

Braintree District Council

High-Level Heritage Impact Assessment

HATF2191 – Hatfield Peverel



Client:
Braintree District Council

Date:
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1. Introduction

- 1.1. This High-Level Heritage Impact Assessment (HIA) has been prepared by Place Services for Braintree District Council to inform the site allocation process within the forthcoming Local Plan.
- 1.2. The Site has been identified by the Local Planning Authority as requiring assessment with regard to its impact upon the historic environment.
- 1.3. The report provides a summary baseline of identified heritage assets within the study area, based on documentary research. The aim is to assess the potential impact caused by development on the Site to the significance of the heritage assets identified.
- 1.4. This report identifies the designated and non-designated heritage assets within close proximity of the Site to provide a holistic understanding of the historic environment. The aim of the report is to identify the heritage assets that may be sensitive to change and have the potential to be impacted by future development on the Site.
- 1.5. As part of a planning application, any future development will require further detailed assessment to fully understand the potential impact to the significance of the identified designated and non-designated heritage assets (NDHAs).
- 1.6. This assessment follows best practice guidance produced by Historic England (see **Appendix B** for details) and the Chartered Institute for Archaeologists,¹ 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 B** 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.

The Site

- 1.8. For the purposes of this assessment, the potential allocation area shall be referred to as 'the Site' and the 'Study Area' comprises a 500-metre Essex Historic Environment Record (EHER) search area (buffer).

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

² Ministry of Housing, Communities & Local Government, August 2026. *National Planning Policy Framework: Plan-marking and national decision-making policies*

2. Methodology

- 2.1 This assessment has been undertaken to support the production of the new Braintree District Local Plan. It is intended to provide an initial overview of the heritage assets which may potentially be affected and of the form/extent of this impact.
- 2.2 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.
- 2.3 The data in this report should be combined with other specialist reports to help inform the Sites to be allocated for development in the Local Plan. Should any planning applications be submitted for the Site included in this document, it is expected that a full and detailed Heritage Impact Assessment and/or Archaeological Desk-Based Assessment (and any relevant field investigations) will be undertaken, as is required by Policy HE5 of the NPPF. Future assessment should be informed by the nature 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.
- 2.4 To determine the historic environment 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 500-metre Study Area of each Site. A search of the EHER has also been undertaken and this has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 2.5 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 Note 2: Managing Significance in Decision Taking in the Historic Environment' (GPA2, 2015)⁴ and 'Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets' (2019).⁵
- 2.6 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
- 2.7 Within this report, the Site Assessment includes:
 - Identification of any built heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, in line

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

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

with GPA3 Step 1.

- A high-level assessment of the significance of the heritage assets potentially affected by future development, including the contribution made by their setting, in line with GPA3 Step 2. It also includes an assessment of archaeological potential of the Site.
- An assessment of the potential impact of a development on the identified heritage assets is presented in Section 3, 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.
- The Site Assessment concludes with a summary of the results of this assessment and provides recommendations relating to future development, in line with GPA3 Step 4.
- The Site Assessment is supported by a Built Heritage Asset Plan and Archaeological HER Asset Plan. The number references used in the text are those used by the National Heritage List for England⁸ or the EHER.⁹

2.8 **Appendix A** lists the references and sources consulted in the preparation of this report.

2.9 The relevant legislation and policy context are set out in **Appendix B** of this report and a glossary of terms is outlined in **Appendix C**.

⁷ *ibid*

⁸ [Search the List: Map Search | Historic England](#)

⁹ [Historic Environment Record Viewer \(arcgis.com\)](#)

3. Site Assessment

HATF2191 – Hatfield Peverel

Site ref no.	HATF2191	Site Name	Hatfield Peverel
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Site Summary

The Site is located between the A12 in the south and the railway to the north, covering an area of 47 hectares, comprising a sequence of agricultural fields.

Beyond the Site to the south-west is Hatfield Peverel and to the north-east is Witham.

