

HASA2179: Land North East of Halstead Heritage Impact Assessment



Client:
Braintree District Council

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HASA2179: Land North East 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 HASA2179: Land North East 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 area shall be referred to as ‘the Site’ and the 500m Essex Historic Environment Record (EHER) search area (buffer) shall be referred to as ‘the Study Area’. The site is approximately 129 hectares in size.
- 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.
- 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 & Local Government, 2026. *National Planning Policy Framework*

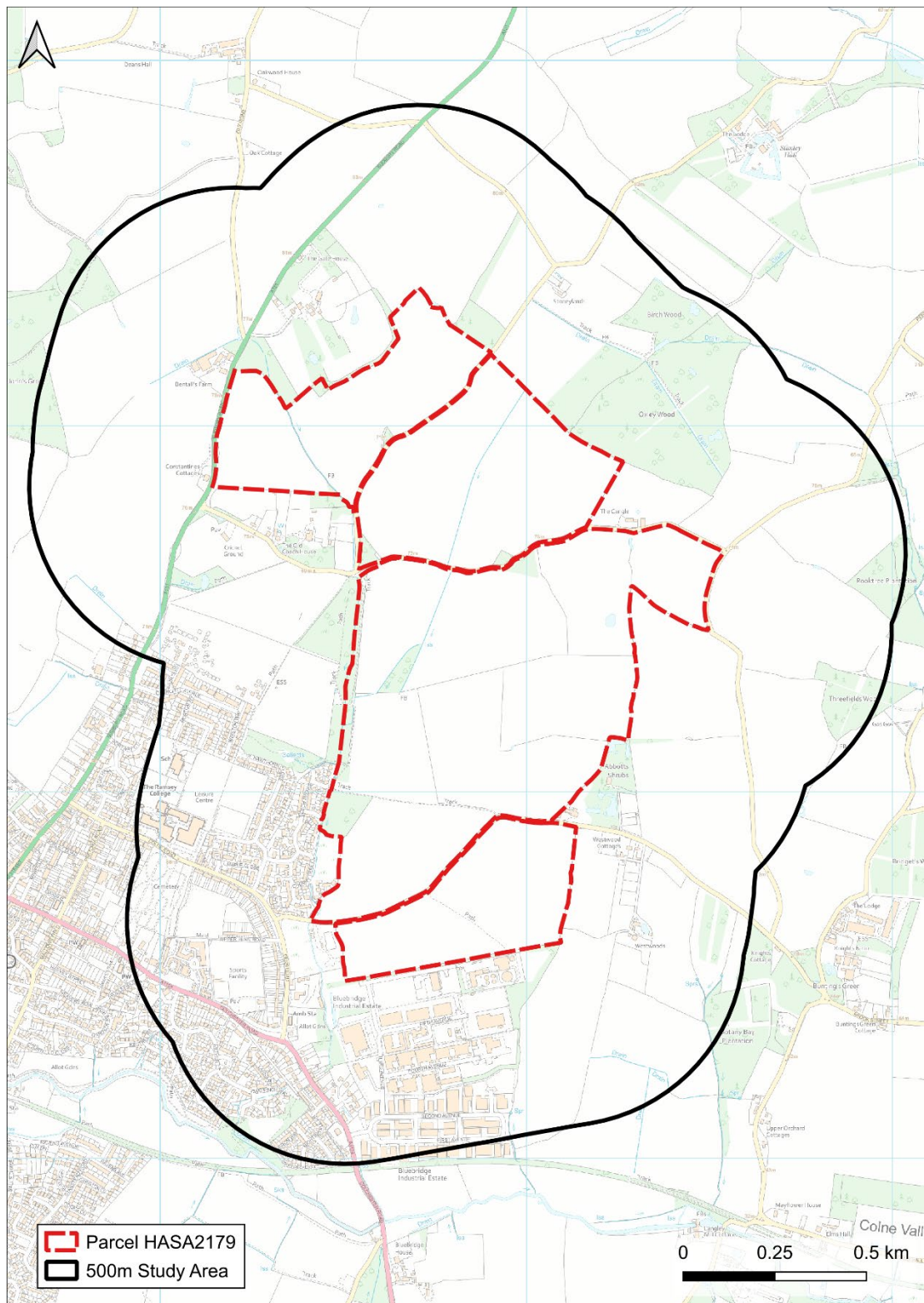


Figure 1 Location of Site HASA2179 and 500 metre Study Area

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 Policy HE1 of the 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 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 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 EHER 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 in **Appendix C**.

Listed Buildings

- 2.2 There are no listed buildings within the Site boundary. The following three 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
Ashford Lodge Gatehouse	II	1123172
Barn 30 Metres North West Of Bentall's Farmhouse	II	1170791
Star Stile House	II	1305902

Conservation Areas

- 2.3 The nearest conservation area is Halstead Conservation Area, which is roughly 600 metres from the Site and beyond the 500 metre Study Area. As a result of the distance, the intervening topography, trees and development, it has been scoped out of this assessment.

Scheduled Monuments

- 2.4 There are no scheduled monuments within the Site boundary or within the 500 metre Study Area.

Scoped out Designated Heritage Assets

- 2.5 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.
- 2.6 Heritage assets can be scoped out of this assessment due to their lack of visual, historical or functional connection to the Site. The buildings scoped out of this assessment are:

Listed Building	Grade	List Entry Number
Brook Farmhouse	II	1122452
Blue Bridge Cottage	II	1338280
Brick Barn Hall	II	1338281

