

WH202C

JUNE 2023

Bull Field, Takeley

Built Heritage Assessment by RPS

Prepared in support of the Section 62A Planning Application
at Bull Field, Takeley.



BUILT HERITAGE ASSESSMENT

Land known as Bull Field, Takeley, Essex

JCH01780
Land known as Bull Field, Takeley
June 2023



CONTENTS

Prepared by: Jennifer Cooke BA(Hons) PgDL, MA

Authorised by: Tom Copp BA(Hons), MA AssocIHBC

Report Status: FINAL

RPS Ref: JCH01780

Issue Date: June 2023

CONTENTS		Pages
Executive Summary		3
1.0	Introduction	4
2.0	Legislative and Planning Policy Framework	
2.1	Legislation and National Planning Policy	5
2.2	National Planning Guidance	6
2.3	Local Planning Policy and Guidance	8
3.0	Architectural and Historical Appraisal	
3.1	Historical Development: Takeley	9
3.2	Historical Development: The Site	10
3.3	Historic Map Progression	11
4.0	Assessment of Significance	
4.1	Site Assessment	13
4.2	Identification of Heritage Assets	14
4.3	Statutorily Listed Buildings	16
4.4	Non-Designated Heritage Asset—Protected Lane	20
5.0	Proposals and Assessment of Impact	
5.1	Development Proposals	21
5.2	Assessment of Impact	23
6.0	Conclusions	26

Appendix A: References

© Copyright RPS Group Plc. All rights reserved.

The report has been prepared for the exclusive use of our client and unless otherwise agreed in writing by RPS Group Plc, any of its subsidiaries, or a related entity (collectively 'RPS'), no other party may use, make use of, or rely on the contents of this report. The report has been compiled using the resources agreed with the client and in accordance with the scope of work agreed with the client. No liability is accepted by RPS for any use of this report, other than the purpose for which it was prepared. The report does not account for any changes relating to the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

RPS accepts no responsibility for any documents or information supplied to RPS by others and no legal liability arising from the use by others of opinions or data contained in this report. It is expressly stated that no independent verification of any documents or information supplied by others has been made. RPS has used reasonable skill, care and diligence in compiling this report and no warranty is provided as to the report's accuracy. No part of this report may be copied or reproduced, by any means, without the prior written consent of RPS.

EXECUTIVE SUMMARY

This report has been prepared to accompany a planning application relating to land known as Bull Field and should be read in conjunction with the other documents and drawings provided as part of the submission. It follows an application made in June 2021 (UTT/21/1987/FUL) and subsequent appeal in July 2022 (APP/C1570/W/22/3291524) for the development of a wider site that encompassed three land parcels known as; 7 Acres, Bull Field and Jacks land parcel. Bull Field is now the subject of the current application and this report.

The previous appeal (APP/C1570/W/22/3291524), confirmed that:

- The Inspector specifically stated the majority of significance for each heritage asset is derived from their surviving historical form and fabric which will not be affected by the proposed development. In all cases where harm was identified this was considered to be less than substantial.
- In all but two cases, the applicant and Uttlesford District Council agreed on the level of potential harm the proposed scheme would have on the relevant heritage assets and where there was a disagreement (Beech Cottage and Goar Lodge only) this was agreed to be in relation to how the levels were calibrated.

As part of the appeal the Inspector clarified the areas of contention as:

- The previously proposed development on the *eastern edge* of Bull Field was the main area of contention.
- The appreciation of the Warish Hall Scheduled Monument from Priors Wood and Bull Field:
 1. Uttlesford District Council and the Applicant were a little surprised that the Inspector noted visual links to the wood and the field as the scheduled monument is surrounded by dense planting and; historic field boundaries (since removed) would have obscured long range views.
 2. The Inspector also referenced the ability to appreciate historic functional links between the asset and Bull Field but it is unclear how the scheduled monument retains this functional association with surrounding landscape features as it is no longer a defensive structure and the original built form within the moated area has been lost. While the surviving landscape features would make some contribution to its historic interest, they do not share a current functional link.
- In terms of Goar Lodge and Beech Cottage the Inspector referenced the historic rural context to the rear making a high contribution to their significance regardless of the extent of the existing development around the school being visible. The rear of these

listed buildings is relatively enclosed by dense mature planting. If there are glimpsed views across the site these include the gable ends and rear elevations of the late 20th century development which make up Roseacres estate.

Following the appeal decision, the proposals for the site have been revised to respond to the Inspectors findings. Design mitigation measures have been embedded to minimise the impact of the development on the relevant heritage assets. These mitigation measures include:

- The removal of all development from the eastern end of Bull Field. Setting the proposed development back behind Priors Wood to the west of Bull Field will mean it is not visible from the scheduled monument. Thus any visual and historical functional links are retained. This maintains the link between Prior's Wood, Bull Field and the Scheduled Monument.
- Retention of the eastern part of the Site as a managed hay meadow
- The reestablishment of historic hedgerows to screen the western edge of the development and filter views from the east.
- The use of character areas, materials and design features for the new dwellings to respect the local vernacular
- The retention of a gap/open setting behind Beech Cottage and Goar Lodge with proposed development sitting adjacent to the existing development of Roseacres allowing the listed buildings breathing space.
- Protection of the existing hedgerows, verges and ditches that run adjacent to the Protected Lane and which the Inspector has identified as part of the non-designated heritage asset.
- The existing public rights of way have been integrated into the landscape proposals and extant informal routes will also be retained and managed. The proposed treatment of these footpaths has been designed to respond to the rural character of the context and to minimise any potential impact on the setting of the relevant heritage assets.

During pre-application discussions for the current application, Place Services (Uttlesford District Council's Conservation Team), confirmed that

there would be a low level of less than substantial harm to the setting and significance of the adjacent heritage assets [Beech Cottage and Goar Lodge]. For Hollow Elm Cottage there is the potential for this harm to be at the lowest level subject to a detailed landscaping plan (avoiding the creation of many footpaths etc) (1st December 2022).

It is therefore, considered that the revised proposed development of Bull

Field responds to those points raised by the Inspector in the previous appeal (APP/C1570/W/22/3291524), and as referenced by Place Services will lead to a low level of less than substantial harm to Beech Cottage, Goar Lodge and Hollow Elm Cottage.

In accordance with paragraph 202 of the NPPF, this low level of less than substantial harm should be weighed against the benefits of the proposed scheme which are set out in the planning statement that accompanies the planning application.

The designated scheduled monument, Warish Hall moated site and remains of Takeley Priory (NHLE: 1007834), is assessed in detail in section 5 of the separate archaeological desk based assessment produced by RPS that accompanies the application. This has found that the revised design proposals respond to the Inspector's findings.

It should also be noted that during the previous application process (UTT/21/1987/FUL) for the wider site, Historic England clarified in their comments (Dated: 18th October 2021) that they had no objection to "that part of the application site tucked directly to the south of Prior's Wood" as per the current proposals.

Removing the proposed development in the eastern part of the Site has removed any impact on the significance of the scheduled monument such that there will be no harm to its significance.

1.0 INTRODUCTION

This built heritage assessment has been prepared by RPS Heritage on behalf of Weston Homes in respect of land known as Bull Field (referred to in this report as 'the Site') which is located to the north side of Takeley and the south of the A120. In accordance with paragraph 194 of the National Planning Policy Framework this report assesses the significance of the relevant built heritage assets that may be affected by the proposed development of the Site. It also assesses how, and to what extent, their settings contribute to this significance and the impact of the design proposals on this significance.

This report has been prepared to accompany a planning application and should be read in conjunction with the other documents and drawings provided as part of the submission, specifically the Landscape and Visual Impact Assessment.

The Site comprises agricultural land with field boundaries dating from the early 19th century. Smiths Green Lane runs parallel to the western boundary of the Site from Dunmow Road to the south and over the A120 to the north. Prior's Wood is located within the red line boundary in the northern part of the Site.

There are a number of designated heritage assets within the vicinity of the Site. The Grade I listed Warish Hall and Moat Bridge (NHLE: 1169063) is to the north and sits within the scheduled monument known as Warish Hall moated site and remains of Takeley Priory (NHLE:1007834). There is a collection of Grade II and one Grade II* (Moat Cottage NHLE:1112211) listed buildings to the south of the Site within the hamlet of Smiths Green. Additional built heritage assets sit beyond the boundary of Smiths Green but within 1500m of the Site, these include the Grade I listed Church of the Holy Trinity (NHLE:1168843).

Smiths Green Lane is identified in the Uttlesford Protected Lanes Assessment (March 2012) as 'Warrish Hall Road' and 'Warrish Hall Road 1' and scored above the threshold of 14 making it worthy of Protected Lane status. As such section 4.5 of this report assesses the significance of this road as a non-designated heritage asset. Note the spelling of Warrish in the Uttlesford Protected Lanes Assessment is different to that on the NHLE and the historic maps. For the purposes of this report it is spelt in accordance with the context in which it arises.



