Halstead had also ceased and the Colne Valley Line closed completely in April 1965. Halstead Station was demolished.

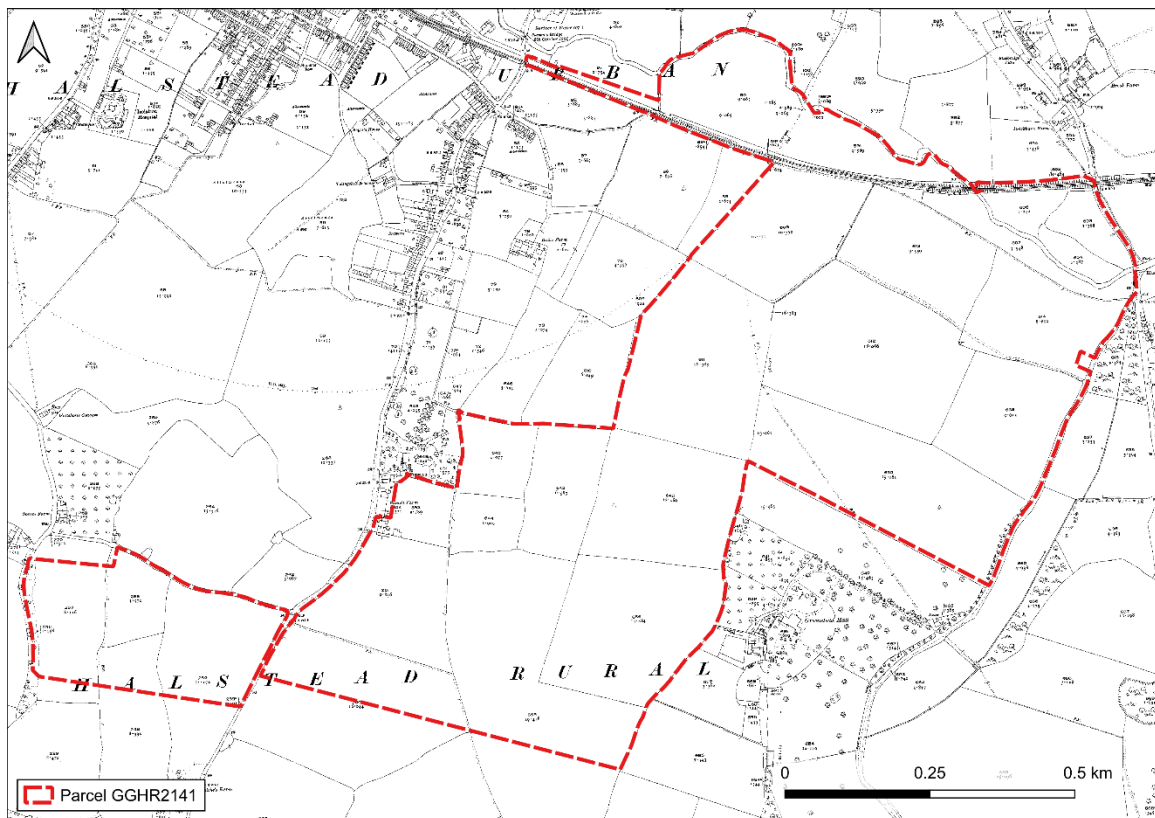


Figure 11 Third Edition OS map c1920

3. Site Assessment

- 3.1 A site visit was undertaken on 3rd 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 site visit the weather was dry, sunny, and bright.

General Description

- 3.2 The Site is an irregular shape. Its westernmost area comprises open fields, bordered to the north by Oak Road and divided from the rest of the Site by Letches Lane to the east. Along the western edge is Public Footpath 19, while Public Footpath 21 runs north to south through the centre of this area. To the east of this area, the Site extends to the north-east, incorporating open, cultivated fields and further public footpaths.
- 3.3 The central-western side of the Site is bounded by the urban development of the south-eastern residential estates of Halstead. To the north, the Site incorporates part of the former Colne Valley Railway line, now in part a public footpath (Footpath 1 Halstead). This is one of many public rights of way which cross the Site. To the north of the former railway line are water meadows adjacent to the River Colne, which itself, defines the Site boundary in this area.
- 3.4 To the east, the Site is partly bounded by Church Road, which is a country lane running through rural fields. The Site boundary then follows field boundaries and hedgerows, close to the site of Greenstead Hall and its lodge.
- 3.5 Topographically, the site is undulating, before dropping down in height to the north-east towards the River Colne. The Bourne Brook runs to the south of the western part of the Site, just within the 500 metre Study Area.

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,¹⁴ 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.¹⁵ 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

¹⁴ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

¹⁵ 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: Scheduled Monument

Stanstead Hall moated site (List Entry Number: 1011463)

- 4.6 The Scheduled Monument of Stanstead Hall moated site is on a north facing slope overlooking the Colne Valley. The moat is water filled, rectangular in shape and measures 125m north-south by 110m east-west and there is an external bank along the western arm of the moat. There are remains of a sixteenth century brick built tower at the outside north western corner of the moat ditch and the tower walls survive to 2m in height. A Grade II* listed, early-sixteenth century house is within the centre of the island, but just outside of the Study Area, as is a Grade II listed barn to the south. To the north of the house and on the boundary of the Study Area are the remains of a flint rubble-built chapel, which is included in the scheduling, but not listed in its own right. Along with the house, the outbuildings, modern garden walls and driveway are all excluded from the scheduling, although the ground beneath them is included.
- 4.7 The Scheduled Monument of Stanstead Hall and its buildings are not publicly accessible and are set within a large privately owned estate. While the views from public highway along Church Road have been assessed, the assessment of views from the Scheduled Monument itself has not been possible.