Historic Environment Evidence Base

Grade I, Grade II* and Grade II Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Conservation Areas and Locally Listed Buildings

List Entry Number	List Entry Name	Grade
1123430	White Hart Cottage	II
1123436	Fir Tree Cottages	II
1123437	Peppercorn	II
1123438	Hill House	II
1123439	Wall Approximately 12 Metres North West Of Hill House	II
1147129	Post Office Stores	II
1147133	Numbers 1 And 2, The Limes	II
1147142	The Bakery And Unnamed House Adjoining To The East	II
1147153	Stables Approximately 10 Metres To North East Of Hill House	II
1308627	Vinehurst	II
1337811	Salvador, Hooks And Sheaves	II

Entries on the HER

EHER Number	Site Name
5952	North of Hatfield Peverel
5953	North of Hatfield Peverel
6110	South of Hatfield Bury
6111	Church Hills
6112	Church Hills
6113	Church Hills
6138	East of Termitts Farm

8470	North of Sandfords Farm
8869	Cropmarks N of Wood End Farm
15821	Milepost on B1137 (old A12) at Hatfield Peverel
40561	The Terrace, Hatfield Peverel
46690	Cold War nuclear monitoring post, Hatfield Peverel
80148	Boundary associated with church of Hatfield Peverel at Bury Farm.
80206	Late Iron Age to Roman and medieval features at land Northeast of Gleneagles Way, Hatfield Peverel
80201	Possible medieval midden, close to Bury Farm and in association with Hatfield Parish churches
80202	Post-medieval activity associated with the former farmstead of Hatfield Bury at Bury Farm, Hatfield Peverel
80220	Victorian remains of Hatfield Villa at Swan View, Hatfield Peverel
80347	Prehistoric activity at land east of Bury Lane, Hatfield Peverel
80348	Medieval to post-medieval ditches at land east of Bury Lane, Hatfield Peverel
80547	Great Eastern Railway
80681	Roman road running between Chelmsford and Marks Tey

Built Heritage

Comments:

There are eleven Grade II listed buildings located to the south-west of the Site. The buildings are all within the settlement of Hatfield Peverel, separated from the Site by intervening development and the A12. The Site forms part of the historic, rural landscape surroundings of the listed buildings at the eastern end of the settlement, including **The Bakery and Unnamed House Adjoining to the East** (List Entry Number: 1147142) and **Salvador, Hooks and Sheaves** (List Entry Number: 1337811), however, the route of the A12, constructed within a cutting, divorces the listed buildings from the landscape within the Site. Their settings do not extend to the Site as it does not contribute to how their significance is experienced or understood. Development of an appropriate height and scale, in accordance with the local context, will not result in harm to the significance of the listed buildings.

Recommendations/Mitigation:

The development of the Site will not harm the significance of any listed buildings if it corresponds to the local context in regard to scale, height and massing.

Archaeology

Comments:

Within the Site, the EHER identifies cropmarks of former field boundaries. There is also a cropmark of a former pond; all the cropmarks are visible on the 1st Edition OS mapping of the 1880s.

Also within the Site is the location of a former terrace of ten houses which were built in the early 1890s by William Clover (1841 – 1900) for the workers at his brick works, which were at the rear of the terrace

(EHER 40561).

The majority of the Site has been evaluated by trial trenching as part of the proposals for widening the A12. Small areas of the proposed Site will still need to be evaluated as they were outside of the A12 widening Scheme.

To the north of the Site within the Study Area are the cropmarks of a large sub-circular enclosure, with an associated trackway and internal ring-ditches. This cropmark complex may represent a prehistoric settlement with round houses (EHER 6138).

A Neolithic flint axe and a Palaeolithic axe are recorded within the Study Area (EHER 5952 and EHER 5953), although the exact find location is unknown.

Within the Study Areas to the west of the Site further prehistoric activity was recorded dating from the Neolithic to the Iron Age (EHER 80347): Trial trenching recorded a large pit and ditch, both dated to the Neolithic period along with several lithics including debitage, indicating the possibility of tool-making on site. The trenching also recorded a Bronze Age ditch, from which more lithics and Bronze Age pottery were recovered. The Iron Age activity on the site was split into two distinct phases: middle Iron Age and middle to late Iron Age and included ditches that indicated occupation and a possible field system. Two middle to late Iron Age cremations were recorded.