Figure 1: Bulls Field looking north west (RPS photograph)



Figure 2: An aerial view of the Site (Google Earth 2022)

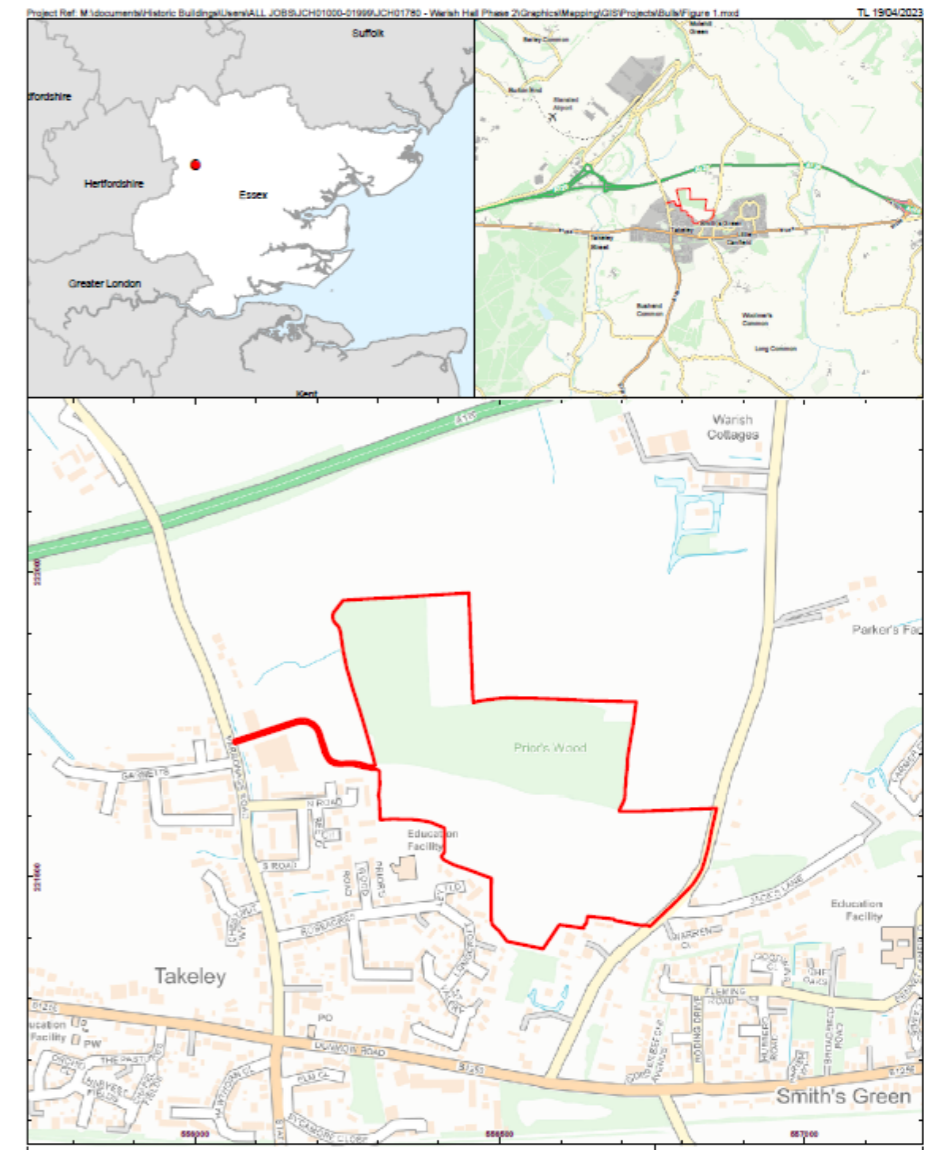


Figure 3: Location of the Site.

2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

2.1 LEGISLATION & NATIONAL PLANNING POLICY

The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving listed buildings and their setting.

The meaning and effect of these duties have been considered by the courts in recent cases, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.

For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. The Site is not within or in the vicinity of a conservation area as at June 2023.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

It defines a heritage asset as 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'. This includes both designated and non-designated heritage assets.

Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.

For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.

Under 'Considering potential impacts' the paragraph 199 emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

Significance is defined in the NPPF as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal

Value forms part of its significance'.

2.2 NATIONAL PLANNING GUIDANCE

National Guidance

Planning Practice Guidance (MHCLG)

The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

The PPG provides definitions of different types of heritage interest:

Archaeological interest: As defined in the Glossary to the NPPF, 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 skill, 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.

Overview: Historic Environment Good Practice Advice in Planning

The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. GPA1: The Historic Environment in Local Plans provides guidance to local planning authorities to help them make well informed and effective local plans. GPA2: Managing Significance in Decision-Making includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. GPA 3: The Setting of Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which

include HEAN1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2019, 2nd Edition), HEAN2: Making Changes to Heritage Assets (February 2016), HEAN3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEAN4: Tall Buildings (December 2015).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 1) Understand the significance of the affected assets;
- 2) Understand the impact of the proposal on that significance;
- 3) Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- 4) Look for opportunities to better reveal or enhance significance;
- 5) Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 6) Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

As with the NPPF the document defines setting as 'the surroundings in

which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

- 1) Identify which heritage assets and their settings are affected;
- 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
- 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
- 4) Explore ways to maximise enhancement and avoid or minimise harm; and
- 5) Make and document the decision and monitor outcomes.

2.2 NATIONAL PLANNING GUIDANCE

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

2.3 LOCAL PLANNING POLICY & GUIDANCE

Local Planning Policy

Uttlesford District

The Uttlesford District Local Plan was adopted in January 2005 and contains the following policies relating to the historic environment:

Policy ENV2- Development affecting Listed Buildings

Development affecting a listed building should be in keeping with its scale, character and surroundings. Demolition of a listed building, or development proposals that adversely affect the setting, and alterations that impair the special characteristics of a listed building will not be permitted. In cases where planning permission might not normally be granted for the conversion of listed buildings to alternative uses, favourable consideration may be accorded to schemes which incorporate works that represent the most practical way of preserving the building and its architectural and historic characteristics and its setting

Policy ENV4 Ancient Monuments and Sites of Archaeological Importance.

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development there will be a presumption in favour of their physical preservation in situ. The preservation in situ of locally important archaeological remains will be sought unless the need for the development outweighs the importance of the archaeology. In situations where there are grounds for believing that sites, monuments or their settings would be affected developers will be required to arrange for an archaeological field assessment to be carried out before the planning application can be determined thus enabling an informed and reasonable planning decision to be made. In circumstances where preservation is not possible or feasible, then development will not be permitted until satisfactory provision has been made for a programme of archaeological investigation and recording prior to commencement of the development.

Policy ENV9

Development proposals likely to harm significant local historic landscapes, historic parks and gardens and protected lanes as defined on the proposals map will not be permitted unless the need for the development outweighs the historic significance of the site.

3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT: TAKELEY

The parish of Takeley lies to the west of Essex towards the north of the county. The old Roman road called Stane Street forms its southern boundary. The River Roding rises to the north of the parish and flows east and then south to form the northern and the eastern boundary. The western boundary is less well-defined, and lies between Broxted and Stansted Mountfitchet. Pincey Brook rises in the west of the parish and flows down towards Harlow to join the River Stort.

The name Takeley is Saxon in origin and by the time of the Domesday Book, Takeley had broken up into three manors. Warish Hall, previously held by Thorkell, a freeman, was awarded by William 1 to the Priory of St Valery in Picardy, France, as a reward for their prayers at the time of the invasion. It became the central manor of the other Essex possessions awarded to St Valery. During the medieval period both Sheering Hall and The Grange belonging to Tilty Abbey emerged from Warish Hall as separate manors. After the suppression of alien priories by Edward III, Warish Hall was bought by William of Wykeham, Bishop of Winchester, who used its revenues to help endow his New College at Oxford where the records still exist.

William's friend, Eudo de Rai called Dapifer, was awarded the land of Wulfmer, a freeman, which lay across the north of Takeley. This manor was to be divided into the two manors of Colchester Hall and Waltham Hall that were formed by a series of grants to St John's Abbey at Colchester, and the Abbey of Waltham Holy Cross. Eudo's successors were to inherit the priest who was recorded at Eudo's manor in the Domesday Book, and they eventually gave the church advowson to the Bishop of London. The church stands isolated on high ground to the north of Stane Street, and may well have originally been a pagan site (figure 5). It is probable that a Saxon church existed under the present church which dates from the 12th century and has been added to over the centuries. The structure contains many Roman roof tiles and a rich Roman find was excavated near the church in 1849.

The third manor became part of the caput of Robert Gernon at Stansted Mountfitchet, and by the end of the 12th Century had taken its name from John de Bassingbourn who held it in the right of his wife Albreda.

Takeley has many beautiful houses still remaining from the Tudor and Elizabethan periods, but it also has several houses which date from the 1300s onwards. LeKnells, Tilty Grange, Sheering Hall, Frogs Hall (Sewers or Mortivals), Fanns and Parkers, Gore Lodge and many others stand in more or less isolated positions, but the greatest concentration of old houses is in Takeley Street. Here are the houses that belonged to the Sharers of Hatfield Forest, a unique group whose Forest rights go back to the early Middle Ages and resemble those of the New Forest Commoners.