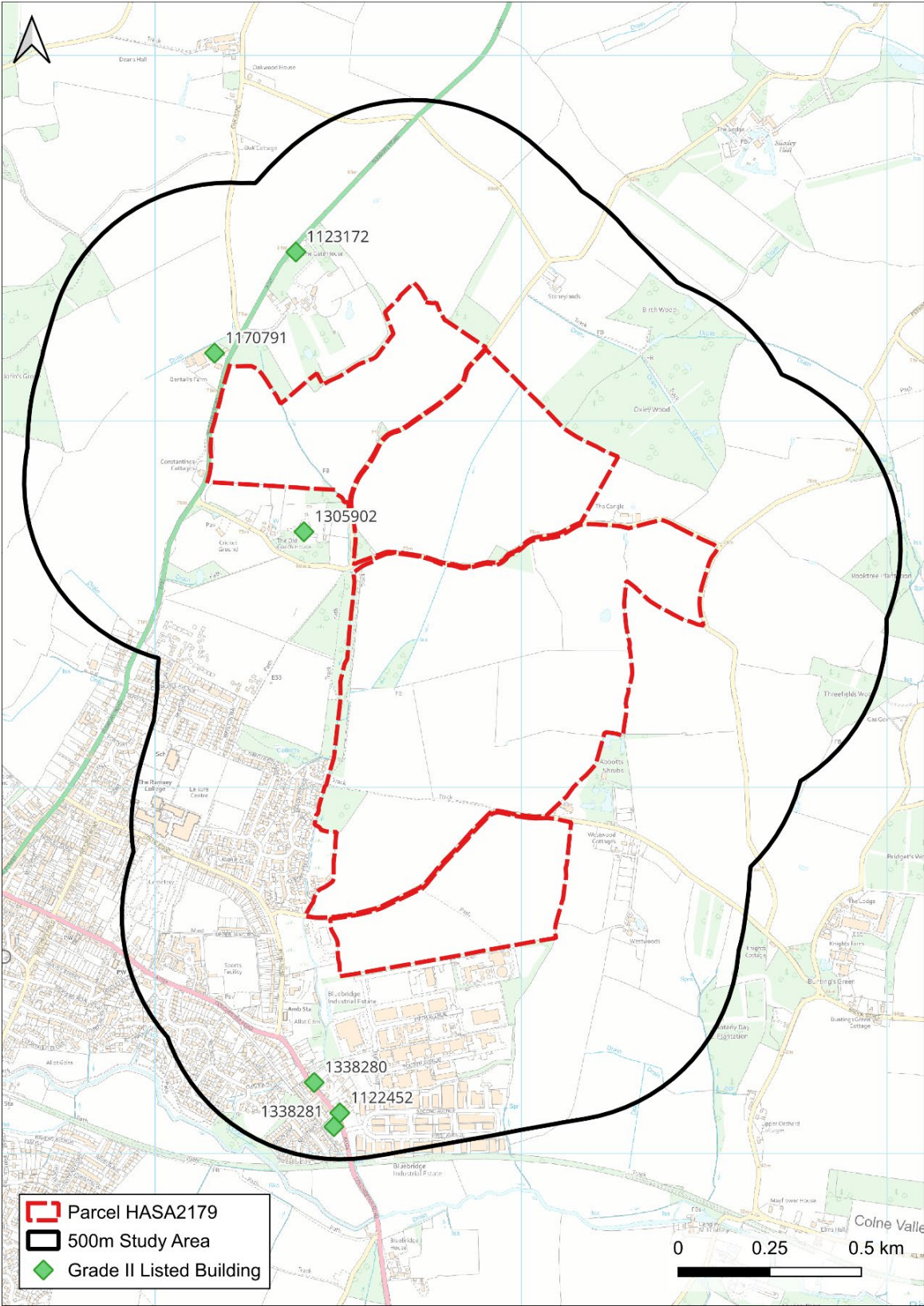


Figure 2 Map showing Designated Heritage Assets within the 500 metre Study Area

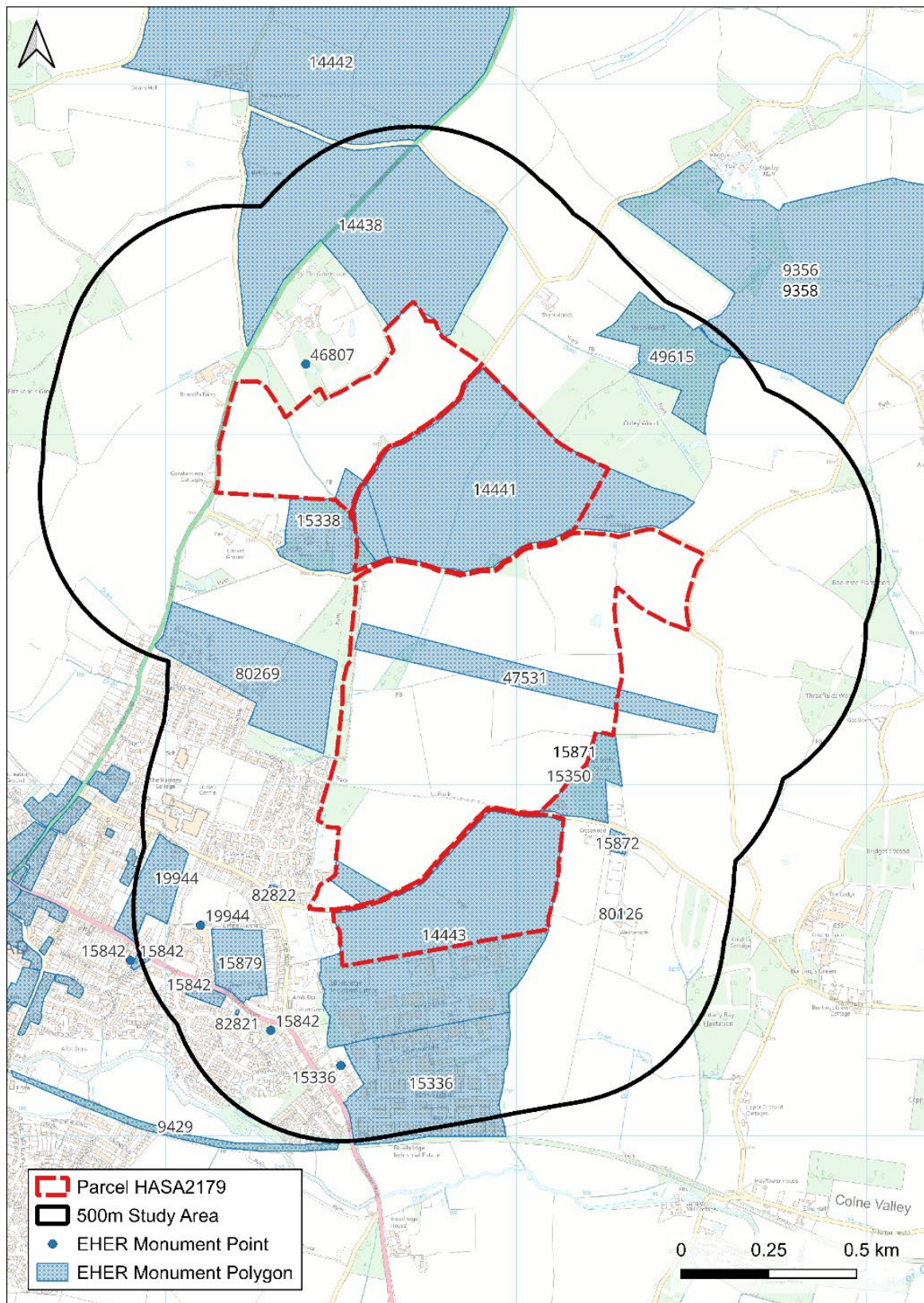


Figure 3 Map showing Essex HER records within the 500m Study Area, excluding Listed Buildings

Archaeological and Historical Overview

- 2.7 The information below is derived from desk-based and archival research and a review of the Essex Historic Environment Record (EHER) (**Figure 3**).
- 2.8 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 to 43 AD)

- 2.9 There is no recorded prehistoric activity within the Site, with limited evidence for prehistoric activity within the Study Area. However, the geology of the Colne Valley, with its river terraces and alluvial deposits, has the potential to contain settlement activity from the prehistoric period onwards.

Roman (43 AD to 410 AD)

- 2.10 Within the Site is a cropmark of approximately 1km in length of trackway or road visible on aerial photographs. The feature is visible as parallel ditches at the west end of the cropmark, but the east end is a solid line, potentially indicating a metalled or compacted surface (EHER 47531). The cropmark could represent a section of Roman road.
- 2.11 To the north of the Study Area is a Roman settlement, possibly a villa site, which was excavated in 1962 (EHER 9356), the site is mapped at the limit of the Study Area but associated activities, such as industrial activity may extend beyond the areas investigated.
- 2.12 A trial trenching evaluation located in the Study Area, to the south-east of the Site, identified a single pit that was broadly dated to the Roman period and provides limited evidence of land use. The small assemblage of ceramic building material, fired clay and charred plant remains collected from the pit is perhaps suggestive of nearby Roman occupation activity (EHER 80269).
- 2.13 There is little other evidence for the Roman period within the Study Area.

Early Medieval and Medieval (410 AD to 1540 AD)

- 2.14 Within the Site and Study Area there are no early medieval finds or features recorded.
- 2.15 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.
- 2.16 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).
- 2.17 However, the Site is located to the north 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. Traces of

medieval occupation have been recorded as surface finds to the north of the Study Area (EHER 9358).