Archaeological evaluations within the Study Area, to the east and south of the Site have recorded evidence of Roman activity. To the south of the Site an evaluation identified and recorded several archaeological features, including ditches and pits. The features were Late Iron Age and Roman in date (EHER 80206). The main London to Colchester Roman Road is located to the south of the Site boundary (EHER 80681).

No early medieval or Saxon remains have been identified either within the Site or Study Area.

Medieval activity has been identified within the Study area to the west of the Site including shallow clay extraction pits with one containing a late-thirteenth to fourteenth century Hedingham coarseware sherd (EHER 80206). Elsewhere ditches representing peripheral activity associated with medieval settlement were located near the postulated site of the parish church of Hatfield (EHER 80148), thirteenth century sherds from medieval rubbish pit found while building the A12 (EHER 6110) and a series of ditches and pits with a fairly large assemblage of pottery dating to c.1200AD (EHER 80201) have all been recorded.

Post-medieval activity within the Site and Study Area is limited. However, the Great Eastern Railway line forms the northern boundary of the Site (EHER 80547). Other post-medieval activity within the Study Area includes a series of ditches, pits and shallow ponds and/or quarry pits, which are likely associated with the farmstead of the 'Hatfield Bury' which is shown on the site on historic maps from 1777 onwards (EHER 80202).

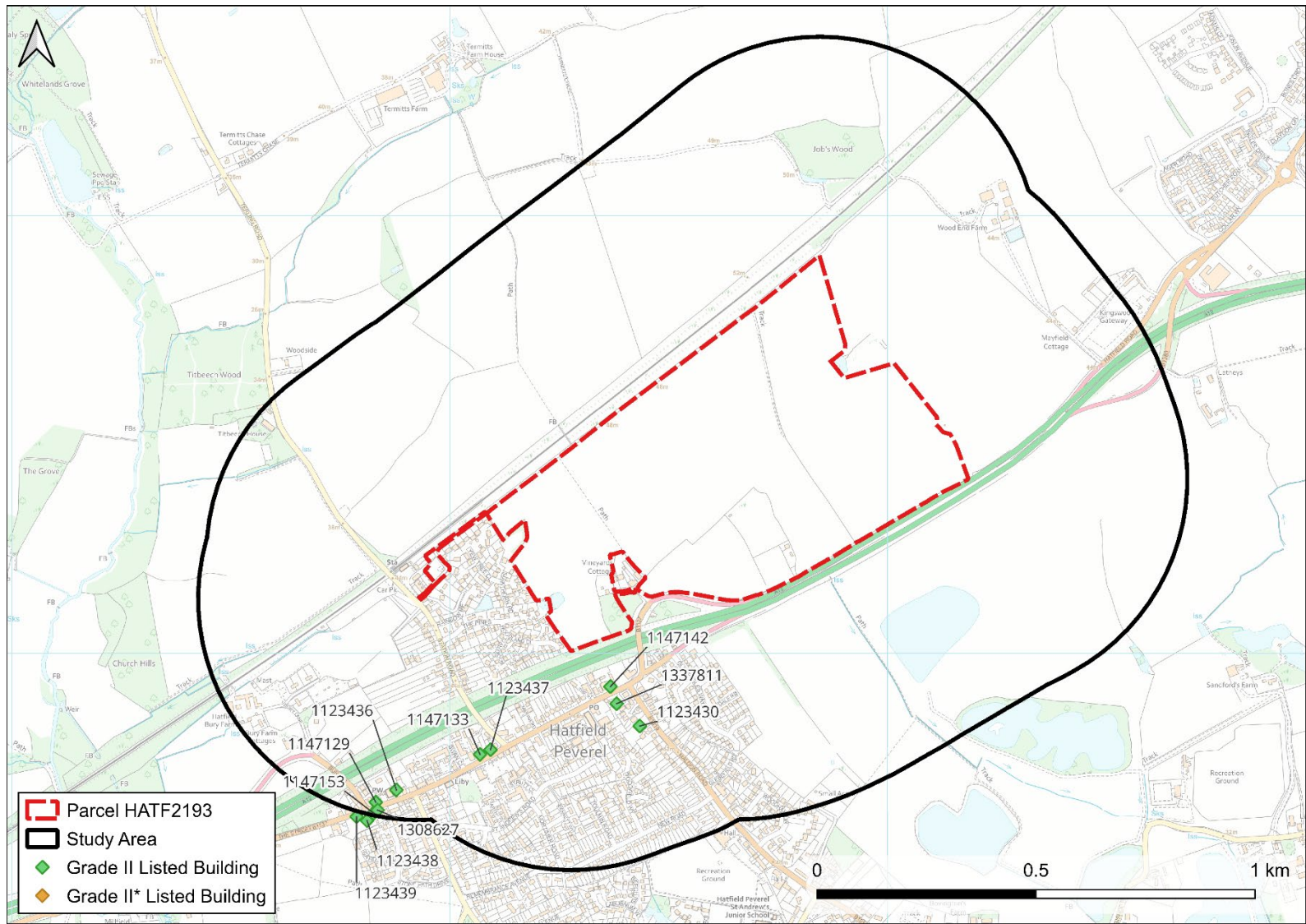
The majority of the Site has been evaluated by aerial assessment, geophysical survey, trial trenching and geoarchaeological test pitting. Initial research indicates there is potential for prehistoric, Roman, medieval and post medieval activity within the immediate environs of the Site.