Takeley Street has at least three houses that date from 1300 to the 1450s, Taylors, Raleigh Cottage and Josephs. The one house in the village which would have justified the description of a stately home was Bassingbourn

Hall, which was demolished in 1813 after the death of Sir Peter Parker, friend and mentor of Lord Nelson. Many of the owners were London merchants, and there are connections with Lord Byron, Sir Walter Scott, and one of the Regicides who signed Charles I's death warrant. This has now been demolished by the Airport expansion.

Takeley is a village of dispersed settlements. The name Brewers End derives from the activities of the Brewer family who were indeed brewers. Bambers Green gets its name from the Banbury or Benn bury family. Mole Hill Green is believed to have been the site of the early Saxon Manor of Wulfmer, with the River Roding running to its north.

Smiths Green

The origin of Smiths Green is rather more controversial, but the general belief is that it was the site of one of Takeley's many early smithies. Another smithy of great antiquity still exists at Mole Hill Green. Jacks Green leading into Jacks Lane takes its name from medieval John le Jekke. Jacks Lane as a name has replaced the earlier Hole Lane and connects Smiths Green with Lower Bambers Green. It is probably of great antiquity.

Modern Takeley has seen the loss of many ancient houses and land to Stansted Airport. The industries of chaff manufacture, the nurseries especially connected with rose growing, milling and the sale of antiques and rare books in the 19th and 20th centuries have also now gone.

Little Canfield

Little Canfield is to the east of Smiths Green and is bisected by Stane Street. All Saints Church has some Norman work, a 14th century chancel and screen and a 15th century porch, but it was extensively restored in the 19th century. Little Canfield Hall is 16th century timber-framed, with a 19th century front, and there is a late 14th century aisled barn. Between the church and the hall there are interesting houses such as the 15th century Hall Cottage and 16th century Blatches.

Little Canfield is now linked with Takeley as a benefice and also by the late 20th and early 21st century housing development at Priors Green which spans the boundary between the two parishes. This development has trebled the number of houses in Little Canfield.



Figure 4: Smiths Green 1997 (source: https://tlhs.org.uk/smiths_green.htm)



Figure 5: Grade I listed Church of the Holy Trinity (NHLE:1168843). (source: RPS photograph)

3.2 HISTORICAL DEVELOPMENT: THE SITE

Site History

The 1839 Takeley Parish Tithe Map (figure 6) is the first survey plan to show the Site in detail. The associated Tithe Award describes those land parcels within the Site as follows:

Study Site Parcel	Tithe Map Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
Bull Field	570	Organisation: New	Thomas Mum-	Nine Acres	Arable
	572	Thomas Mumford	Thomas Mum-	Hockleys Field	Arable
	573	Thomas Mumford	ford	Hockleys Field	Arable
	574	John Barnard	Samuel Scott	Wood Field	Arable
	575	Charles Buckthorpe	Samuel Scott	Cottage and Garden	

This shows that the western section of the Site, 570, was owned by New College, Oxford and occupied by Thomas Mumford with land parcel 570 being referred to as 'Nine Acres'. Thomas Mumford is also identified as the owner and occupier of land parcels 572 and 573 which are now the southern and eastern sections of the Site.

Samuel Scott occupied land parcels 574 and 575 in the north eastern section of the Site although Charles Buckthorpe owned the cottage and garden.

Thomas Mumford is also identified as the owner of land parcels 631 and 633a described as cottage and garden which appears to be Goar Lodge (NHLE: 1168972) and in the case of 631, a blacksmiths shop. Each were occupied by a different tenant.

Thomas Mumford is also identified as the owner and occupier of land parcel 633 described as a Barn Yard etc.

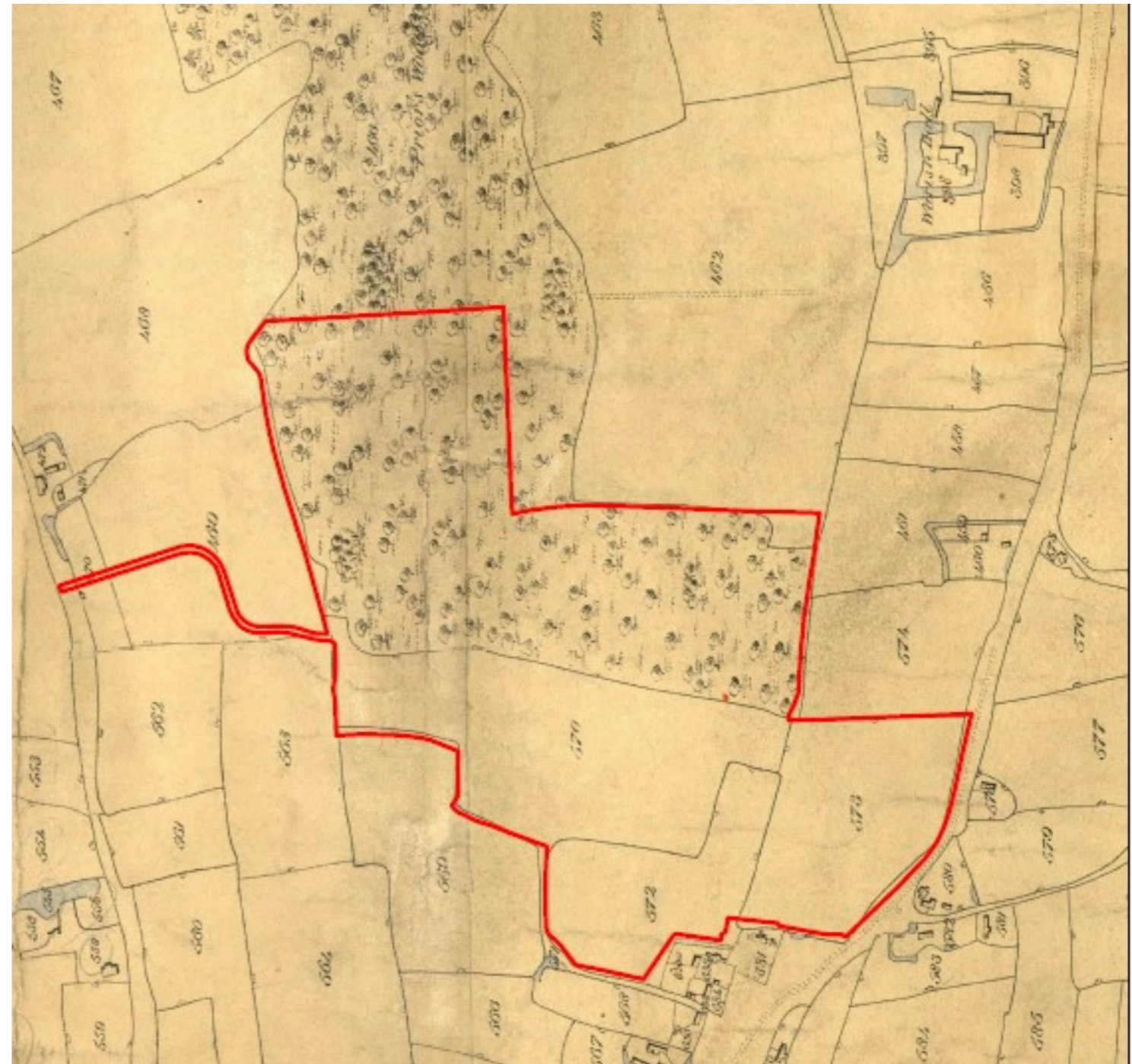


Figure 6: 1839 Tithe Map

3.3 HISTORIC MAP PROGRESSION



Figure 7: Ordnance Survey, 1777

1777

The earliest cartographic source which includes the Site is the 1777 Chapman & Andre Map of Essex (figure 7). It is located within open land or woodland within the immediate area of a series of scattered farmsteads and houses at Takeley along roads now known as the Stortford Road, Smiths Green Lane and Parsonage Road. Prior's Wood is shown and Warish Hall is shown to the north. The Grade I listed Church of the Holy Trinity (NHLE:1168843) is also evident to the west of the Site.



Figure 8: Ordnance Survey, 1805

1805

Little change is shown in the 1805 old series Ordnance Survey plan (figure 8) although the pockets of development to the south of the Site and along Smiths Green lane have expanded slightly.