Significance

- 4.8 The moated site is scheduled due to its national archaeological and historic importance and is considered as a designated heritage asset of the highest significance. Moated sites were concentrated particularly in the eastern counties of England and there are approximately 850 moated sites recorded on the EHER, of which 105 are Scheduled Monuments and 125 are Listed, some are both Scheduled Monuments and Listed Buildings.
- 4.9 The Stanstead Hall moated site has archaeological value arising from its potential to provide evidence about the past. It has historic value due to its through its association with events, notable people, and historic periods. Stanstead Hall has a well-documented history and has been associated with a number of important historical figures. There is evidence of a structure on this land dating from the reign of Edward the Confessor (1042-1066) when Godwin, Earl of Wessex, inhabited a manor at Stanstead. After the Norman Conquest it was subsequently given to Robert Malet, who held the office of Chamberlain of England in 1092 and then to successive nobles including Sir John Bouchier who became Lord High Chancellor of England in 1340. His son, Robert, was permitted to make his home at Stanstead Hall and fortify it into a castle in 1341 and it was at this point that the moat was constructed. The manorial estate passed to Sir William Parr, grandfather of Catherine Parr, in the early to mid-sixteenth century. The site was included in survey taken of Essex and its great houses in 1720, after which little is known of the site, until 1907 when it came into the hands of Samuel Courtauld. The scheduled site is also of communal value, contributing to both local and national

identity and it is of high evidential value, with its important surviving fabric and archaeological deposits¹⁶.

- 4.10 The survival of several above ground features at Stanstead Hall moated site is rare. The moated site also retains buried archaeological remains relating to the occupation of the site. The waterfilled ditches will retain environmental evidence relating to the economy of its inhabitants and the landscape in which they lived.

Setting and Contribution to Significance

- 4.11 Typically, moated sites were constructed outside of urban locations and in the rural landscape. Whilst the field boundaries in this vicinity may have changed over time, the fundamental agrarian land use has remained.
- 4.12 The Stanstead Hall moated site is set within the rural landscape, to the south-east of Halstead, to the south of the River Colne. The Tithe Map of 1838 shows that at that time, the Stanstead Hall estate ended at and was bounded by Church Road to the east. There is no evidence to indicate that the land within the Site were linked through ownership or use to Stanstead Hall, at least by the early-nineteenth century.
- 4.13 However, the Site forms part of the wider, rural setting of the heritage asset and the scheduled monument derives significance from this setting. Whilst the field boundaries in this vicinity may have changed over time, the fundamental agrarian land use has remained. In terms of history and degree of change over time, the setting of Stanstead Hall moated site contributes to the significance of the asset.

Contribution made by the Site

- 4.14 The Site is separated from the Scheduled Monument by fields, woodland and hedgerows and by Church Road. The topography between the asset and the Site is undulating and there is no visual relationship between them. Visually, it is not possible to see the Scheduled Monument from Church Road. However, the tranquil rural character of the Site is consistent with the asset's wider, historic setting.

¹⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1011463>



Figure 12 An aerial photograph from 2022 showing the Stanstead Hall Moated Site and Scheduled Monument, looking northeast towards the Site¹⁷

Designated Heritage Assets: Listed Structures

4.15 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.

Bushey Leys (Grade II, List Entry Number: 1170744)

4.16 Bushy Leys was listed in 1995 and is a historic, timber-framed farmhouse, dating to the early seventeenth century. It is part weatherboarded and part rendered with a roof of handmade red plain tiles and a central chimney stack. There are later phases of development, including a possible nineteenth-century lean-to extension and a twentieth-century, two storey extension to the rear. There is also a single-storey ancillary range.

Significance

4.17 The significance of the asset is derived from its historic fabric and its architectural and aesthetic interest and its phased historic development. The building is a good example of a timber-framed house of this period and provides evidence of traditional building practices, along with the longevity of farming practices and agricultural production in the landscape.

¹⁷ Harwich and Manningtree Standard, 27th March 2022;

<https://www.harwichandmanningtreestandard.co.uk/news/20021623.stanstead-hall-sale-greenstead-green-6-5-million/>

Setting and Contribution to Significance

4.18 The listed building is within its historic, rural setting, surrounded by agricultural fields, field boundaries hedgerows and woodland. Public Footpaths 19 and 21 cross the Site and allow views of the listed building within its setting (**Figure 13**). The setting enhances the significance of the listed historic farmhouse and it can be appreciated and understood within its original, historic context and setting.

Contribution made by the Site

4.19 The Site, to the immediate north of the listed building, forms part of its agrarian, rural setting and contributes to the ability to appreciate its significance, as the centre of a small, historic farmstead. There is a sense of tranquillity provided by the asset's rustic and undeveloped setting and the listed building is isolated from modern development.



Figure 13 Bushey Leys looking south east from Public Footpath 21, within the boundary of the Site

Letche's Farmhouse (Grade II, List Entry Number: 1337957)

4.20 Letches Farmhouse was listed in 1987 and dates to the sixteenth century, with nineteenth and twentieth century alterations. It is a timber-framed building, mainly brick clad and has three late-sixteenth century bays and remains of earlier building at its western end.

Significance

- 4.21 The significance of the asset is derived from its historic fabric and its architectural and aesthetic interest and its phased historic development. The timber-framed building is typical of farmstead houses of this period, evidencing traditional building practices, along with the longevity of farming practices and agricultural production in the area.