- 2.18 Within the Site there is evidence for cropmarks of probable medieval field systems in several locations (EHER 14441 and 14443), with cropmarks of further former field systems located within the Study Area (EHER 14438). Analysis of aerial photographic and lidar evidence suggests further contemporary field systems are identifiable across the Study Area.

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

- 2.19 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.
- 2.20 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 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.
- 2.21 In addition to Courtauld, other significant employers and industry included iron foundries, breweries and brickmaking (EHER 15336, 15338 and 15350), while agriculture remained as a significant contributor to the local economy and society. The area remained largely agricultural and the landscape around the Site includes surviving farms such as Westwood Farm (EHER 80126), which is identified on the Chapman & Andre mapping of 1777 (**Figure 4**).

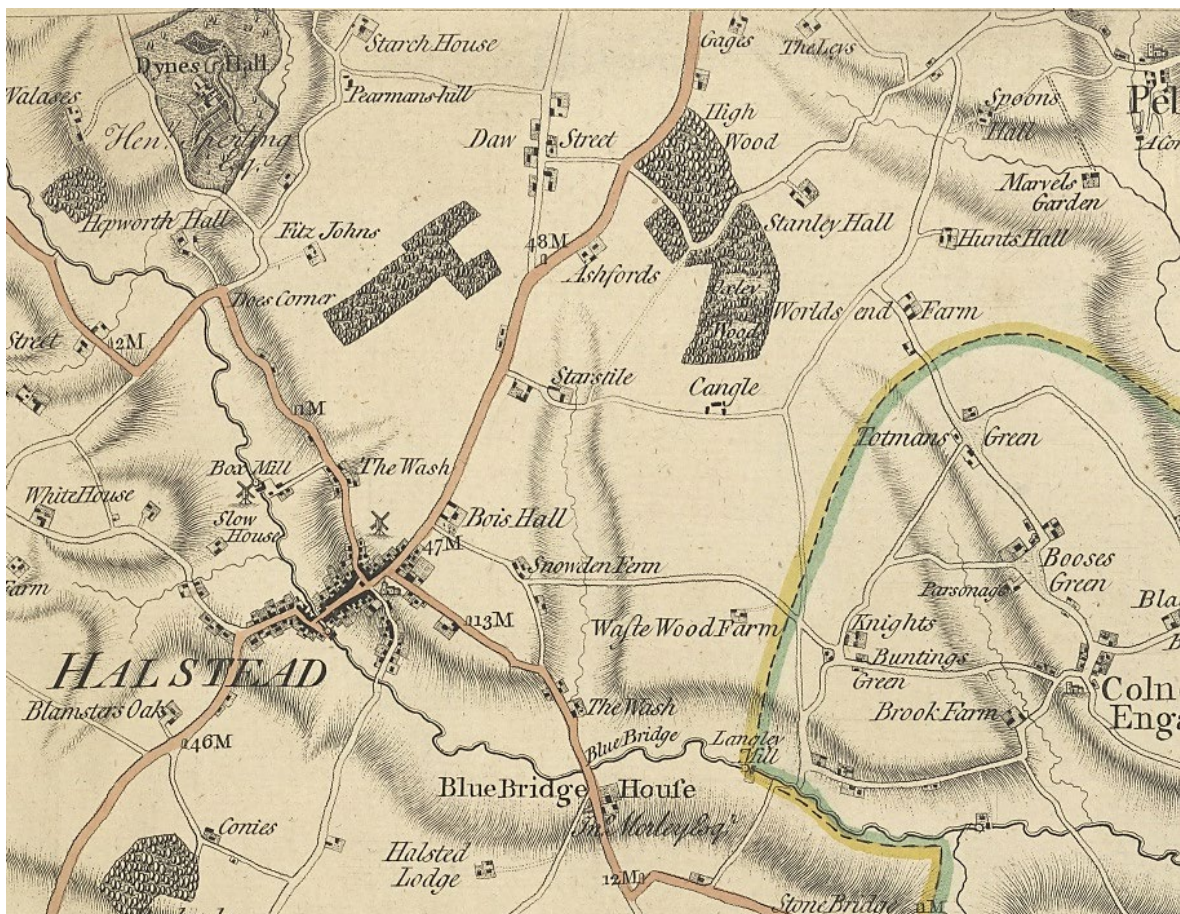


Figure 4 The Chapman and Andree Map of Essex, 1777, showing Halstead to the centre left, with the Site at the approximate centre of the image. Bois Hall and Starstile can be seen to the north-east of Halstead

- 2.22 The Tithe Map of 1838 (**Figure 6**) shows the site in agricultural use and divided into multiple plots, occupied by various tenant farmers. The majority of these plots are in the ownership of The Honourable William Pole Tylney-Long-Wellesley (**Figure 5**), as can be seen from the Tithe Appointment entries in the table below. William Pole Tylney-Long-Wellesley was an Anglo-Irish nobleman and Member of Parliament for Essex and nephew of the Duke of Wellington⁸, notable for his or extravagant living, heavy debts and the rapid loss of the fortune and estates he acquired through marriage. Pole Tylney-Long-Wellesley owned lands in Essex at this time, but he is not recorded as residing in Halstead.

⁸ Dictionary of National Biography https://en.wikisource.org/wiki/Dictionary_of_National_Biography_1885-1900/Wellesley-Pole,_William



Figure 5 The Honourable William Pole-Tylney-Long-Wellesley, absentee landlord of much of the Site in 1838⁹

2.23 The Tithe Appointment entries of 1838 for the four plots that are within the Site:

Plot	Owner	Occupier	Use
1156	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Pasture
1157	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Arable
1158	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Arable
1163	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Hops
1164	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Pasture
1165	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Arable
1166	The Honourable William Pole Tylney-Long-Wellesley	Isaac Sewell	Arable
1174	John De Howe	Jonathan Nath	Arable
1175	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1176	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1177	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1178	George Vaizey De Horne	Richard Wicken	Garden
1179	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable

⁹ https://commons.wikimedia.org/wiki/File:William_Pole-Tylney-Long-Wellesley,_4th_Earl_of_Mornington.jpg

1180	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1181	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1185	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1195	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1196	The Honourable William Pole Tylney-Long-Wellesley	James Howlett	Arable
1197	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1202	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1206	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1210	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1205	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1203	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1200	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1198	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1199	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1204	The Honourable William Pole Tylney-Long-Wellesley	Thomas Smoothy	Arable
1215	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable
743	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable
744	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable
745	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Wood
746	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable
747	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable
748	The Honourable William Pole Tylney-Long-Wellesley	Joseph Linnett	Arable



Figure 6 The Tithe Appointment Map of 1838 showing the plots within the Site

- 2.24 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 opened in 1860 and is located to the south of the Study Area. Locally manufactured bricks, agricultural produce and equipment, textiles were transported and the railway network transformed the local economy.