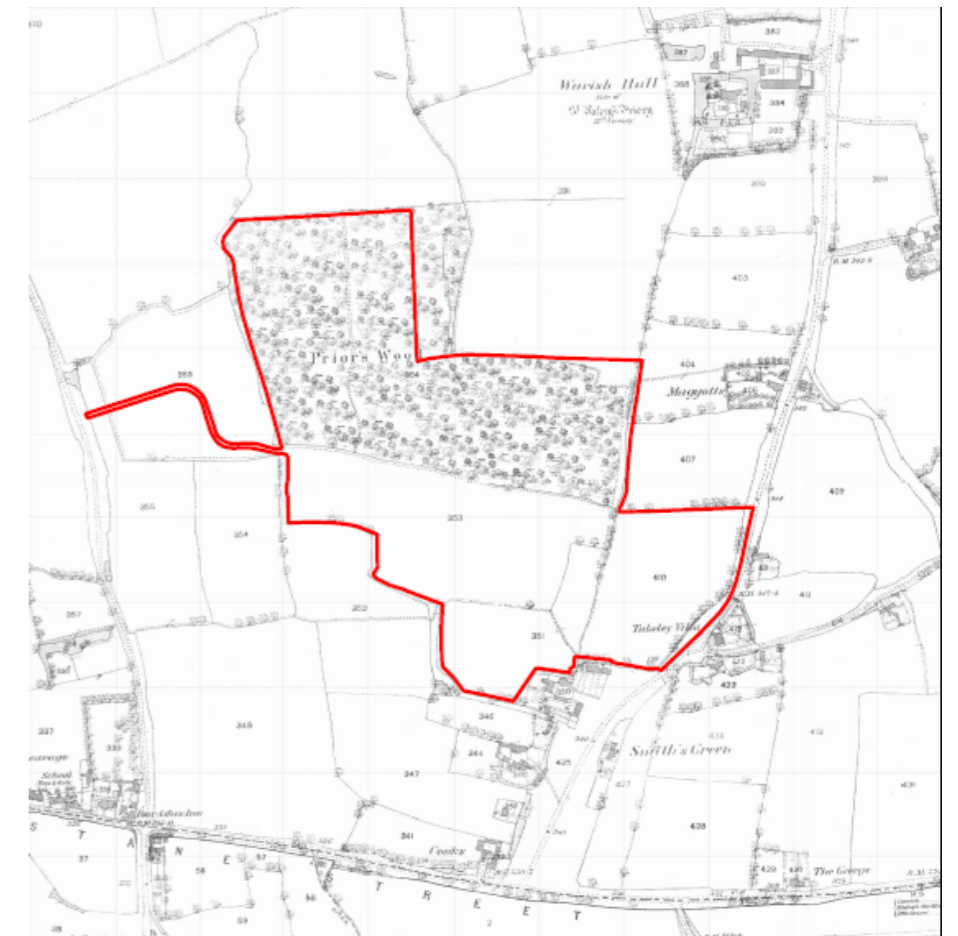


Figure 9: Ordnance Survey, 1876

1876

The 1876 map (figure 9) is more detailed with little change to the land parcels identified in the 1839 Tithe Map shown in figure 6 on the previous page. However, the northern end of Priors Wood appears to have reduced and the Bishops Stortford to Braintree railway line is visible to the south of the Site running parallel to Stane Street.

3.3 HISTORIC MAP PROGRESSION

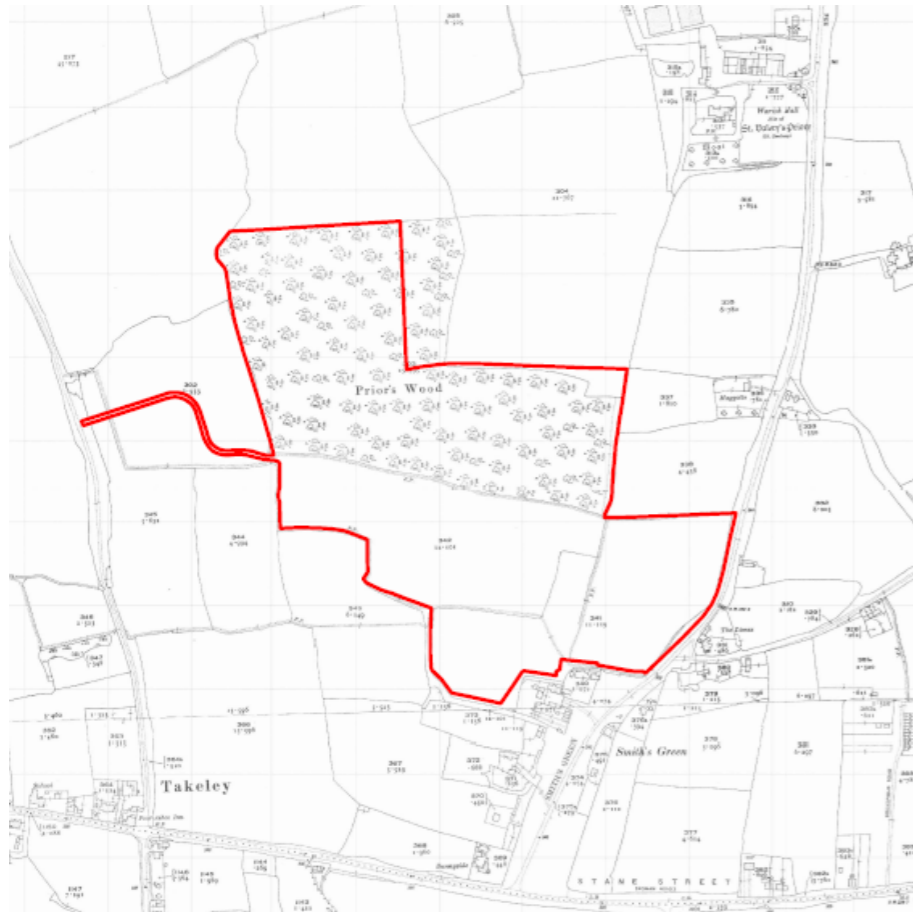


Figure 10: Ordnance Survey, 1920

1920

The 1920 Ordnance Survey Map shows no change to the Site although further development is evident in Smiths Green and to the south east of the Site along Stane Street.

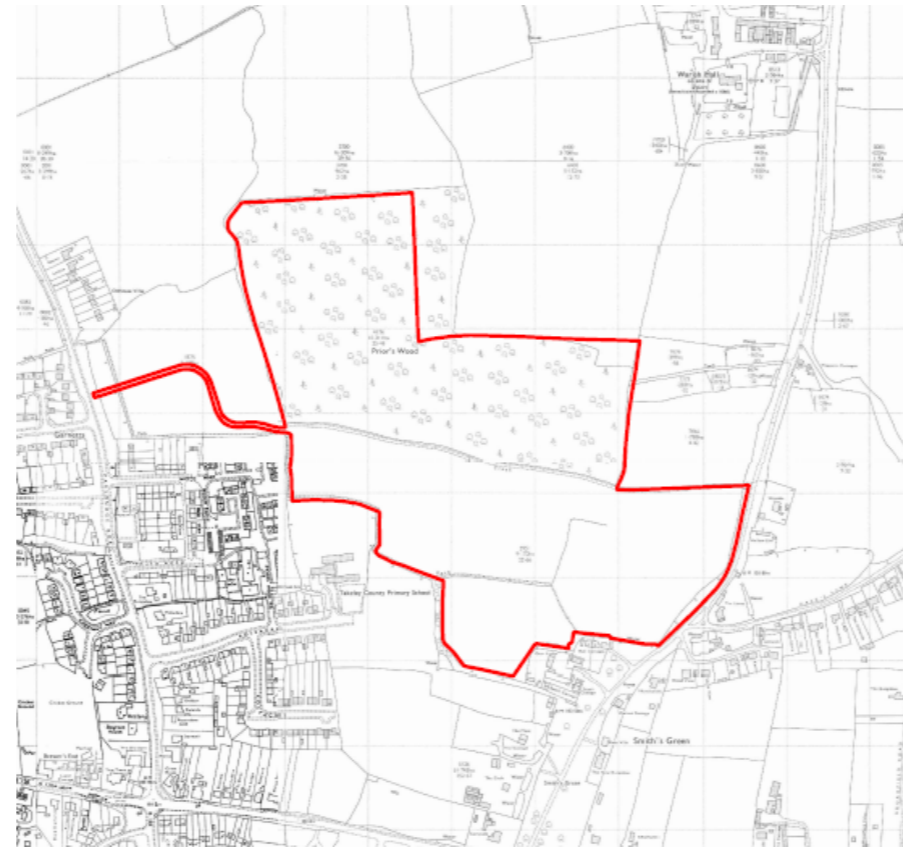


Figure 11: Ordnance Survey, 1969

1969

The only change within the Site shown on the 1969 Ordnance Survey map (figure 11) is the removal of the footpath. The substantial expansion of residential development at Takeley is shown to the south west of the Site along Parsonage Road. There is also increased linear development along Jacks Lane.



Figure 12: An aerial view of the Site (Google Earth 2000)

2000

Alterations within the Site during the later 20th century were limited to the removal of internal field boundaries (figure 12). Further nearby development is shown to the east and more particularly to the south west.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 SITE ASSESSMENT

The Site comprises agricultural land with field boundaries dating from the early 19th century. It is situated to the east of Takeley, north of the hamlet of Smiths Green and the south of the A120.

To the west is mid-late 20th century development referred to as the Roseacres Estate, a land parcel referred to as 7 Acres and by an area of employment dominated by 21st century office buildings.

Priors Wood is included within the red line boundary to the north of the proposed developable area. To the east is Smiths Green Lane and a number of widely spaced dwellings that front onto it.