Setting and Contribution to Significance

- 4.22 The asset, like the nearby farmhouse at Bushy Leys (with which it shares its setting), is situated within a characteristic, historic, rural setting and it is surrounded by agricultural fields, field boundaries hedgerows and woodland. It can be seen from both Footpaths 19 and 21 and from within the Site boundary (**Figure 14**) and views of the asset within its rural setting enhance the ability to appreciate its significance.

Contribution made by the Site

- 4.23 The existing, undeveloped agrarian character of the Site makes a positive contribution to the asset, enhancing the ability to appreciate its significance. There is a sense of tranquillity provided by the rustic and undeveloped character of its setting, and the listed building is isolated from modern development.



Figure 14 Letche's Farmhouse, viewed looking southeast from Footpath 21 within the Site boundary

Parish Church of St Andrew (Grade I, List Entry Number: 1338284)

- 4.24 St Andrews Church was listed in 1950 and is mainly fourteenth and fifteenth century in date, with nineteenth-century restorations. The west tower was rebuilt in the mid-nineteenth century, replacing an earlier medieval tower.

Significance

- 4.25 The Church of St Andrew is Grade I listed due to its exceptional architectural and historic interest. Grade I listed buildings represent the highest tier of heritage protection, accounting for only about 2.5% of all listed buildings. The church is a highly important medieval building attesting to the religious cohesiveness of medieval society and culture. It is of high architectural interest providing evidence of medieval craftsmanship and architecture, as well as changing construction technologies through its phased development. Its longevity as a visually prominent, community building is notable in widespread views of the church from numerous vantage points within its setting.

Setting and Contribution to Significance

- 4.26 The important contribution made by the church's setting extends beyond its immediate urbanised environment. The church tower is a prominent and visible ecclesiastical way marker within its wider agrarian landscape setting and can be seen from distances across the landscape around Halstead. Rural footpaths often have historic origins, being used by rural communities in the past. They frequently lead to important centres such as churches, farms and manorial estates. The rural countryside around Halstead forms this wider setting of the Grade I listed church and its importance as a focal point for outlying communities can be appreciated in views, where the tower is visible from open agricultural fields.

Contribution made by the Site

- 4.27 The Public Footpath 24 traverses the central, eastern part of the Site. The footpath is shown on the first edition OS map (c1880) and it is likely to have historic origins as a pedestrian, cross-country route leading from both Greenstead Hall and the further afield Stanstead Hall (Scheduled Monument) to the centre of Halstead. There are views along this footpath, where the tower of the Grade I listed church can be seen, indicating the centre of the historic settlement and allowing the status and historic importance of the church to be appreciated (Figure 15 and Figure 16).



Figure 15 A view looking northwest towards Halstead from Public Footpath 24, within the Site boundary. The tower of St Andrews Church is visible within its wider agrarian setting on the right of the image.



Figure 16 A zoomed in view of the Grade I listed St Andrew's Church, taken looking northeast from Public Footpath 24.

Bluebridge House (Grade II*, List Entry Number: 1337934); Walls, Railings and Gate 10 metres west of Bluebridge House (Grade II, List Entry Number: 1170512); Coach House 30 Metres South Of Bluebridge House (Grade II, List Entry Number: 1123209)

- 4.28 The designated heritage assets associated with Bluebridge House, including the house itself, its wall and railings and the coach house, are closely associated and have been grouped together in the below assessment.
- 4.29 Bluebridge House was built by John Morley (1656–1732) on the site of an earlier mansion in c1714. Morley was a prominent local figure known as 'Merchant Morley' who was originally a Halstead butcher but rose to be one of the largest land agents for wealthy gentry.¹⁸ The house is built of red brick in Flemish bond in the Queen Anne style, with a late eighteenth-century columned porch, a fanlight over the front door, sash windows and decorative brick detailing. The building is in an elevated position and a prominent feature above the meadows and banks of the River Colne to the north.
- 4.30 The walls, railings and gate are likely to be early eighteenth century in date and probably contemporary with the construction of Bluebridge House by John Morley. The railings are cast and wrought iron, with the walls being predominantly of red brick and Portland stone dressings. The north end of the wall has a sloping moulded brick coping and buttress strips, connecting with the wall and railings that form the west boundary. The scrolled, wrought iron gate includes the initials J.M. (for John Morley) in wrought iron and a lantern.
- 4.31 The Coach House is to the south of Bluebridge House, within the Grade II listed walls. As a Grade II listed building it is of special architectural and historic interest. According to Historic England it has seventeenth-century origins, with eighteenth-century phases of development, which suggests it pre-dates Morley's Bluebridge House. It is built of red brick in Flemish bond, with decorative brickwork and roofed with handmade red plain tiles. There is some surviving historic timber framing internally, which provides evidence for its phased construction and development. The materials and historic fabric demonstrate the longevity of the use of traditional Essex building materials and historic craftsmanship and the building has architectural and aesthetic value.

Significance

- 4.32 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*. The building has well preserved historic features and fabric, both internally and externally, and it partly derives its special interest from its architectural and aesthetic value. In addition, the building has historical value, being directly associated with the prominent local figure, John Morley. The heritage asset also derives significance from its setting as it was built as a large, high-status country house, on a site that was historically outside the extent of the town of Halstead.
- 4.33 The Grade II listed walls, railings and gate have architectural and aesthetic interest, due to their ornate finish, fine craftsmanship and high-quality materials. In addition, they have historic value due to their

¹⁸ Cobbold Family History Trust. John Morley: <https://family-tree.cobboldfht.com/people/view/15088>

association with John Morley. The gates attest to the wealth and status of the Morley family and the subsequent owners of Bluebridge House.