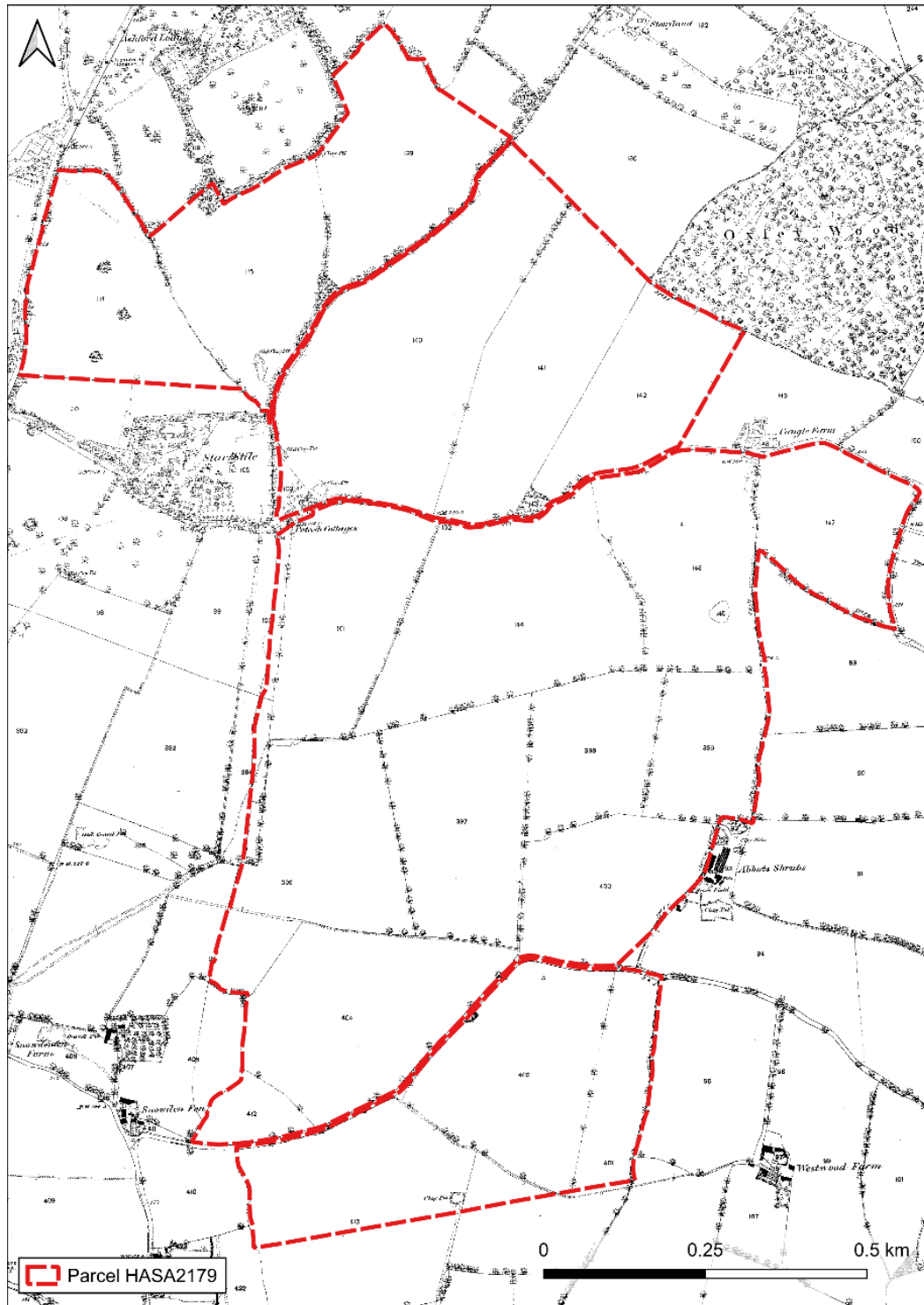


Figure 7 First Edition OS map c1875

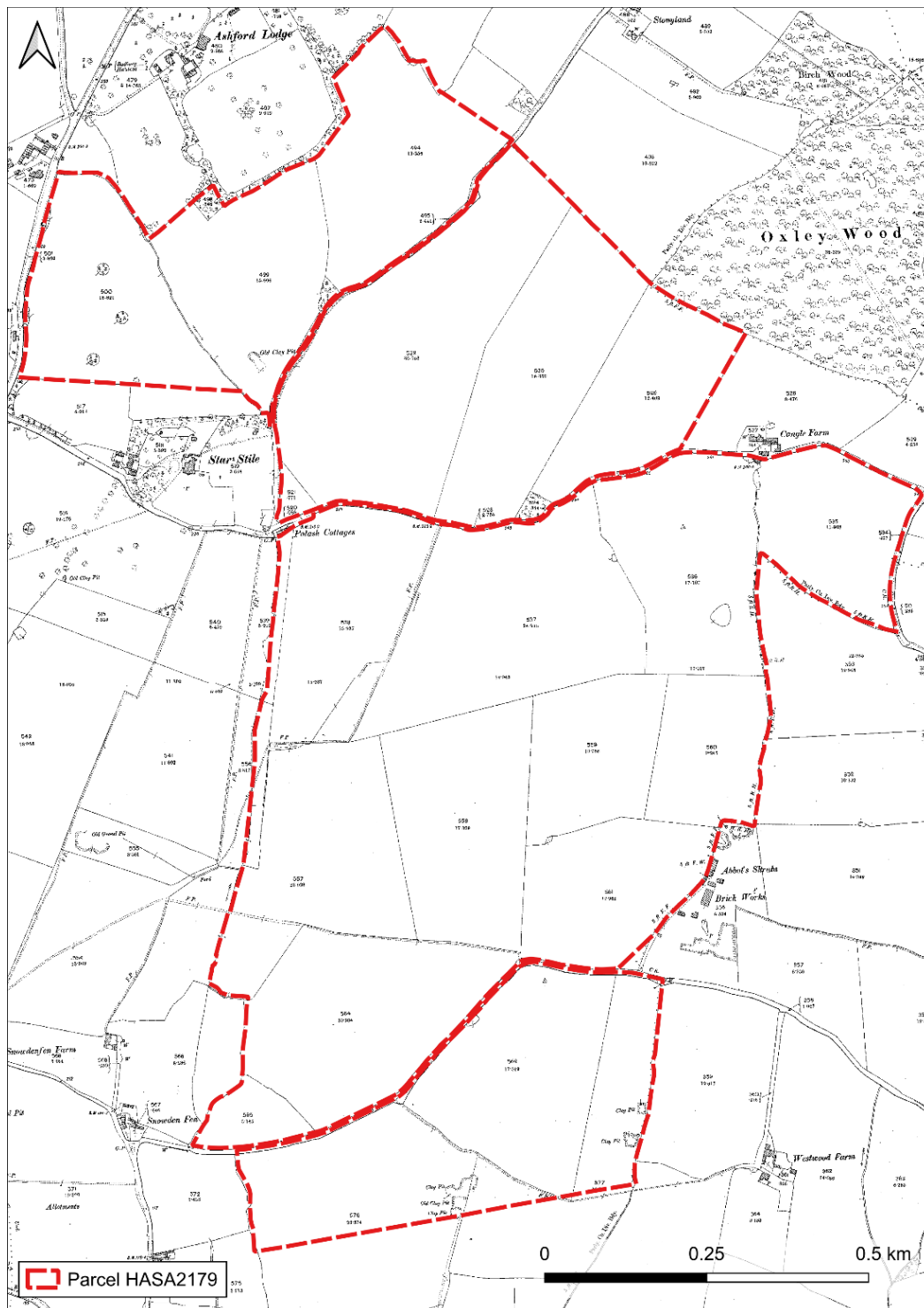


Figure 8 Second Edition OS map c1897

2.25 Both the First and Second Edition Ordnance Survey maps (**Figure 7** and **Figure 8**) show little change to the Site. The field boundaries remain consistently through this period and the Site remains in agricultural use.

Twentieth Century onwards (1901 AD onwards)

- 2.26 The Third Edition Ordnance Survey map also shows no discernible change or development at the Site (**Figure 9**). The fields and their boundaries remain, as they were depicted on the early nineteenth century Tithe map (**Figure 6**).
- 2.27 The Courtauld family continued to provide housing and industry into the twentieth century and a number of their buildings survive including a sports ground (EHER 15879) and housing (EHER 15842, 15871 and 15872).