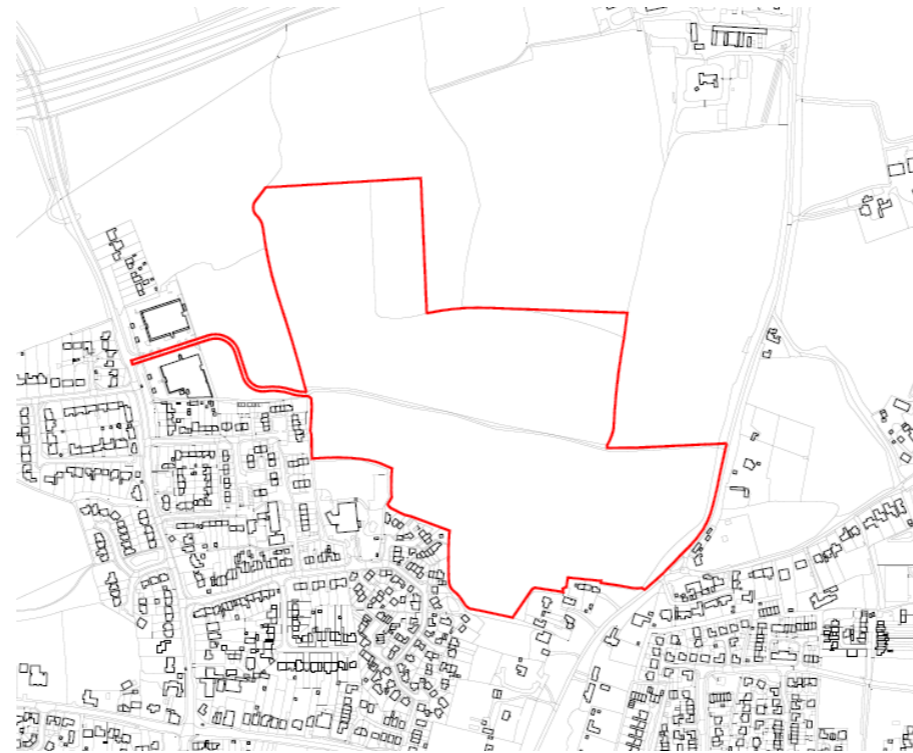


Figure 13: The Site (source: Weston Homes)



Figure 15: View looking east towards the Site from Hollow Elm Cottage (source: RPS photograph)



Figure 14: View looking west across the Site from the rear of Beech Cottage and Goar Lodge (source: RPS photograph)



Figure 16: View facing south west into Site from south east corner of Priors Wood. (source: RPS photograph)

4.2 IDENTIFICATION OF HERITAGE ASSETS

Methodology

Following publication of the now withdrawn Uttlesford District Council draft of the local plan, Donald Insall Associates were appointed by Uttlesford District Council in February 2018 to prepare a number of heritage impact assessments. These assessments were informed by representations made by Historic England on the consultation document and considered the potential impact of proposed development on proximate heritage assets arising from the potential development of a number of sites within the vicinity of Takeley.

Whilst the proposed sites in scope for this previous assessment work did not include the Site, the assessment of the significance of the heritage assets and the contribution their setting makes to this significance remains relevant and has, in part, been used to inform the content of this report. This report has subsequently been prepared to determine how the Site contributes to the significance of the relevant heritage assets and the impact of the proposed development on this significance.

Historic England's 'GPA 3: *The Setting of Heritage Assets*' (December 2017) provides a five step process to assess the impact of development within the setting of heritage assets, as well as advice on how views contribute to setting. These are outlined within the Policy and Guidance Section of this report. HEAN 3 also provides the correct methodology for site allocations.

The following section describes the significance of relevant heritage assets and addresses Step 2 of the Historic England guidance by describing the setting and the way that it contributes to the relevant significance of each heritage asset.

Scope of Assessment

A search area of 1500m was used to identify the built heritage assets that may be affected by the proposed redevelopment of the Site (figure 17).

The following designated built heritage assets have been identified and subsequently assessed within section 5.1 of this report:

- Warish Hall and Moat Bridge (Grade 1, NHLE: 1169063)
- Moat Cottage (Grade II*, NHLE: 1112211)
- Hollow Elm Cottage (Grade II, NHLE: 1112220)
- Goar Lodge (Grade II, NHLE: 1168972)
- Beech Cottage (Grade II, NHLE: 1112212)
- The Croft (Grade II, NHLE: 1168964)
- White House (Grade II, NHLE: 1322592)
- The Cottage (Grade II, NHLE: 1306743)

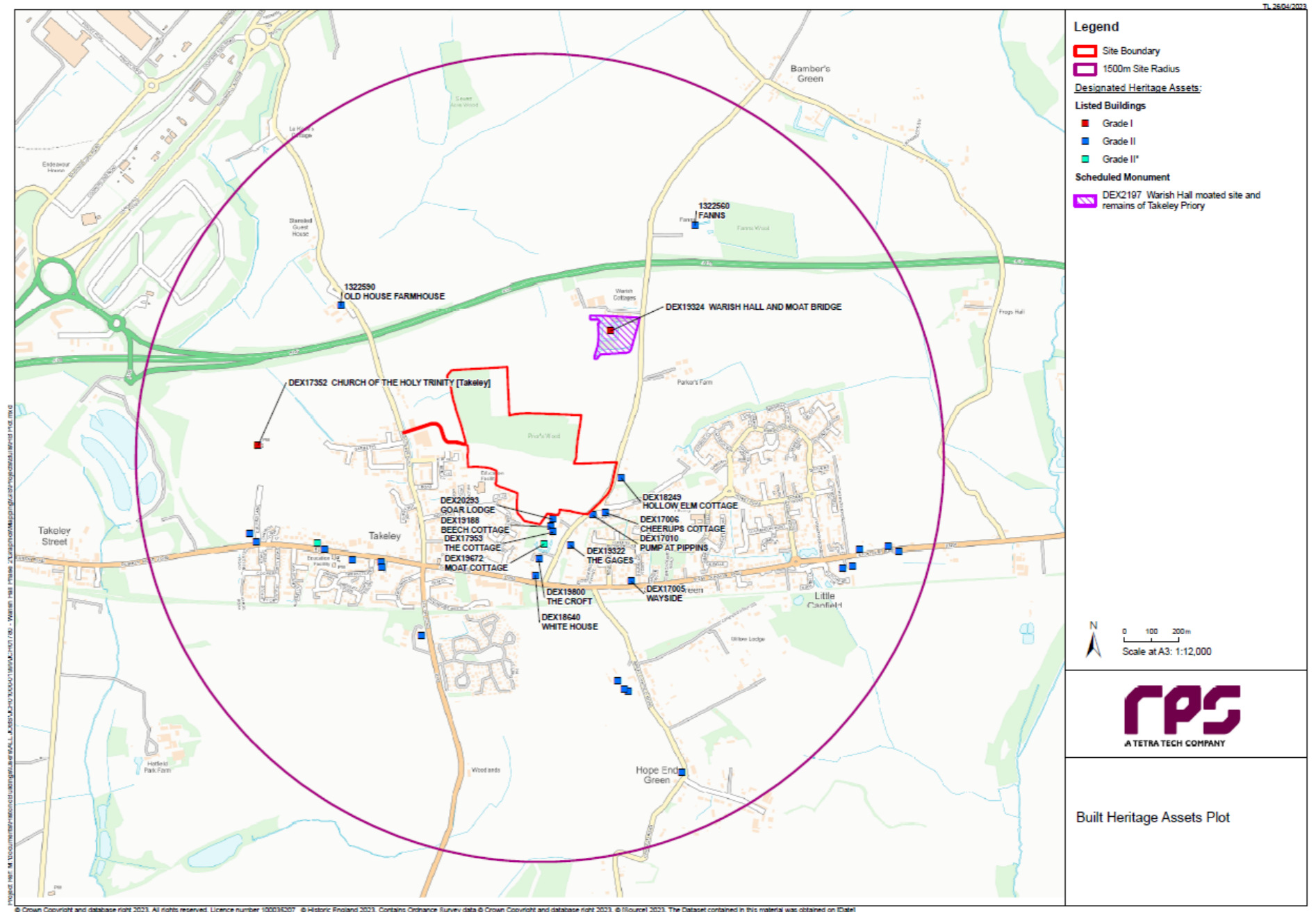


Figure 17: Built Heritage Plot illustrating heritage assets within 1500m of the Site boundary

4.2 IDENTIFICATION OF HERITAGE ASSETS

- The Gages (Grade II, NHLE: 1168954)
- Pump at Pippins (Grade II, NHLE: 1112210)
- Cheerups Cottage (Grade II, NHLE: 1112207)

The designated scheduled monument, Warish Hall moated site and remains of Takeley Priory (NHLE: 1007834), is assessed in detail in section 5 of the separate archaeological desk based assessment produced by RPS that accompanies the application. A summary of this assessment is included at 5.2 below.

As illustrated by figure 17, the search area also contains a number of other listed buildings. However, due to interceding built form and a lack of any known historical or functional relationship with the Site, the proposed development will have no impact upon their significance and so they have been taken out of the scope of assessment.