- 4.34 The Coach House is a good example of its type and provides physical evidence for the evolution of service buildings, associated and ancillary to a high-status, rural estate. It has a direct association with the Grade II* listed Bluebridge House and its founder John Morley and has clear historic interest. The Coach House served Bluebridge House as an ancillary service building and provides evidence of estate management, domestic arrangements and personal transport long before the advent of motor vehicles. The building was converted to residential use, probably in the mid-late twentieth century¹⁹.

Setting

- 4.35 Today, while Halstead has grown and modern development has encroached towards the Bluebridge House group from the north, it remains separated from urban development by open fields and the River Colne, surrounded by a characteristically rural environment. The setting of the group of listed buildings retains its agrarian, rustic character and allows an appreciation of its status, as a large country house at the centre of an estate, demonstrating the former influence and wealth of the owners.

Contribution made by the Site

- 4.36 The north-eastern edge of the Site is on the opposite side of the Colchester Road (A1124) from the group of assets. The undeveloped Site therefore extends to the west of the Bluebridge House group and is a significant part of the wider rural setting of the listed buildings. The Tithe Map of 1838 does not show that at that time there were any links through ownership, occupancy or dependent function between the plots of land that make up the Site and the occupant or owner of Bluebridge House.
- 4.37 The Site currently retains its historic agrarian character and this aspect of the setting is positive, allowing the significance of the group of assets at Bluebridge House to be appreciated. The current rural setting provides a backdrop against which the asset group and their significance can be experienced within their historical context. The Site forms a substantial part of this wider, agrarian setting. The presence of the house and associated buildings and structures within the landscape and the enclosure of land intended for the house demonstrate the status, former influence and wealth of the owners. The listed boundary wall would have been a visible feature within the landscape, providing a first impression of those visiting the house in the past. The house itself is in an elevated position and is prominent in views from Colchester Road at the north-eastern edge of the Site. The rural setting provides scenic views, with trees, the River Colne and meadows, which gives a sense of tranquillity and seclusion. This tranquillity has been somewhat impacted by the volume of traffic on the Colchester Road, yet it remains appreciable from other perspectives.

¹⁹ Braintree District Council. Planning Application reference no. 11/00639/LBC



Figure 17 The north-west corner of the Grade II listed wall to Bluebridge House is to the right of the photograph. This view is taken from the north-eastern corner of the Site, looking east.



Figure 18 The Grade II* listed Bluebridge House looking south from Blue Bridge, the northeastern edge of the Site is to the right.

Archaeological Potential

- 4.38 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, geophysical survey and trial trench evaluation.
- 4.39 There are several 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.
- 4.40 The Site and Study Area have a number of recorded archaeological features; these comprise the following monuments, discussed by period:
- 4.41 While there is some evidence for prehistoric activity across the Study Area it is reasonably sparse, with unstratified Neolithic and Bronze Age finds found within the Study Area, along with limited settlement evidence (EHER 49144). Therefore, there is considered to be low potential for remains of this period.
- 4.42 The Site is located to the south of the River Colne and alluvial deposits within the valley have potential to preserve environmental remains associated with prehistoric, and later, features which can inform on the local environment as well as preserve a wider range of archaeological remains.
- 4.43 There is evidence for the Iron Age and Roman periods within the Site and Study Area, consisting mainly of unstratified findspots (EHER 82815, 82816 and 9438) and the postulated route of a Roman Road. The excavations at Greenstead Hall, located within the Site recorded both Late Iron Age and Roman settlement activity (EHER 8604, 8605). Therefore, it is considered that there is a moderate potential for Iron Age and Roman activity within the Site, although previous excavations may have truncated some of the deposits.
- 4.44 The Greenstead Hall excavations, within the Site, also recorded Saxon features, but there is only limited evidence for Saxon activity within the Study Area, indicating a moderate potential for remains of this period.
- 4.45 During the medieval and post-medieval periods, the Site comprised of agricultural land associated with the medieval settlement of Halstead, located to the north of the Site, as such, there is moderate potential for archaeological remains of an agricultural nature in the Site. The cartographic evidence suggests that the current field layout has post-medieval origins, but the field system may have earlier origins. A farmstead is depicted on the Tithe map, owned by a prominent landowner, the buildings have been demolished by c.1875 however below ground remains may survive. Industrial activity was largely focussed within the medieval and post-medieval town. A disused railway (EHER 6817) crosses the northern section of the Site and further evidence for medieval and post-medieval industrial activity has been recorded within the Study Area (EHER 8602 and 15336). Therefore, it is considered



that there is a moderate potential for archaeological deposits of a medieval and post-medieval date within the Site

- 4.46 Given the limited known truncation, any archaeological deposits located here will potentially survive in good condition.

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*²⁰.

Designated Heritage Assets

Designated Heritage Assets: Scheduled Monument

Stanstead Hall moated site (List Entry Number: 1011463)

- 5.3 The undeveloped rural landscape surrounding Stanstead Hall moated site contributes to an understanding of its significance. Such sites were typically built within the countryside as high-status homes, sometimes farming homesteads, and were demonstrations of wealth, power and an ability to reshape and control the landscape.
- 5.4 The moated site is on the edge of the Study Area, 500 metres away from the south-eastern edge of the boundary of the Site. There is a considerable degree of separation between the Site and the Scheduled Monument with intervening fields, woodland and hedgerows and Church Road. The topography between the two is undulating and there is no intervisibility between the heritage asset and the Site. While the Site's development may alter its character and increase noise, bustle and movement, these environmental impacts are unlikely to affect the ability to appreciate the significance of the Scheduled Monument.