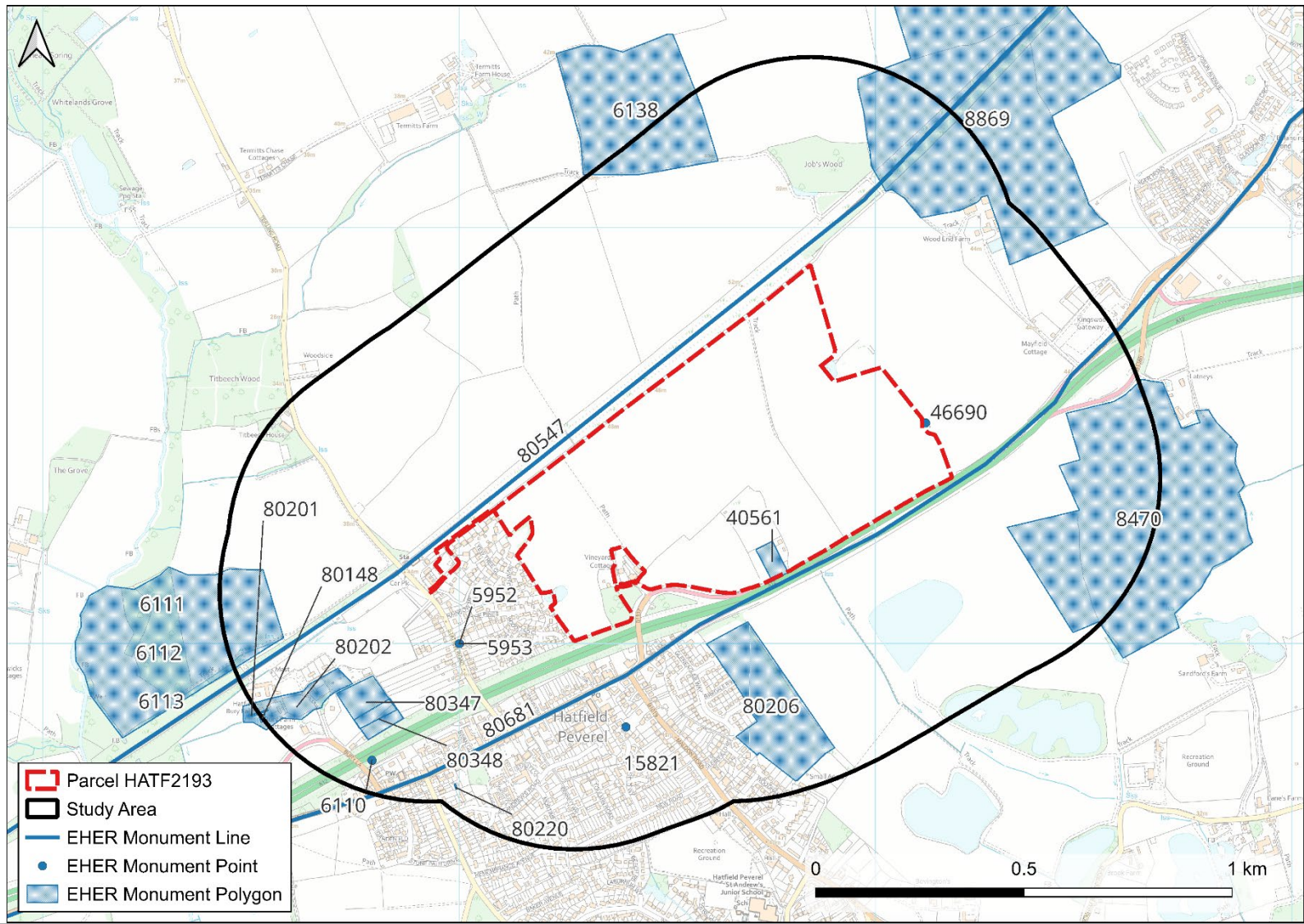
Recommendations/Mitigation:

Previous archaeological work indicates that this Site is likely to contain archaeological deposits. It is recommended that at the planning application stage, a full detailed archaeological desk-based assessment (DBA) should be required with any submitted application for the Site. Assessment within

the DBA should be undertaken of the known archaeological and geoarchaeological deposits and the potential for identifying similar or associated deposits within the Site. Following a review of the geophysical survey and trial trenching results further mitigation may be required in the form of open area excavation or preservation in-situ. It is likely that the areas of the Site that have not been previously evaluated will require field work in the form of trial trenching.

Where extant archaeological features are present, they could be adversely affected by any development. The existing evaluation results will inform a mitigation strategy which could alter the extent of the development area and include preservation in-situ of the below-ground deposits.





For further information:

place.services@essex.gov.uk

Appendix A: References and Sources

Bibliography

Primary Sources:

Tithe Maps and Apportionments

1884 1st Edition Ordnance Survey Map

1899 2nd Edition Ordnance Survey Map

1925 3rd Edition Ordnance Survey Map

Magnitude Surveys, 2026. *Geophysical Survey Report, Hempstalls Solar Farm, Horsley Cross Street, Essex*

Guidance and policy:

Chartered Institute for Archaeologists, January 2017. *Standard and Guidance: Desk Based Assessments*

Department for Communities and Local Government, 2023. *National Planning Policy Framework*

Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

Historic England, 2015. *The Historic Environment in Local Plans: Historic Environment Good Practice Advice Note 1*

Historic England, 2015. *Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice Note 2*

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

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

Historic England, 2026. *Historic England Advice Note 7 (3rd edition): Local Heritage Listing: Identifying and Conserving Local Heritage*

Appendix B: 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 Annex B
National Planning Guidance	National Planning Practice Guidance (2019) DCLG	ID: 18a
National Planning Guidance – Historic England	Historic Environment Good Practice Advice in Planning 1 - The Historic Environment in Local Plans (2015) Historic Environment Good Practice Advice in Planning 2 - Managing Significance in Decision-Taking in the Historic Environment (2015) Historic Environment Good Practice Advice in Planning 3 - The Setting of Heritage Assets (2nd Edition, 2017) Historic England Advice Note 4: Tall Buildings (2015) Historic England Advice Note 12: Statements of Heritage Significance (2019)	

Appendix C: Glossary

Glossary (National Planning Policy Framework)¹⁰

Archaeological interest	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.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	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.
Heritage asset	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).
Historic environment	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.
Historic environment record	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.
Setting of a heritage asset	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.
Significance (for heritage policy)	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.

¹⁰ National Planning Policy Framework, Annex B (August 2026)