Protected Lanes

Essex County Council's Historic Environment Branch was commissioned by Uttlesford District Council in 2012 to undertake an assessment of the District's existing Protected Lanes using the new Protected Lanes criteria developed for the County (ECC 2009).

The work was undertaken in two stages, comprising an initial stage of desk based assessment followed by field survey. Criteria and an associated scoring system were developed. Following the assessment, the scores for each Protected Lane were checked against the threshold for determining Protected Lane status. The criterion relevant for this built heritage assessment relate to 'Group Value (Association)', 'Historic Integrity', 'Archaeological Potential' and 'Aesthetic Value'.

Smiths Green Lane is identified in the Uttlesford Protected Lanes Assessment (UPLA, March 2012) as 'Warrish Hall Road' and 'Warrish Hall Road 1' and scored above the threshold of 14 making it worthy of Protected Lane status. As such section 4.5 of this report assesses the significance of this road as a non-designated heritage asset. Note the spelling of Warrish in the Uttlesford Protected Lanes Assessment is different to that on the NHLE and the historic maps. For the purposes of this report it is spelt in accordance with the context in which it arises.

4.3 STATUTORILY LISTED BUILDINGS

Warish Hall and Moat Bridge (Grade 1, NHLE: 1169063)

Description and History

Warish Hall is a late 13th century two storey timber framed and plastered aisled hall house with 17th, 18th and 20th century alterations. It has a red plain tile hipped roof and projecting wings at the western end. The eastern end of the roof is lower than the main roof and it has a parallel range to the rear. It has a five window range and 19th century double hung vertical sliding sashes with glazing bars. There is one ground floor bay window with red plain tile hipped roof, two small first floor oriel windows and two hipped gables at the rear. There is a 16th century and 20th century red brick chimney stack. The six panelled door is 18th century and has a small modern plain tiled pedimented porch.

The moated site has a 17th century red brick bridge with 18th century red brick walls and blue brick half round capping. It was formerly the site of a Priory of St Valery in Picardy and the present building is part of the Priory. It is referenced in section 3.1 of this report.

Assessment of Significance

The significance of the listed building is derived from its architectural and historic interest as a surviving example of late 13th century design, with architectural features indicative of its age and historic function. Its historic interest is derived from it being the central manor of the other Essex possessions awarded to St Valery from which later emerged The Grange as a separate manor. It is linked with New College Oxford with revenues from Warish Hall going towards funding the college.

Setting

The setting comprises the Immediate domestic setting including adjacent outbuildings that form an agricultural complex on a moated site. The wider setting is made up of open fields and arable land which is bisected to the north by the A120.

Contribution of Setting to Significance

Both the immediate and wider setting inform the character and historic context of the listed building. However, whilst the immediate setting makes a high contribution to its significance the noisy A120 to the north has an impact on the ability to appreciate the historic isolated setting of the listed building. As such the setting to the north makes a **minor** contribution to the significance of the heritage asset.

The historic maps in section 3.3 demonstrate there has been little change to the southern setting of the listed building. Here the historic context of the designated heritage asset is more appreciable. As such, the southern setting makes a **high** contribution to its significance.



Figure 18 Moat Cottage (source RPS photograph)



Figure 19: The Cottage (source RPS photograph)

Contribution of Site to Significance

A Site visit undertaken in October 2020 and again in May 2022 revealed that the immediate setting of the designated heritage asset is very enclosed with mature trees and hedgerows surrounding it. In addition, there appears to be a collection of light industrial buildings to the immediate north beyond which is the busy A120 dual carriageway.

Whilst the wider southern setting of the designated heritage asset makes a high contribution to the significance of Warish Hall, the Site is located beyond this with the proposed developable area set back behind Priors Wood.

Due to the ancillary buildings in the immediate setting of Warish Hall and the distance between the Site and the listed building there is limited inter-visibility between the two and thus limited appreciation of their shared rural setting. Although the Site is indicative of the wider historic rural context of Warish Hall, it makes **no** contribution to the significance of the designated heritage asset.

This assessment is supported by the Inspector who stated that:

'The setting is well contained within the moated site given the sense of enclosure created by the surrounding mature trees. The contribution of setting to its significance is high given it is part of a planned medieval moated complex but the setting is very much confined within the immediate area of the hall and bridge.' (paragraph 40 Appeal Decision APP/C1570/W/22/3291524)

Moat Cottage (Grade II*, NHLE: 1112211), The Cottage (Grade II, NHLE: 1306743), The Croft (Grade II, NHLE: 1168964), White House (Grade II, NHLE: 1322592), The Gages (Grade II, NHLE: 1168954)

These assets have been grouped together for initial assessment based on their location in relation to the Site. Unless otherwise referenced, their setting, and its contribution to the assets' significance (including any contribution made by the Site to that significance), is considered to be the same.

Description and History

Moat Cottage (figure 18) is a two storey mid 16th century timber framed and plastered Wealden house. It has a weatherboarded dado and red plain tile roof. It has a four window range with modern leaded casements. The centre is recessed with jettied end bays. Internally the frame is virtually complete, with arch braced and cambered tie beams, jowled storey posts and halved mid bladed top plate scarfs.

The Cottage (figure 19) is a one storey (and attics) timber framed and

4.3 STATUTORILY LISTED BUILDINGS

plastered 17th century house with a thatched roof. It has a four window range with modern leaded casements, two dormers and red brick chimney stacks.

The Croft is a two storey early 19th century house with rendered brick and a grey slate hipped roof. It has a two window range with double hung vertical sliding sashes glazed in margins. There is a gabled porch with grey slate roof and bargeboards. It has a square plan with modern extensions at the rear and red brick chimney stacks.

White House is a two storey timber framed and plastered 17th century house with a red plain tile hipped roof and red brick chimney stack. It has a L-shaped plan with a two window range and 18th century double hung vertical sliding sashes with glazing bars. The eastern front has a three window range with modern casements and a modern lean-to extension.

The Gages (figure 20) is a two storey early 19th century house in plastered brick with a grey slate roof. It has a two window range, double hung vertical sliding sashes and two ground floor bay windows with slate roofs. The central doorway has a rectangular fanlight and there are red brick end chimney stacks.

Assessment of Significance

The significance of these listed buildings is predominately derived from their historic, architectural and artistic interest. Their history dates back as early as the 16th century as evidenced by elements of the surviving historic fabric. They demonstrate the historic living expectations, as well as building methods and materials available at the time of their construction.

Setting

Each of these listed buildings are within the hamlet of Smiths Green set back from the road that runs north from Dunmow Road to the south and over the A120 to the north. Each sits in a loosely defined residential plot with hedgerow boundaries separated from the road by large open grass verges. With the exception of The Gages, these heritage assets are located on the western side of Smiths Green and they all form part of a modest historic linear settlement.

The wider setting is made up of agricultural fields to the north and partly to the south whereas the listed buildings are encircled to the east and west with late 20th and early 21st century infill development.

Contribution of Setting to Significance

The immediate setting informs the character and historic context of these heritage assets and makes a **high** contribution to their significance. This includes the large open grassed areas and verges which contribute to Smiths Green's rural character. The interrelationship between the



Figure 20: The Gages (source: RPS photograph)



Figure 21: Hollow Elm Cottage (source: RPS photograph)

buildings also demonstrates the development of Smiths Green and contributes to the respective significance of each of the buildings.

When travelling south through Smiths Green the transition from the wider agricultural setting to the historic hamlet allows for appreciation of the historic context of these listed buildings. As such this wider setting to the north makes a **moderate** contribution to the significance of these heritage assets.

The wider setting to the east and west is made up of modern residential development and is not appreciable from within Smiths Green. Whilst it may be visible from within the rear domestic setting of each heritage asset any historic rural context has been lost. As such the wider setting to the east and west is not considered to contribute to the significance of these designated heritage assets.

Contribution of Site to Significance

The Site lies to the north and west of these listed buildings. The Cottage is the closest in proximity and White House is the furthest to the south on the junction of Smiths Green and Dunmow Road. The intervening built form, including Goar Lodge and Beech Cottage (discussed further below) and mature trees and hedgerows, prevent any intervisibility between the Site and the listed buildings on the western side of Smiths Green lane. The existing curve in the road, as well as intervening built form and mature hedgerows provide a similar screen between The Gages on the eastern side of Smiths Green and the Site.

Although there is no co-visibility or in fact inter-visibility between these listed buildings and the Site, the latter is indicative of the wider historic rural setting to the north of the listed buildings. This context remains appreciable such that the Site makes a **moderate** contribution to their significance.

Hollow Elm Cottage (Grade II, NHLE: 1112220)

Description and History

Hollow Elm Cottage (figure 21) is a one storey (plus attic) timber framed and plastered 17th century (or earlier) house. It has a thatched roof and a five window range which has 19th century casements.

Assessment of Significance

The significance of Hollow Elm Cottage is predominately derived from its historic, architectural and artistic interest. It is one of the earliest buildings in Smiths Green as evidenced in some of the surviving historic fabric. It demonstrates the historic living expectations, as well as building methods and materials available at the time of construction.