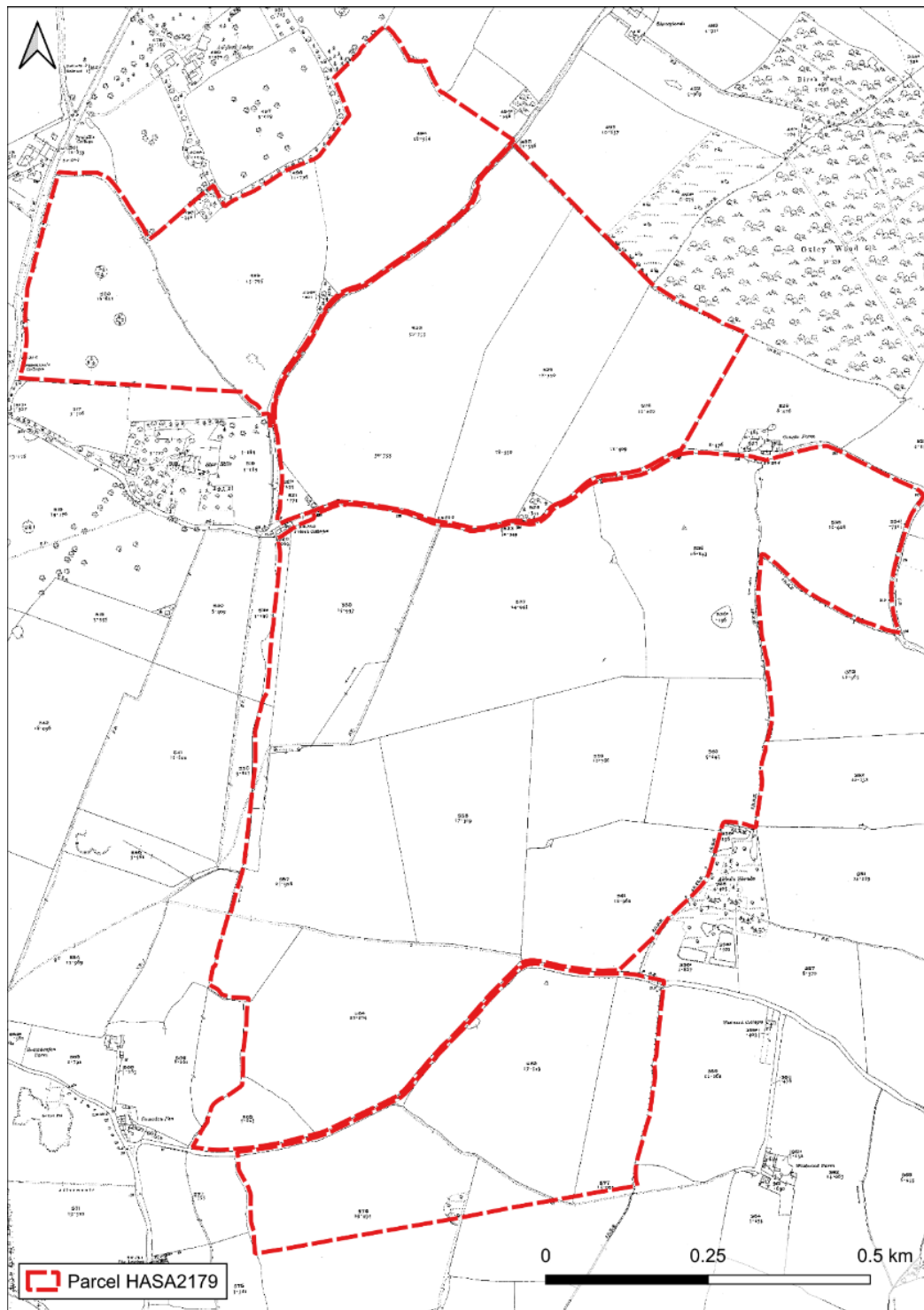


Figure 9 Third Edition OS map c1920

- 2.28 Within the Study Area to the north-west of the Site the EHER records the location of a Second World War prisoner of war camp at Ashford, Halstead, officially known as Camp 129 (EHER 46807). It functioned as a German work camp and it was a depot with associated Nissen hut camp, but these were removed in the post-war period.
- 2.29 By the mid-twentieth century the Colne Valley Railway had begun to decline and the last passenger services arrived at Halstead station on the 30th of December 1961. In 1964, the goods service between Yeldham and Halstead ceased and by April 1965, the Colne Valley Line closed completely and Halstead Station was demolished, to be replaced by blocks of flats.
- 2.30 Today the site retains its agricultural character and use. Some of the historic field boundaries have been removed, to create larger fields suitable for modern agriculture, but many others remain and generally, the Site has remained unaltered and there has been no significant modern development.
- 2.31 Halstead began to expand more significantly in the post-War period and into the later twentieth century. A ribbon development of mid-twentieth century social housing was built along Fen Road/Colne Road to the south west of the Site. Also, to the south west of the Site, against its boundary and within the 500 metre study area, is a large estate of late twentieth century housing around the site of the former Snowden Fen Farmstead. To the immediate south of the Site is the Blue Bridge Industrial Estate, which was constructed in the 1960s and expanded in the 1980s.

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 comprises an extensive area of open, agricultural fields, separated and defined by hedgerow and tree boundaries. The Site is bounded to the northeast by Oxley/Birch Woods, which is recognised as ancient woodland (Unique Identifier Number 1116841).¹⁰ To the east, the Site is bounded by open agricultural fields.
- 3.3 To the north the Site is also bounded by agricultural fields, along with the enclosure of Ashford Lodge, which includes the Grade II listed Ashford Lodge Gatehouse. To the north-west the Site is bounded by the A131, Sudbury Road. Star Style Road traverses the northern part of the Site, running west to east. To the north-western part of the Site, the landscape is generally undeveloped, although to its immediate west and continuing to the south, modern development has occurred, with housing estates and schools, ending with the Blue Bridge Industrial Estate to the immediate south of the Site.
- 3.4 Topographically, the Site is higher at its northern end and along its eastern side, with a maximum height of roughly 79 metres above sea level, descending to its south and west to a minimum of approximately 62 metres¹¹. To the south-west of the Site is a small brook, flowing north to south and eventually joining the River Colne.

¹⁰ <https://naturalengland-defra.opendata.arcgis.com/datasets/ancient-woodland-england/explore>

¹¹ <https://en-gb.topographic-map.com/map-1p5z4/Essex/?center=51.94199%2C0.65918&zoom=15>

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,¹² 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.¹³ 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

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

¹³ 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

Ashford Lodge Gatehouse (Grade II, List Entry Number: 1123172)

- 4.6 The Gatehouse to Ashford Lodge was built c1840 and is constructed of Gault bricks in Flemish bond and a slate roof (**Figure 10**). The heritage significance of the building is acknowledged in its Grade II listing as a building of special architectural and historic interest and the building was designated in 1987. The building is single-storey and 'L' shaped in plan and has architectural detailing including a splayed bay on its northeast elevation and a pedimented gable, with corner pilasters and blind recesses with semi-circular heads on its southeastern elevation towards Ashford Lodge.