Designated Heritage Assets: Listed Buildings

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

Bushey Leys (Grade II, List Entry Number: 1170744)

²⁰ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- 5.6 The significance of the Grade II listed farmhouse at Bushy Leys is enhanced by its historic rural, agrarian setting. The Site is in close proximity to the asset, with no intervening buildings or woodland and there is a direct visual relationship between the Site and the asset. The historic landscape setting of the asset can be appreciated in views from the public footpaths that run across the Site, within the Site boundary. The development of the Site would permanently change the rural character of this setting and negatively impact the positive contribution made by the setting to the significance of Bushey Leys. Development would not preserve or enhance the positive character of the asset's setting and would undermine the ability to appreciate the significance of the listed building. This would result in harm to its significance.

Letche's Farmhouse (Grade II, List Entry Number: 1337957)

- 5.7 The undeveloped, rural character of the Site, within the setting of Letche's Farmhouse, contributes positively to the ability to understand and appreciate its significance. There are no intervening buildings or woodland between the Site boundary and the asset and the existing site, and the listed building can be viewed within its historic rural setting from within the Site boundary and from the public footpaths. The development of the Site would not enhance or better reveal the significance of the listed building and would not preserve the positive, rural character of its setting which contributes to its significance. This would result in harm to the significance of Letche's Farmhouse.

Parish Church of St Andrew (Grade I, List Entry Number: 1338284)

- 5.8 The Site allows views of the church and its tower from within its wider agrarian setting. These views are significant as they contribute to the understanding of the importance of the asset as a focal point and a historic ecclesiastical way marker within the rural landscape, marking the historic core of the settlement. Footpath 24 is likely to have historic origins, being evident on the First Edition OS Map, and the church and its tower are both visible and distinctive in views across open agrarian fields within the Site boundary. While the church and its tower are at a distance, their architectural interest and distinctive form are visible and can be appreciated in such views. The development of the Site would interrupt these long distance views and diminish the ability to appreciate the significance of the asset. In addition, the recent development of housing to the south of Halstead is likely to have reduced the opportunity to view the church from this direction within such a surviving rural landscape. While there may be opportunities to view the church within a similar context elsewhere, such as from the north or the west of Halstead, the surviving view from Footpath 24 to the south-east is made more important due to the lack of potential views elsewhere from the south. The development of the Site would result in harm to the significance of the Grade I listed Church of St Andrew.

Bluebridge House (Grade II*, List Entry Number: 1337934); Walls, Railings and Gate 10 metres west of Bluebridge House (Grade II, List Entry Number: 1170512); Coach House 30 Metres South Of Bluebridge House (Grade II, List Entry Number: 1123209)

- 5.9 The agrarian land around this historic complex makes an important contribution to how their significance is experienced, appreciated and understood. To its immediate north, its west, south and

east, the undeveloped rural character of the group's setting remains and this enhances the appreciation of the assets' significance. There are no historic links through ownership between the group of assets and the Site. However, the development of GGHR2141 is likely to have a negative impact on their significance, particularly the development of the northeast corner of the Site. As a result, there would be a level of less than substantial harm to the significance of this group of assets.

Archaeology

- 5.10 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 pre-history. 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.
- 5.11 The Site has had a limited excavation undertaken within the boundary and some evaluations have been undertaken within the Study Area. However, the Site is located within a landscape of occupation evidenced by preserved remains of Iron Age, Roman, early medieval, medieval and post medieval occupation within the wider landscape.
- 5.12 There is cartographic and aerial evidence of agricultural features within the Site, with further cropmark evidence of occupation in the Study Area. 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 geophysical survey and trial trench evaluation.
- 5.13 Should development happen within the Site, there will likely be an adverse impact which would result in truncation and loss of any surviving archaeological deposits.
- 5.14 With regards to known impacts; areas of higher 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 GGHR2141.

6.2 The significance of designated heritage assets has been assessed. It is considered that development of the proposed allocation would result in harm to the significance of the following listed buildings.

Listed Building	Grade	List Entry Number
The Parish Church of St Andrew	I	1338284
Bushey Leys	II	1170744
Letcher's Farmhouse	II	1337957
Bluebridge House	II*	1337934
Railings and Gate 10 metres west of Bluebridge House	II	1170512
Coach House 30 Metres South Of Bluebridge House	II	1123209

6.3 These impacts are indirect and relate to impacts on setting and how it contributes to an asset's significance. The impact is primarily due to the urbanisation of rural land and the loss of agricultural character. These types of impacts are typically challenging to fully mitigate, and it is unlikely harm will be avoided.

6.4 The degree of harm to the significance of assets is dependent on how any measures to avoid or minimise harm are realised. There is also potential for minor heritage benefits arising from the interpretation of these assets.

6.5 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 study has suggested potential for archaeological deposits throughout the Site and also that previous truncation is considered to be limited to agricultural activity (except in the area where the excavations have been undertaken in the 1920s and 1960s).

6.6 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, geophysical survey 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:

- Further occupation and ritual activity spanning the Middle Iron Age to Roman periods associated with the known site and possible Roman road.
- Discrete Medieval and postmedieval settlement activity.