4.3 STATUTORILY LISTED BUILDINGS

Setting

The listed building is at the northern end of the hamlet of Smiths Green. Its immediate domestic setting contains an ancillary building and is enclosed by mature trees and hedgerow.

The wider setting to the east includes a mature spinney beyond which is an open field and beyond that the late 20th century infill development of Little Canfield. The wider setting to the north and west is comprised of open fields with mature hedgerow boundaries and Prior's Wood. To the south is Jacks Lane and the linear historic settlement of Smiths Green.

Contribution of Setting to Significance

The immediate domestic setting as well as the wider rural setting are indicative of the historic sporadic development pattern and open countryside of Smiths Green. Sitting on the northern edge of Smiths Green, any modern infill development is not evident and its rural context is more readily appreciable. As such both the immediate and wider setting make a **high** contribution to significance of the listed building.

Contribution of Site to Significance

The Site lies to the west of Hollow Elm Cottage. There is both inter-visibility and co-visibility between the two. The Site is indicative of the wider historic rural setting which the historic maps show have undergone little change over the centuries. As such the Site makes a **high** contribution to the significance of Hollow Elm Cottage.

Goar Lodge (Grade II, NHLE: 1168972) and Beech Cottage (Grade II, NHLE: 1112212)

These assets have been grouped together for assessment based on their location in relation to the Site. Unless otherwise referenced, their setting, and its contribution to the assets' significance (including any contribution made by the Site to that significance), is considered to be the same.

Description and History

Goar Lodge (figure 22) is a two storey timber framed and weatherboarded late 16th or early 17th century house with a half hipped red plain tile roof. It has a four window range with modern casements, three bays, chimney bays and a 17th century red brick chimney stack. It has a modern gabled porch.

Beech Cottage is a one storey (with attics) timber framed and plastered 16th or early 17th century house. It has a two window range with modern casements and two gabled dormers.



Figure 22: Goar Lodge (source: RPS photograph)



Figure 22A: View looking towards the rear of Goar Lodge from within the southern part of the Site (source: RPS photograph)

Assessment of Significance

The significance of these heritage assets is predominately derived from their historic, architectural and artistic interest as evidenced in some of the surviving historic fabric. They demonstrate the historic living expectations, as well as building methods and materials available at the time of construction.

Setting

Goar Lodge and Beech Cottage are set back on the western side of Smiths Green Road. Each of these designated assets sits in a loosely defined residential plot with hedgerow boundaries separated from the road by large open grass verges. They form part of the modest historic linear settlement pattern.

The wider setting is made up of agricultural fields to the north and the linear development of Smiths Green to the south. To the east and west beyond the boundary of Smiths Green is late 20th century infill development.

Contribution of Setting to Significance

The immediate setting informs the character and historic context of these heritage assets and makes a **high** contribution to their significance. This includes the large open grassed areas and verges which contribute to Smiths Green's rural character.

When travelling south through Smiths Green the transition from the wider agricultural setting to the historic hamlet allows for appreciation of the historic context of these listed buildings. As such this wider setting to the north makes a **moderate** contribution to the significance of these heritage assets.

The wider setting to the east and west is made up of modern residential development and is not appreciable from within Smiths Green. Whilst it may be visible from within the rear domestic setting of each heritage asset any historic rural context has been lost. As such the wider setting to the east and west is not considered to contribute to the significance of these designated heritage assets.

Contribution of Site to Significance

The Site lies to the rear of the domestic settings of these heritage assets. Although there is a mature hedgerow separating the Site from the listed buildings (figure 22A), it does contribute to the appreciation of their historic rural context. As such the Site makes a **high** contribution to their significance.

The Inspector identified the rear of these listed buildings as contributors to significance stating that:

'it is possible to appreciate the historic rural context to [the rear of these

4.3 STATUTORILY LISTED BUILDINGS

listed buildings which] makes a high contribution to their significance.' (paragraph 46 of Appeal Decision APP/C1570/W/22/3291524).

Pump at Pippins (Grade II, NHLE: 1112210) and Cheerups Cottage (Grade II, NHLE: 1112207)

These assets have been grouped together for initial assessment based on their location in relation to the Site. Unless otherwise referenced, their setting, and its contribution to the assets' significance (including any contribution made by the Site to that significance), is considered to be the same.

Description and History

Pump at Pippins is a 19th century cast iron pump (figures 23A and 23B) with decorative top and finial.

Cheerups Cottage (figure 23) is a one storey (and attics) timber framed and plastered 17th century house with a red plain tile roof. It has a two window range with modern leaded casements. It has a L-shaped plan, two catslide dormers, a modern lean-to porch and red brick chimney stacks.

Assessment of Significance

The significance of these heritage assets is predominately derived from their historic, architectural and artistic interest as evidenced in some of the surviving historic fabric. In the case of Cheerups Cottage it demonstrates the historic living expectations, as well as building methods and materials available at the time of construction. The pump is a 19th century example of its type.

Setting

These heritage assets are at the northern end of the hamlet of Smiths Green on the junction of Smiths Green and Jacks Lane. The immediate domestic setting of the cottage contains ancillary buildings and is enclosed by mature trees and hedgerow.

The pump appears to be on the grass verge to the eastern side of Smiths Green Lane however, it was not visible during the October 2020 Site visit, perhaps due to the proximity of mature trees.

The wider setting to the east comprises the linear development along Jacks Lane beyond which is late 20th century infill development. The wider setting to the north and west is comprised of open fields with mature hedgerow boundaries and Prior's Wood. To the south is the early 21st century development on Speller Way and Fleming Road.



Figure 23 Cheerups Cottage (source: RPS photograph)



Figure 23A Pump at Pippins indicated with a red arrow (source: Google Maps)



Figure 23B Close up image of Pump at Pippins (source: Google Maps)

Contribution of Setting to Significance

The immediate domestic setting is indicative of the historic sporadic development pattern and Jacks Lane is considered to be of great antiquity (see section 3.1). This part of the setting makes a **high** contribution to the significance of the pump and the cottage.

The open countryside to the north and west also demonstrates the historic rural context of these heritage assets which remains appreciable. As such this part of the wider setting also makes a **high** contribution to the significance of these heritage assets.

The wider setting to the east and south is made up of modern residential development and is not appreciable from within Smiths Green. Whilst it may be visible from within the rear domestic setting of Cherrups Cottage any historic rural context has been lost. As such the wider setting to the east is not considered to contribute to the significance of these designated heritage assets.

Contribution of Site to Significance

There is some inter-visibility between these heritage assets and the Site. It is indicative of their wider historic rural setting which the historic maps show has undergone little change over the centuries. As such the Site makes a **high** contribution to the significance of these heritage assets.

With regard to Cheerups Cottage, the Inspector found that the Site '*...forms the majority of the building's [Cheerups Cottage] setting, adding a sense of tranquillity and making a very positive contribution to the significance of this designated heritage asset*' (paragraph 48 of Appeal Decision APP/C1570/W/22/3291524).

With regard to the Pump at Pippins the Inspector found '*While there is recent development in the vicinity, the village green and the open countryside to the north and west demonstrate its historic rural context as a focal point of the hamlet. This forms its setting which makes a high contribution to its significance*' (paragraph 49 of Appeal Decision APP/C1570/W/22/3291524).

Pump at Pippins is somewhat subsumed by mature planting and the telegraph pole in its immediate vicinity. It is set back from the road and is considered to be less of a focal point than perhaps it historically was. What remains of the wider rural context, including Bull Field contributes to its significance in demonstrating its historic function as a pump that served a rural hamlet. However, this contribution is considered to be low.

4.4 NON-DESIGNATED HERITAGE ASSET— PROTECTED LANE

Historic Lanes in Essex

The greater part of the road network in the Essex countryside derives from at least as far back as the medieval period. Much of it existed in Saxon times and it is likely that many roads and lanes were formed long before that. These lanes are part of what was once an immense mileage of minor roads and track-ways connecting villages, hamlets and scattered farms and cottages. Many were used for agricultural purposes, linking settlements to arable fields, grazing on pasture, heaths and greens; and other resources such as woodland and coastal marsh. Generally these roads were not deliberately designed and constructed; written records of the establishment of roads during the medieval period are rare (Rackham, 1986, 264). Instead they would have started life as track-ways without a bearing surface, although often with defined boundaries including hedgerows, ditches and banks.

Local Plan Policy ENV9 identifies “Protected Lanes” as part of the local historic landscape. Thus, they falls within the NPPF definition of a “heritage asset” as they are “*identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*”.

Warrish Hall Road/Warrish Hall Road 1

Description and History

The Uttlesford Protected Lanes Assessment (UPLA) identifies Warrish Hall Road (UTTLANE166) and Warrish Hall Road 1 (UTTLANE156) as connected and running from the junction of Jacks Lane over the A120 to the north. They are more commonly referenced (including on the OS maps) as Smiths Green Lane, and most of the properties along them appear to reference the lane as their address. For the purposes of this report the collective name of Warrish Hall Road will be used. The historic mapping in section 3.3 of this report shows that the road is of notable antiquity as it is evidenced as early as 1777.