Figure 10 Grade II listed Ashford Lodge Gatehouse, looking east from the A131

- 4.7 The Gatehouse is positioned to the immediate south of the entry to the drive of Ashford Lodge. The Lodge was a substantial country house and Ashford Lodge is shown on the 1838 Tithe Map (**Figure 6**), although the later OS maps show a different arrangement of buildings. The Lodge itself is not listed but is likely to date to the mid-nineteenth century.

Significance

- 4.8 The building has architectural and historic interest and was built as a gatehouse or lodge cottage to serve the larger Ashford Lodge and the estate. The Gatehouse is architecturally distinctive and a good example of nineteenth-century estate architecture, designed to frame the approach to the main house and project the status and refinement of the owners. Such purpose-designed gatehouses were considered to be the public face of the estate and often replicated the architectural designs of the main house. They were also functional, providing accommodation for estate workers and allowing control of the access to the main house.
- 4.9 The Gatehouse has historic interest as it provides evidence of the pattern of country houses around Halstead and it contributes to an understanding the development of prosperous rural residences on the edge of Halstead during the nineteenth century.

Setting

- 4.10 The immediate historic setting of the Gatehouse is defined by the former estate and its buildings. The heritage value of Ashford Lodge and other associated buildings, such as the coach house is not known. Yet should buildings of heritage value survive their contribution to a significant historical group, along with the listed Gatehouse would be important. The immediate setting of the Gatehouse survives well, although with some changes, such as the close board fence fronting the road (A131). However, the character of the wider, rural landscape to the west survives and the mature trees that help to visually define the estate remain.

Contribution made by the Site

- 4.11 At its closest point, the Site is separated from the heritage asset by roughly 300 metres. Between the Site and the asset there are the reasonably extensive grounds and gardens of Ashford Lodge, along with the Lodge itself and other associated buildings. The Lodge grounds have substantial mature tree coverage and foliage. At present it is not clear if there is evidence for historic landscaping of the gardens and grounds of Ashford Lodge. Further research would potentially provide evidence for this. There is no direct intervisibility between the Site and the Gatehouse and therefore it makes little immediate and visual contribution to the asset. However, the Site is part of the wider, historic rural landscape. Its current, undeveloped character makes a limited contribution to the wider sense of isolation and tranquillity of the asset's setting.

Barn 30 Metres North West Of Bentall's Farmhouse (Grade II, List Entry Number: 1170791)

- 4.12 The heritage significance of the eighteenth-century barn is recognised by its Grade II listed status as a building of architectural and historic interest and it was designated in 1987. The listing description from Historic England states that it is timber-framed with weatherboard cladding above a brick plinth with a corrugated asbestos roof covering. It is five bays in length with open, lean to byre animal shelters attached to either side of its midstrey (**Figure 11**).



Figure 11 The Grade II listed Bentall's Barn

Significance

- 4.13 The building is of clear architectural interest and the midstrey has its original halved doors for winnowing, which are too narrow for modern vehicular access and positioned above outside ground level with a substantial brick threshold. Historic England describe the barn as being in “*exceptionally good structural condition and retains an unusual number of original features*”. The timber frame is pegged and there is primary straight bracing and a clasped purlin roof.
- 4.14 The barn is also of historic interest as it provides evidence for traditional farming practices, particularly the threshing of harvested crops, separating the edible grain from the stalks and seed heads. The midstrey's original winnowing doors and the animal byres are evidence of the original agricultural function of the building and the historic methods used.

- 4.15 Bentall's Farmhouse is not listed. However, the barn is clearly part of a historic farmstead group, which contributes to an appreciation of the wider agricultural, historic landscape around Bentall's Farmstead.

Setting

- 4.16 The setting of the listed barn remains undeveloped with a district rural character. This contributes to an understanding of the barn's historic agricultural function, as a historic barn and part of the surrounding farmstead, within the rural landscape to the north of Halstead. An understanding of its heritage significance is enhanced its physical and visual relationship to this surviving rural, agricultural landscape.

Contribution made by the Site

- 4.17 The Site boundary is on the opposite side of the A131 to the asset, but is in close proximity, roughly 50 metres to the east of the listed barn (**Figure 12** and **Figure 13**). The existing, undeveloped rural character of the Site contributes positively to the ability to appreciate the listed barn within its historic setting.



Figure 12 The open, rural character of the Site looking east from the A131



Figure 13 The view north from the A131, with the open, rural Site to the right of the road. The Bentall's Farmstead, which includes the listed Barn is visible in the centre of the image.

Star Stile House (Grade II, List Entry Number: 1305902)

- 4.18 Star Stile House was Grade II listed in 1980, due to its historic and architectural interest. It is early nineteenth century in date and build of Gault brick in Flemish bond with a slate roof. There are architectural details including a prominent pediment gable, large sash windows and a blind aperture on each floor to the south elevation. There is an original porch of rendered brick with Doric pilasters, a blocking course, dentilled eaves and a flat roof (**Figure 14**). Star Stile House is a high status residence, at the centre of a historic country estate to the north of Halstead and was built by a prosperous local landowner, possibly a gentleman farmer, merchant, or member of the Essex gentry.

Significance

- 4.19 Star Stile House is of clear architectural interest and is built to a high quality in traditional materials with distinctive architectural detailing. In regard to its historic interest, the presence of Star Stile House provides evidence of the aspirations and social status of the early nineteenth-century rural gentry in north Essex and the social hierarchy of the past, particularly the status of affluent

landowners. The house is also reputed to have been the home of Agnes Morton, the 1914 Ladies Doubles Wimbledon tennis champion and an Olympic tennis player¹⁴.



Figure 14 The frontage of the Grade II listed Star Style House (Savills)¹⁵

Setting

- 4.20 The immediate setting of the asset is defined by its gardens and curtilage. The dwelling is set back from Star Stile Road, accessed via a gate in the brick boundary wall and at the end of an avenue drive. There are a large number of mature trees around the southern curtilage boundary of the building, which provide a sense of seclusion. The asset's wider setting is characterised by its undeveloped and open nature. To the southwest is the Halstead Cricket Ground, which despite its recreational use and the presence of a low-level pavilion, generally conforms to the open character of the asset's setting. Immediately to the south is an open and undeveloped area, which appears managed as an intentional green buffer to the north of the substantial, modern residential development to the north of St Andrews Primary School. The cricket ground and the open area are outside of the Site boundary and to its west. Public Footpaths 39, 19 and 32 cross this area while Footpaths 11 and 20 are within the Site boundary.
- 4.21 To the east of Star Style House is a narrow lane (unnamed), which runs south to northeast, traversing the Site, connecting Star Stile Road with Pebmarsh Road at its northern end. The Site forms a significant part of the immediate setting of Star Stile House to its east and is on the opposite (eastern) side of this lane (**Figure 15**). While to a degree the lane is tree lined, Star Stile House is visible from the east being elevated above the lane. It is likely that there are views from the heritage asset out to the wider rural setting to the east across this lane.

¹⁴ <https://web.archive.org/web/20200418042115/https://www.sports-reference.com/olympics/athletes/mo/agatha-morton-1.html>

¹⁵ <https://search.savills.com/property-detail/gbchrschs080240>

Contribution Made by the Site

- 4.22 In views from the footpaths to the south and south-east of Star Stile House (Footpaths 39, 19, 32, 11 and 20), the heritage asset is not visible and there is no intervisibility between the Site and the Asset, due to the intervening topography and tree coverage. While there is no visual connection between the Site and the asset, the current, undeveloped, rural character of the Site contributes to the sense of tranquillity and seclusion of Star Stile House. This characteristic of its setting has been preserved by the retention of the green buffer between the asset and modern residential development. The Site contributes to the overall, rural character of the asset's wider setting, but the contribution to the listed building's significance is limited.
- 4.23 The Site encircles to the east and north of Star Stile House and the rural, undeveloped character of this part of its setting, which forms the northern part of the Site, contribute positively to the heritage asset and its significance. There is the potential for intervisibility between the asset and the Site within this area and the ability to appreciate the listed building, within its historic rural and tranquil setting enhances its significance.