- 6.7 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

- 6.8 Within the decision-making process, early discussions should be undertaken with Historic England and the Local Planning Authority, as appropriate, to discuss appropriate layouts considering the heritage assets affected, in particular the Grade I and Grade II* listed assets. 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.
- 6.9 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.
- 6.10 The mitigation of impacts can be effective in some instances, although it may not remove harm. Retaining the open, undeveloped land within the greater southern portion of the Site and restricting development to the area adjacent to existing modern development in the northern part of the Site could mitigate some harm to the farmhouses. Similarly developing to the west of the Site abutting the existing residential development of Halstead may mitigate the harm to the Bluebridge House complex. In general, retaining the open, rural character of the setting of the heritage assets, by placing development elsewhere within the Site would be beneficial.
- 6.11 The establishment of designed, 'productive' landscapes (such as orchards, allotments, nuttries) close to the Bluebridge group of assets, Bushy Leys and Letche's farmhouses may also be considered as a measure to mitigate harm, by retaining some sense of their historically productive, agrarian surroundings.
- 6.12 Screening alone is unlikely to reduce the harm resulting from the impact on the setting of the heritage assets, due to the fundamental loss of the land use and character. Similarly, the harm resulting from the impact on views of the Grade I listed Church of St Andrew from within the Site is unlikely to be removed. However, mitigation would still be appropriate and the creation of view corridors of the church could be considered.
- 6.13 Further assessment at planning application stage should also explore the presence of any non-designated built heritage assets within the Site and its environs which may be affected by future development. One such potential asset is the Colne Valley Railway line (EHER 6817), which runs

approximately west to southeast, across the north of the Site. The line was constructed and open by 1860 and ran for just over 100 years. The line varies in form along its route, being an embankment to the east and a cutting to the western approach to Halstead. This railway line is also accessible as a public footpath (Footpaths 1 and 4), which leads through the rural countryside. The mitigation of the impact on any NDHAs could also be considered with screening and to a degree, harm could be partially offset through the enhancement and maintenance of an asset.

- 6.14 The design process should examine opportunities for new ways any proposed development may allow for the public to engage with the heritage assets within the Site, and enhance the way they are experienced, appreciated and understood.
- 6.15 As stated in section HE4 of the NPPF, as an irreplaceable resource heritage assets should be conserved in a manner appropriate to their significance. Development proposals which affect the significance of heritage assets, including any contribution made by their setting should take into account the positive contribution they can make to sustainable communities, local economies, and the positive contribution they can make to local character and distinctiveness. In addition, development proposals should avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
- 6.16 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. A Desk Based Assessment should be completed. This should 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 in-situ within the development or are the subject of archaeological excavation, where appropriate. This assessment has identified that there is the potential for significant 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, geophysical survey and trial trench evaluation. The results of these investigations will further inform the development masterplan.

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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 (August 2026) MHCLG	Chapter 20: Conserving and enhancing the historic environment
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) ²¹

<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. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains 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.</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. Heritage asset includes 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. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

²¹ Ministry of Housing, Communities & Local Government, August 2026. *National Planning Policy Framework*

Appendix C: Designation Descriptions

All descriptions are sourced from the National Heritage List.

Bushey Leys

Heritage Category: Listed Building
Grade: II
List Entry Number: 1170744
Date first listed: 10-Apr-1987
List Entry Name: Bushey Leys
Statutory Address 1: BUSHEY LEYS, OAK ROAD
Listing NGR: TL8071228868

House. Early C17, altered in C20. Timber framed, ground floor weatherboarded, remainder plastered, roofed with handmade red plain tiles. 3 bays facing S with central stack, forming a lobby-entrance. Single-storey lean-to extension to rear left, C20 2-storey extension to rear right. Single-storey ancillary range to right. 2 storeys. 2-window range of C20 casements. Central C20 glazed door.

Letcher's Farmhouse

Heritage Category: Listed Building
Grade: II
List Entry Number: 1337957
Date first listed: 10-Apr-1987
List Entry Name: Letcher's Farmhouse
Statutory Address 1: LETCHe'S FARMHOUSE, TIDING HILL
Listing NGR: TL8097628933

House. Late C16, altered in C19. Timber framed, mainly clad with red brick in stretcher bond, some plaster, roofed with machine-made red plain tiles. Main range facing S (gable end to road) comprising 3 late C16 bays and remains of earlier building at left end. Axial stack. C19 rear wing, and single-storey lean-to extension in left rear angle. 2 storeys. 3-window range of C19 casements each with 4 small top-hung panes over the 2 main lights, in segmental arches. Off-centre 6-panel door, with 4 panels glazed, in recessed porch. Near left end, doorway blocked to form C20 casement. Roof hipped at left end only. Left end and rear lean-to plastered, all the rest brick-clad in C19. Jowled posts. Original side-purlin roof with arched wind-bracing. Early C19 staircase.

Walls, Railings and Gate 10 Metres West of Bluebridge House

Heritage Category: Listed Building
Grade: II
List Entry Number: 1170512
Date first listed: 21-Jun-1962
Date of most recent amendment: 10-Apr-1987
Statutory Address 1: Walls, Railings and Gate 10 metres west of Bluebridge House, Colchester Road
Listing NGR: TL8262729730

5/143 Walls, railings and gate 10 metres west of Blue- 21.6.62 bridge House (Formerly listed as Gate & Iron railings in front of Blue- bridge House and Garden GV II Wa11) Walls, railings and gate. Late C17 or early C18. Cast and wrought iron, red brick and Portland stone. Wall at N end of site with sloping moulded brick coping and buttress strips, connecting with wall and railings forming the W boundary. This has spear-headed railings on a low wall either side of the gateway, and at each end are short lengths of high wall with diapering, terminated by square brick piers with moulded copings. Scrolled wrought iron gate, scrolled and foliate overthrow with initials J.M. (for John Morley) in wrought iron and lantern. 2 stone steps with console-shaped abutments.

