

Heritage Impact Assessment Sift Methodology



Client

Braintree District Council

Date:

February 2026



Essex County Council

Introduction

This assessment has been undertaken to support the production of the new Braintree Local Plan. It provides a high-level sift of the sites being considered for allocation to determine the need for, and level of, further heritage impact assessment.

Heritage impact assessments may be required to provide a detailed and proportionate historic environment evidence base, as required by Paragraphs 32 and 36 of the National Planning Policy Framework (NPPF, December 2024), to establish the suitability of a site prior to formal allocation.

Methodology

The approach to the sift comprised a desk-based assessment of each site to identify any heritage assets with the potential to be affected by the allocation and future development of the site. A 500m study area of each site was adopted, reduced to 250m for city centre sites surrounded by a high density of heritage assets. The Essex Historic Environment Record and the National Heritage List for England were also consulted.

The identification of the potentially affected heritage assets and their setting follows Step 1 of 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).¹

Following the sift, three levels of further heritage impact assessment have been recommended depending on the potential impact of the allocation of the site on the historic environment:

- No further assessment: The allocation of these sites has been assessed to have no effect on the significance of any heritage assets.
- Proforma Heritage Impact Assessment: A high-level heritage impact assessment in the form of a proforma is required to understand the contribution the site makes to the significance of nearby heritage assets and the potential effects of the site allocation on their significance.
- Detailed Heritage Impact Assessment: A detailed heritage impact assessment is required to understand the contribution the site makes to the significance of nearby heritage assets and the potential effects of the site allocation on their significance due to the scale of the site and the proximity and/ or quantity of heritage assets affected.

¹ Historic England 2017 *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (GPA3)

Sift outcomes

No further assessment:

- BLAN2019 Roundlay Farm, Pickpocket Lane, Black Notley
- BOCN2032 Land adjacent to The Coach House, Panfield Lane, Braintree
- CRES2104 Site Adjacent to A120 Bypass, Braintree
- EARL2123 Earls Colne Farm, Halstead Road, Earls Colne
- ELR1 London Road, Kelvedon
- ELR2 Gosfield Airfield
- GNBN2154 Land to the rear of 110 London Road, Braintree, CM7 2AS
- GOSF2156 Gosfield Business Park, The Old Airfield, Gosfield
- HASA2180 The old wood yard site, Fenn Road, Halstead
- HATF2193 Land North of A12, Hatfield Peverel
- PANF2508 Land North West of Panfield Lane, Braintree
- RAYN2240 South West of Tamdown Way, Springwood Drive, Braintree
- WITN2252 (part) Land North of Witham
- WITS2515 Land North of Gershwin Boulevard, Witham
- WITS2516 Ullswater, Maldon Road, Witham

Proforma Heritage Impact Assessments:

- BOCN2042 61 Broad Road, Braintree, CM7 9RU
 - COLE2100 Land East of Bluebridge Ind Estate
 - CRES2101 Last East of Braintree
 - CRES2102 Land West Of Mill Lane, Cressing
 - CRES2116 Shardloes Workshops, Church Road, Cressing
 - EARL2124 Hangar Field, Earls Colne Business Park
 - EARL2127 Land South of Morleys Road, Earls Colne
 - GGHR2141 Land to South East of Halstead
 - GGHR2142 Land West and North of Star Stile Cottages, Star Stile Road, Halstead
 - GGHR2143 Halstead Hall, Braintree Road, Halstead
 - GGHR2146 Land West of Blamsters
 - GGHR2416 Land East of Colchester Road, Halstead
 - GRYE2175 (part) Land North of Little Yeldham Road, Little Yeldham
 - GRYE2176 Land West of Nuns Walk
 - GRYE2177 Land Between 18 to 20 Toppesfield Road, Great Yeldham
 - GRYE2178 Land South of Toppesfield Road, Great Yeldham
 - HASA2179 Land North and East of Halstead
 - HATF2185 Land off Maldon Road, Hatfield Peverel, CM3 2JJ
 - HATF2188 Land East of Waycott, Hatfield Peverel
 - HATF2192 Land Adjacent to Crabb's Hill Farm, Crabb's Hill, Hatfield Peverel
 - HATF2194 Land east of Yew Tree Close, Hatfield Peverel
 - HATF2318 The Vineyards, Waltham Road, Hatfield Peverel
 - KELV2212 Land at Bridge Farm, Doughton Road, Kelvedon
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- KELV2217 Land on the north side of Church Hill, Kelvedon
- KELV2221 (part) Land Adj Davey House, London Road, Kelvedon
- SIBH2517 Stablebrook, Wethersfield Road, Sible Hedingham
- STEB2282 Blois Meadow Business Centre, Steeple Bumpstead, Haverhill
- TOPP2294 Land off Park Lane, Toppesfield, CO9 4DQ
- TOPP2295 Adj 22 Park Lane, Toppesfield
- WETH2297 Gray's Farm, Gray's Lane, Wethersfield
- WITN2312 Cut Throat Lane Car Park, Witham

Detailed Heritage Impact Assessments:

- BCBG2500 B&M Retail Unit, Rayne Road, Braintree
- BLAN2027 Land at Friars Farm, Black Notley
- BOCN2033 Land on the East Side of the A131 High Garrett
- BURE2070 Land at Old Barn Road, Mount Bures, Bures Hamlet, CO8 5AN
- COGG2084 Land south of Colchester Road, Coggeshall
- COGG2085 Land to the south of West Street, Coggeshall
- FINC2138 Land north of the B1053, Finchingfield
- FINC2502 Former RAF Wethersfield, Sculpins Lane, Wethersfield
- GRNO2169 Land at Slamseys Farm, Blackley Lane, Great Notley
- GRNO2505 Land at Slamseys Farm, Blackley Lane, Great Notley
- GRYE2172 Land at Waterhouse, Hedingham Road, Great Yeldham
- HATR2202 Land Adjacent To Blamsters Farm, Mount Hill, Halstead
- HATR2203 Land South West of Windmill Road, West of Mount Hill, Halstead
- KELV2208 Kings Dene at North Kelvedon
- KELV2209 Kings Dene at North Kelvedon (part)
- KELV2214 Land to the west of St. Dominics Residential Home, London Rd, Kelvedon
- RIDG2511 Land South of Chapel Road, Ridgewell
- RIVE2249 Land North of Rickstones Road, Rivenhall
- STEB2285 Land West of North Road, Steeple Bumpstead

Other:

- BCBG2010 John Pease Peugeot, Manor Street, Braintree
(Subject to height, will need to evaluate impact on the Conservation Area)
 - KELV2215 Land North-East of Cranes Lane, Kelvedon
(New assessment if the scheme has changed comparative to the planning app)
 - KELV2218 Car Park, Deals of Kelvedon, Station Road, Kelvedon
(Setting assessment subject to scheme)
 - KELV2219 Railway Garage, Station Road, Kelvedon
(Setting assessment subject to scheme)
 - WITC2316 Land at Wood End Farm, Witham
(HBR in line with archaeology assessment)
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