Figure 15 An aerial view of Star Stile House within its setting, looking south-east. The open fields across the top of the image are within the Site (Savills)¹⁶

¹⁶ <https://search.savills.com/property-detail/gbchrschs080240>

Archaeological Potential

- 4.24 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.
- 4.25 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.
- 4.26 The Site has a number of recorded archaeological features within its boundary, these comprise the following monuments, discussed by period:
- 4.27 There is only very limited evidence for the prehistoric period within the Study Area, therefore it is considered that there is low potential for prehistoric activity within the Site.
- 4.28 Evidence for Roman activity is limited within the Study Area, consisting of the possible road or trackway (EHER 47531) within the Site and limited evidence from an archaeological evaluation within the Study Area (EHER 9356). If the road/track did prove to be Roman in date then there would be potential for further archaeological remains of this period with possible roadside settlement or activity. Therefore, it is considered that there is a low to moderate potential for Roman activity within the Site.
- 4.29 There are no early medieval features within either the Site or the Study Area, indicating a low potential for remains of this period.
- 4.30 During the medieval and post-medieval periods, the Site comprised of agricultural land associated with the medieval settlement of Halstead, located to the west of the Site. The cartographic evidence suggests that the current field layout has post-medieval origins but may be earlier. Industrial activity took place in the surrounding area during the post-medieval period largely relating to brickmaking (EHER 15336, 15338 and 15350). Therefore, it is considered that there is a low to moderate potential for archaeological deposits of a medieval and post-medieval date within the Site.
- 4.31 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 Assets¹⁷.

Designated Heritage Assets

Designated Heritage Assets: Listed Buildings

Ashford Lodge Gatehouse (Grade II, List Entry Number: 1123172)

- 5.3 Agrarian land and the grounds of the former estate around this historic building make an important contribution to how its significance is experienced, appreciated and understood. The undeveloped rural character of the building's estate setting survives and the historic context of the building can be understood and appreciated. The development of the Site would not have a visual impact, when viewing the asset within its setting. There may be some impacts as a result of environmental changes, such as loss of tranquillity, noise and bustle, although being adjacent to the A131, the asset's setting is already impacted by such factors. The development of the Site is unlikely to result in harm to the significance, or the ability to appreciate the significance, of Ashford Lodge Gatehouse.

Barn 30 Metres North West of Bentall's Farmhouse (Grade II, List Entry Number: 1170791)

- 5.4 The agricultural and rural character of the landscape that forms the setting of the barn is a positive element that enhances the ability to appreciate the significance of the asset and its historic context. At present there is no evidence of a historic link through ownership between the plots and fields that make up the Site and the Bentall's Farmstead. However, the western part of the Site is in close proximity and it contributes to the setting's surviving historic rustic character. Development of the Site would be palpable in the kinetic experience when moving across the landscape around the asset, particularly from the Sudbury Road (A131). There is unlikely to be a direct visual impact when looking out from the listed barn, but other environmental changes may have an impact. The intensity,

¹⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

prominence, dominance, or conspicuousness of the form of development would require consideration as would noise, odour, vibration, dust, along with any lighting effects and 'light spill'.

- 5.5 The change to the general character and land use of the Site (e.g. urbanising or industrialising) is inevitable. Changes could include land cover, surfaces, tree cover, permeability including traffic, road junctions and car-parking. Depending on the nature of the development, there may also be diurnal or seasonal changes including change to skyline, noise, odour, vibration, dust, and lighting effects and 'light spill'.
- 5.6 As a result, there is potential for the development of the Site to result in harm to the significance of the Grade II listed Bentall's Barn, due to the impact upon its setting.

Star Stile House (Grade II, List Entry Number: 1305902)

- 5.7 The development of the Site would result in the encirclement of the heritage asset to its east and north (**Figure 15**). While the nature, scale and form of the development is not known at present, any development (urban, industrial or infrastructure) would result in the permanent alteration of the general character and land use of the asset's setting, from the existing, open, undeveloped rural setting. There is likely to be a visual impact in views from the heritage asset towards the Site to the east and perhaps also to a lesser extent to the north, where there is denser tree cover.
- 5.8 Development around the east and north of Star Stile House is also likely to have a detrimental environmental impact, changing the way the asset is experienced. There is the potential to negatively affect the isolation and tranquillity of the listed building. Changes to lighting, light spill, activity, noise, movement including traffic, accessibility, permeability, new road junctions and car-parking could potentially have a negative impact.
- 5.9 As a result, development of the site has the potential to result in harm to the significance of the Grade II listed Star Stile House. Due to the enveloping layout and close proximity of the Site, the level of harm to Star Stile House is likely to be greater than that to Bentall's Barn.

Archaeology

- 5.10 The Site has a number of recorded archaeological sites within its boundary and the EHER suggests the landscape has been active since at least the Roman period. 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 No archaeological work or excavations have been undertaken within the Site.
- 5.12 The Site covers a large area, and this study 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, geophysical survey and trial trench evaluation.

- 5.13 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 not withstanding 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 HASA2179: Land North East of Halstead.

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
Barn 30 Metres North West Of Bentall's Farmhouse	II	1170791
Star Stile House	II	1305902

6.3 These impacts are indirect and relate to changes to setting and how it contributes to an asset's significance. The impact is primarily due to the urbanisation/industrialisation 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 to explore how minor heritage benefits arising from the development, such as the interpretation or enhanced understanding of these assets, could be achieved.

6.5 With regards to archaeology, there are a number of 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. This study has suggested potential for archaeological deposits throughout the Site and also that previous truncation is considered to be limited to agricultural activity. 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 the possible Roman road
- Discrete medieval and postmedieval settlement and industrial activity
- Cropmark evidence suggesting settlement and agricultural activity of a medieval and post-medieval date

- 6.6 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

- 6.7 A detailed Heritage Impact Assessment, required at planning application stage, should define the impact on all heritage assets within proximity to the Site (both designated and undesignated) 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.
- 6.8 The mitigation of impacts can be effective in some instances, although it may not remove harm. Retaining the open, undeveloped land in the north and north-west area of the Site, limiting development to the south-western part of the Site, close to existing modern development, would mitigate the harm to the listed buildings. Open spaces and green buffers as part of the design and layout of the development should be considered early in the design stage. The establishment of designed, 'productive' landscapes (such as orchards, allotments, nutteries) close to the assets may mitigate harm by retaining some sense of their historically productive, agrarian surroundings. Screening of nearby development 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.
- 6.9 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) the harm to the significance of heritage assets, and instead conserve this significance.
- 6.10 A future assessment should also explore the presence of any further non-designated built heritage assets within the Site and its environs which may be affected by future development. The mitigation of the impact on any assets should be considered.
- 6.11 There are no locally listed buildings within the Site or the study area. However, there are likely to be buildings or structures that are of sufficient local heritage value to be considered as non-designated heritage assets (NDHAs). The significance of these and whether or not the sufficiently fulfil the criteria to be considered NDHAs should be assessed by the Local Authority during the course of an application. Potential assets noted in the course of this assessment that could be impacted by the Site's development include Star Stile Lodge (to the west of Star Stile House), along with the

agricultural buildings and the farmhouse at Bentall's Farmstead. In addition, the heritage value of the unlisted Ashford Lodge and associated buildings would require assessment.