Bluebridge House

Heritage Category: Listed Building

Grade: II*

List Entry Number: 1337934

Date first listed: 07-Aug-1952

List Entry Name: Bluebridge House

Statutory Address 1: Bluebridge House, Colchester Road

National Grid Reference 82649 29720

House. Early and late C18, of earlier origin. Red brick in Flemish bond with strips of blue-grey headers, roofed with handmade red plain tiles. Double range plan facing W with internal end stacks in front range. 2 storeys with attics. 5-window range of sashes of 12 lights with flat arches of rubbed brick, frames set slightly back from wall plane. Central 6-panel door with fanlight in late C18 porch with open pediment on columns with neo-classical capitals. Stone plaque over porch with the date 1714, the name of the then owner John Morley, and the arms of the Butchers' Company. Narrow brick pilasters frame each end and the central bay. Brick band between storeys and brick eaves cornice with dogtooth course. Parapet gables. Incorporates some C17 timber framing of an earlier structure. One room has late C18 panelling. Staircase has original C18 handrail and twisted balusters. RCHM 4.

Coach House 30 Metres South of Bluebridge House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1123209

Date first listed: 21-Jun-1962

Date of most recent amendment: 10-Apr-1987

List Entry Name: Coach House 30 Metres South of Bluebridge House

Statutory Address 1: Coach House 30 Metres South Of Bluebridge House, Colchester Road

Listing NGR: TL8264629679

Coach-house, now a dwelling. C17 and C18. Red brick in Flemish bond with blue-grey diapering, roofed with handmade red plain tiles. Rectangular plan aligned N-S. 2 storeys. C20 leaded casements. Parapet gables. Some C17 and C18 framing internally. Included for group value.

Appendix D: HER maps and Gazetteer

EHER	Name	Summary	Period
6817	Route of the Colne Valley Railway	The Colne Valley Railway was opened in 1862 and ran from Haverhill to Chappel. It closed in 1965.	Mid 19th century to Mid 20th century
8602	Medieval pottery kiln at Attwoods	Medieval settlement and pottery kiln identified at Russell Road, Halstead. The site was recorded during excavations along the route of an Anglian Water mains pipeline. The settlement was thought to be 12th-13th century in date.	Early 12th century to Late 13th century
8604	Roman settlement at Greenstead Hall	Excavations uncovered the site of a 3rd to 4th century AD Roman pottery kiln; 2nd-4th century building remains, including a hypocaust, indicating the probable site of a Roman villa; a hut associated with Iron Age or Saxon pottery. There is also a cropmark	Roman
8605	Possible Late Iron Age settlement at Greenstead Hall	Traces of Iron Age settlement: quantity of Belgic pottery in at least two concentrations (one on the site of a Roman building at TL 82092968).	Late Iron Age
8607	Possible Early Medieval settlement at Greenstead Hall	Traces of Saxon settlement.	Early Medieval
8609	Undated earthworks, Halstead	Lindsay (source 1) refers to earth walls on the valley floor just north of the railway embankment.	Unknown
8613	Cropmarks of undated possible enclosure, southern edge of Halstead	Sub-rectangular ditched enclosure, apparently with entrance on the north side.	Unknown
8617	Stanstead Hall	Complete moat with brick revetment, also remains of bridge on E side.	Medieval
8643	Cropmarks of undated possible enclosure at Letches Farm	Irregular ditched enclosure, estimated 80.0m east-west, lying on a south facing slope.	Unknown
8765	South East of Highwoods Farm	Three ring ditches seen as cropmarks from the ground during summer of 1976 by member of Halstead Local History Society.	Unknown
8766	Roman buckle at Stone's Farm	Small, possibly Roman, bronze buckle found in 1953 by Pudney.	Roman
8785	Cropmark of possible Iron Age ring ditch and enclosure at Bluebridge Farm	Cropmarks of a ring ditch and a large sub-rectangular enclosure with an entrance, of typical Iron Age shape were seen as cropmarks during aerial reconnaissance in 1980.	Iron Age
8993	Second World War spigot mortar emplacement at Colchester Road	A Second World War steel and concrete spigot mortar base located by the road between Earls Colne and Colchester.	Second World War to 21st century
9364	Tiding Hill	About 1856 a large RB cinerary urn of coarse grey ware was found near the foot of the hill.	Roman

9429	Medieval to post-medieval town of Halstead	A planted town founded by Abel de St Martin, to whom the grant of a market was made in 1251. A market town probably existed at this time and the area was probably extended. The town benefited from the rise in the East Anglian cloth trade, its increasing	Medieval to Modern
9430	Halstead - Town Bridge	Excavations for a new bridge over the Colne revealed (September 1, 1978) that the 1912 bridge was built on the site of a C19 brick bridge, with bricks 9" (22.8cms) x 4.25" (10.8cms) x 2.75" (6.9cms), unflanged and wine red in colour.	Post Medieval
9438	Roman coin at High Street	A coin of Nerva was found in the High Street, Halstead.	Roman
9441	Silk throwing and weaving mill	Courtaulds silk factory dating from 1828. Part demolished in 1986.	Post Medieval to 21st Century
14433	Cropmark W of Greenstead Green	Cropmark of a ring-ditch, c.	Unknown
14435	Cropmark E of Stone's Farm	Cropmark of a ring ditch, c.	Unknown
14443	Cropmark of post-medieval field boundary, west of Westwoods	Cropmark of field boundary.	Unknown
15124	Site of early 20th century brewery, Tidings Hill Brewery, Brewery Drive	The brewery was founded in 1885 by George Cook, who had a new brewery built in 1908. He was succeeded by George E. Cook in 1910. The company G.E. Cook and Sons was created in 1930 and registered as G.E. Cook and Sons Limited in 1961. The brewery closed i	Edwardian to 21st century
15336	Site of late 18th-early 20th century brickworks at Brook Farm, Halstead	Late C18 to early C20 brickworks	Late 18th century to Edwardian
15577	Halstead Pumping Station	Late 19th century pumpng station.	Post Medieval
15842	Early 20th century housing, 'Courtauld houses', Colchester Road	Early C20 Courtauld housing.	Early 20th century to Mid 20th century
15843	11 and 12 Brook Place	Mid C19 pair of three storey weavers' cottages.	Post Medieval
15869	Public baths	Early C20 public baths, now demolished.	Modern
15875	Church, church hall and presbytery, Colchester Road, Colne Engaine	Early C20 Roman Catholic church hall and later church and presbytery built by Courtaulds.	Modern
15879	Sports Ground	C20? sports ground, probably associated with the Courtauld family.	Post Medieval to Modern
15890	Coutauld houses, Mallows Field	Early C20 Courtauld housing.	Modern
15894	Coutauld houses, Vicarage Meadow	Early C20 Courtauld housing.	Modern
17134	Magpie Hall	Cropmark	Unknown
18686	The Guildhall, Halstead	Medieval guildhall.	Medieval