- 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 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 Site, and enhance the way they are experienced, appreciated and understood.
- 6.14 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

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Star Stile House, Colne Engaine Road <https://search.savills.com/property-detail/gbchrschs080240>

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) ¹⁸

<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>

¹⁸ 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.

Ashford Lodge Gatehouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1123172

Date first listed: 10-Apr-1987

Statutory Address 1: ASHFORD LODGE GATEHOUSE, SUDBURY ROAD

Listing NGR: TL 82384 32462

Details

TL 83 SW GREENSTEAD GREEN AND SUDBURY ROAD HALSTEAD RURAL (east side)

Lodge cottage. Circa 1840. Gault brick in Flemish bond, roofed with slate. L-plan, with main elevations to NE (to access road to Ashford Lodge) and to NW (to Sudbury Road). One storey. The right end of the NE elevation projects to form a splayed bay, with a central 4-panel door and an original 2-light casement in each splay. One original 3-light casement to left of it. The NW elevation has one original casement of 3 lights and one of 2 lights. All the casements are divided by a single horizontal glazing bar above centre. 3 projecting courses of brickwork below long overhanging eaves with flat brackets, hipped roof of shallow pitch. 3 octagonal shafts. The SE elevation (towards Ashford Lodge) has a pedimented gable, corner pilasters, and 3 blind recesses with semi-circular heads.

Barn 30 Metres North West of Bentall's Farmhouse

Heritage Category: Listed Building

Grade: II

List Entry Number: 1170791

Date first listed: 10-Apr-1987

Statutory Address 1: BARN 30 METRES NORTH WEST OF BENTALL'S FARMHOUSE, SUDBURY ROAD

Listing NGR: TL8216232186

Details

Barn. C18. Timber framed, weatherboarded, on base walls of red brick in Flemish bond, roofed with corrugated asbestos. 5 bays aligned NE-SW, with midstrey to SE. Open lean-to shelter in S angle, roofed with black glazed and red unglazed pantiles. Red brick lean-to byre in E angle, with slate roof. The NW elevation has sliding doors replacing the original great doors, and to each side of it pitching doors above and below the girt. The midstrey has the original halved doors for winnowing, which are never wide enough for vehicular access, well above outside ground level. The lean-to byre has a blocked doorway and 2 arched apertures for drains or dung passages. Pegged main frame. Primary straight bracing. Bolted braces to tiebeams. Clasped purlin roof. This barn is in exceptionally good structural condition, and retains an unusual number of original features. Bentall's Farmhouse is not listed.

Star Stile House

Heritage Category: Listed Building

Grade: II

List Entry Number: 1305902

Date first listed: 23-Jan-1980

Date of most recent amendment: 16-Mar-1978

Statutory Address 1: STAR STILE HOUSE, SUDBURY ROAD

Listing NGR: TL8240631698

5210 BLUE BRIDGE Brick Barn Hall (Formerly listed as Brickbarns Farm)
TL 8230 4/11 24.2.50.

House. Early C19. Gault brick in Flemish bond, roofed with slate. Main range facing S, with 2 end stacks and central stack. 2 rear wings, forming a rectangular plan, and further wing beyond to rear right. 2 storeys. The central part of the S elevation breaks forward, with a prominent pediment gable. Ground floor, 4 large sashes of 12 lights with flat arches of gauged brick. First floor, 4 smaller similar windows with crown glass, and central sash with marginal lights and diagonal glazing bars at the corners. Central glazed double doors with marginal lights, rectangular overlight with geometrical tracery, in C20 porch with piers of gault brick and flat roof. Low-pitched roof with long overhanging eaves. The left (west) elevation has on the ground floor one sash similar to the central sash of the S elevation, 2 on the first floor, and a blind aperture on each floor. Original glazed door with marginal lights and overlight, in original porch of rendered brick with Doric pilasters, blocking course, dentilled eaves and flat roof, with C20 outer glazed doors.

Appendix D: HER Gazetteer

EHHER	Name	Summary	Period
9356	Roman settlement, near Stanley Hall	Excavations in 1962 uncovered Roman tile, brick, tesserae and pottery and the remains of a timber framed building indicating a settlement site. A ditch and evidence of ironworking was found. The site dates from the 3rd to the early 5th centuries.	Roman
9358	Near Stanley Hall	Traces of medieval occupation visible on the surface at the south-east end of field containing Roman settlement (see 9356).	Medieval
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
14438	Cropmarks NE of Ashford Lodge	Cropmarks of field boundaries, including parts of parish boundaries, NMP: TL827325 and TL824327.	Unknown
14441	Cropmarks W of The Cangle	Cropmarks of field boundaries.	Unknown
14442	Cropmarks SW of Forge Cottages	Cropmarks of field boundaries, including part of parish boundary with detached part of Great Maplestead shown on OS 1st edition map.	Unknown
14443	Cropmark of post-medieval field boundary, west of Westwoods	Cropmark of field boundary.	Unknown
15336	Site of late 18th-early 20th century brickworks at Brook Farm, Halstead	Late C18 to early C20 brickworks	Late 18th century to Edwardian
15338	Site of Star Stile Brickworks	C19 Brickworks	Post Medieval
15350	Abbots Shrubs, site of brickworks	later C19 to early C20 brickworks	Post Medieval to Modern
15842	Early 20th century housing, 'Courtauld houses', Colchester Road	Early C20 Courtauld housing.	Early 20th century to Mid 20th century
15871	Abbots Shrubs	Early C20 house built by Katherine Mina Courtauld for her nephew, George.	Modern
15872	Two pairs of cottages, Halstead Road	Early C20 cottages built by Katherine Mina Courtauld.	Modern
15879	Sports Ground	C20? sports ground, probably associated with the Courtauld family.	Post Medieval to Modern
19944	Halstead Cemetery	Mid C19 public cemetery.	Post Medieval

46807	Site of Second World War prisoner of war camp, Camp 129, Ashford Lodge	The site of a Second World War prisoner of war camp at Ashford Lodge, known as Camp 129. It functioned as a work camp, where prisoners were sent to work as labourers in the local area. The camp initially held Italian and then later during the war German	Second World War to Mid 20th century
47531	Cropmarks of possible Roman trackway or road, north-east of Halstead	Cropmarks of approximately 1km of trackway or road are visible on aerial photographs. Parallel ditches are visible at the west end of the cropmark, but the east end is a solid line. The cropmark could represent a section of Roman road.	Roman
49615	Oxley/Birch Woods are Ancient and Semi-natural woodland of probable medieval origin	Oxley/Birch Woods are Ancient and Semi-natural woodland of probable medieval origin	Medieval to Post Medieval
80126	Late post-medieval farm buildings at Westwoods, Brook Street, Halstead	The barn is a fine example of an early Napoleonic War era thrashing barn. The stables are a Victorian high farming addition and at some time in the mid 20th century, the engine house was added to the barn.	Post Medieval to Late 20th Century
80269	Roman pit and post-medieval agricultural activity at land East of Sudbury Road, Halstead	A single pit, located in the SE of the site, broadly dated to the Roman period provides limited evidence of land use pre-dating the post-medieval period and may be indicative of nearby Roman activity. Elsewhere, several ditches correspond with geophysical	Roman to Late 20th Century
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
82822	Site of post-medieval house, Snowden Fen, Colne Road	Snowden Fen, house, now two tenements, 1/2 mile east of the parish church, has been re-fronted with modern brick.	Post Medieval