18687	19th century Friends Meeting House at Colchester Road	Former friends meeting house on Colchester Road built in 1851 to replace an earlier building. Brick with hipped slate roofs behind a parapet. Closed about 1971 and used as a garage since.	Mid 19th century to Modern
18689	High Street market-place, Halstead	High Street market-place, Halstead. Moved to this site in beginning of Elizabeth I reign.	Post Medieval to Modern
19944	Halstead Cemetery	Mid C19 public cemetery.	Post Medieval
20822	Second World War air raid shelters at Halstead	Air raid shelters and possible radio station constructed in the lead up to or during the Second World War for the use by staff at the Courtaulds factory and possibly the residents of the nearby terrace. Workers were allocated a shelter and divided into w	Second World War to 21st century
40507	1922 power station and boiler at Courthauld Building, Factory Lane West, Halstead	The boiler and power station were built of red brick as a single building in 1922 to serve the extensive Courtauld textile factories.	Early 20th century to Late 20th century
40649	The Lodge, Stanstead Hall	Lodge house built by Samuel Courtauld	Modern
40758	19th century station master's house at King's Road, Halstead.	Station master's house and outbuildings associated with the former Colne Valley Railway.	Late 19th century
40759	Late 19th century water tower base in Colne Valley Railway yard, King's Road, Halstead	A water tower base originally built by the Colne Valley and Halstead Railway in the 1890s.	Late 19th century
45119	101 - 105 High Street, Halstead	Watching brief found post-medieval pottery, building material and remains of a flint wall at 101 -105 High Street, Halstead.	Post Medieval
46775	Former Bayer Site Parsonage Street and Colchester Road, Halstead	Archaeological trial trenching evaluation recorded residual Roman finds, medieval ditch and pits and post-medieval pits and buildings. A Quaker burial ground occupied part of the site.	Late Iron Age to Roman
46776	Former Bayer Site Halstead	An archaeological trial-trenching evaluation carried out on the former Bayer site between Parsonage Street and Colchester Road. The site produced residual Roman finds. Medieval remains were confined to the north-west corner of the development area. The	Medieval
46777	Former Bayer Site Halsted	Post medieval features included pits, house foundations, burials. The Quaker burial ground on the site was not investigated.	Post Medieval
46817	Golden Meadow Camp - POW	Second World War Prisoner of war camp.	Modern
47356	Former Bakehouse Rear of 63-65 High Street, Halstead	The bakehouse was part of a commercial bakery operating from the High Street in the late 19th century.	Post Medieval
47519	Former undated drainage channels, River Colne	Former undated drainage channels beside the river at Halstead were recorded from aerial photographs.	Unknown
48176	19th century train yard at King's Road, Halstead	The site forms part of the site of the former Colne Valley and Halstead railway line.	Late 19th century

49144	Land south of Oak Road, Halstead	Evaluation followed by limited stripping identified limited prehistoric and medieval activity. No further trace of the medieval kiln remains were revealed.	Early Bronze Age to Medieval
49864	Land adjacent to The Griffin Public House, Parsonage Street, Halstead	Archaeological evaluation recovered wall foundations and remains of buildings associated with the early 18th century pub.	Post Medieval to Late 20th Century
49895	Oak Field, Oak Road, Halstead	3 postmedieval ditches and one undated pit were found in an evaluation of 28 trial trenches.	Post Medieval
80263	19th century trolley shed at King's Road, Halstead	A trolley shed and part of the former Colne Valley Railway yard constructed in the 1890s.	Late 19th century
80678	Roman road between Godmanchester and Colchester	Roman road running from Godmanchester to Colchester.	Roman
82686	Site of Second World War nodal point at Halstead	Now destroyed. The site of a Second World War defensive category 'A' nodal point of Eastern Command No. 4 region at Halstead.	Second World War
82815	Iron Age coin at Halstead	A gold stater of Addedomaros was found at Halstead.	Iron Age
82816	Iron Age coin at Halstead	A gold stater of Tasciovanus was found at Halstead in 1864.	Iron Age
82821	Site of post-medieval public house, The Kings Head Inn, Colchester Road	The King's Head Inn, 1/2 mile ESE of the parish church. The south-west corner, probably originally the kitchen, is of one storey.	Post Medieval
82823	Anglo-Saxon battle axe at Halstead	A 10th to 11th century Danish battle axe found near Halstead.	Early Medieval
82824	Neolithic axes at Halstead	A flint axe from Halstead was given by I. Scillitoe to Colchester Museum and another flint axe rough-out also from Halstead was given by R. Wishart to Colchester Museum.	Neolithic
82863	Roman cinerary urn at Tinding Hill	A Romano-British cinerary urn was dug up near the foot of Tinding Hill, Halstead about 1856.	Roman