At paragraph 58 of appeal decision APP/C1570/W/22/3291524, the Inspector stated that *‘in my judgement, it encompasses the verges (which are registered as a village green), hedgerows and other features as identified in the evaluation criteria for the Protected Lanes contained in the UPLA. Features such as verges (including those that form part of the village green), hedgerows and ditches/ponds are an intrinsic part of the historical make-up of the Protected Lane and contribute to its significance as a non-designated heritage asset’*.

Assessment of Significance

Warrish Hall Road is an historic lane which provides part of the historic context of the hamlet of Smiths Green. Although the road has been resurfaced it is identified as retaining some historic fabric with much of the

historic hedgerow having been retained and has been identified as including components which have the potential to contain archaeological evidence. It provides an insight into past communities and their activities through direct experience of the lane’s layout and route. It also retains a wide variety of aesthetic features, notably the wide grassed verges.

The northern section of the road beyond the A120, scores a total of 15 against all of the relevant criterion. Whereas the southern section of the road that runs from Jacks Lane northwards to the A120 is one of the highest scoring roads in the assessment with a total of 24. It is considered a non-designated heritage asset.

Setting

Warrish Hall Road extends at its southern end within the historic hamlet of Smiths Green, although this element south of Jacks Lane does not form part of the Protected Lane. The grass verges on the immediate eastern and western boundary of the protected lane are bisected by the driveways to the properties to the east including Hollow Elm Cottage and to the west by the access to Warish Hall and associated buildings. It is lined by relatively dense hedgerow with open fields beyond. At its most northern point the road rises over the A120.

Setting’s Contribution to Significance

Warrish Hall Road is identified in the Protected Lanes Assessment has having a strong association with historic landscape features and the designated heritage assets of broadly the same date in its vicinity. These include the listed buildings within Smiths Green, which are assessed above.

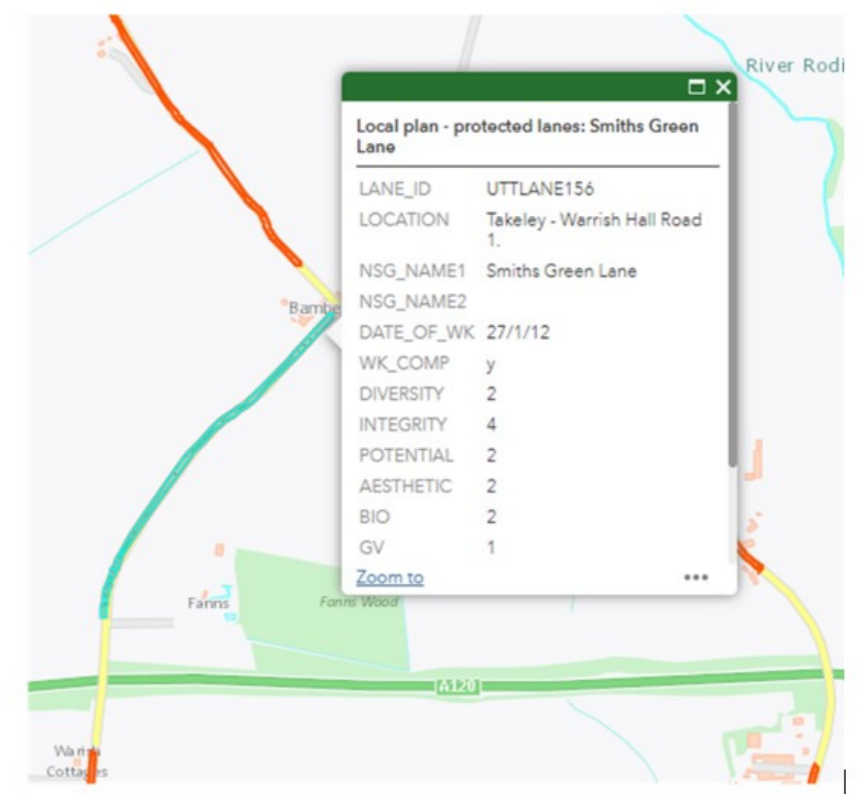
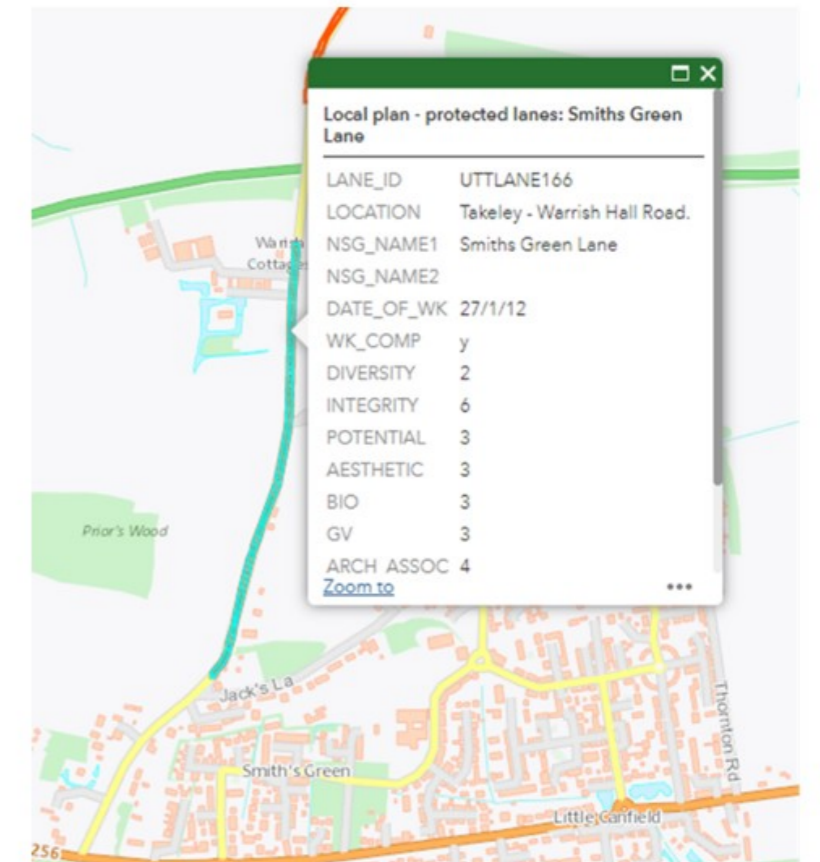
Site’s Contribution to Significance

There is both inter-visibility and co-visibility between the road and the Site. It is indicative of the wider historic rural setting which the historic maps show has undergone little change over the centuries. As such it makes a **high** contribution to the significance of the road.

At paragraph 59 of the appeal decision (APP/C1570/W/22/3291524), the Inspector stated that:

‘In the wider sense, the lane has a strong visual and functional relationship with the countryside through which it passes, including Bull Field and Maggots Field making it of historic interest to the local scene and imbuing it with a high level of significance. This countryside environment forms its setting and makes a positive contribution to its significance’.

Figure 23A Location of Protected Lane (UTTLANE166) (Source: Council’s Constraints Map, 2022)



5.0 PROPOSALS & ASSESSMENT OF IMPACT

5.1 DEVELOPMENT PROPOSALS

Following the appeal decision (APP/C1570/W/22/3291524), the design proposals have evolved through extensive consultation with the local planning authority to address the issues raised.

The other documents and drawings that accompany the planning application include the detailed proposals. In summary these include:

- The removal of all proposed development from the eastern part of the Site which will be retained as a managed hay meadow
- The re-establishment of historic hedgerows to the east of the developable area to filter views of the development from the east.
- Proposed PROW treatment to include coloured buff tarmacadem to facilitate all weather use.
- In response to comments from the Urban Design Officer five character areas have been developed to respond to the existing context of the Site. These character areas have been informed by a detailed architectural analysis of the existing surrounding context and are more fully described in the design and access statement that has been submitted as part of the planning application. Figure 24 shows the location of the character areas within the Site.
- There is a mix of materials along the rural edge, to echo the eclectic mix along the lane including white render, black weatherboarding, dark/grey brick and red brick.
- The green link is formed of red brick to add emphasis to the preferential pedestrian and cycle route through the Site.
- The two houses marking the entrance to the green link, along with the flats (key corner) will be white render. This marks the gateway to the green link while also creating a transition.
- The woodland edge is all cream buff brick. This area has a simpler approach which will provide a backdrop for pedestrians walking along the northern public right of way and frame the landscaping in the green buffer.
- The village streets/ the rest of the development is a mix of cream buff grey buff and black weather boarding. This creates some unity across the character areas and also reflects the variety of materials in wider Takeley.



Figure 24: Character areas within the Site

Village Streets and Key Corner

This character area is an extension of the established settlement of Takeley with a tighter urban grain made up of a varied mix of housing typologies from 2 bedroom terraced dwellings to 5 bedroom detached houses and an apartment block. This area will also include an extension to Roseacres School.

Figure 28: Proposed Character Areas

5.1 DEVELOPMENT PROPOSALS

Green Link

This character area creates an active frontage onto the public right of way with the roof lines running parallel to the pedestrian route which has pedestrian and cycle priority. The area is framed by native planting and the use of shrubs to form defensible space to private gardens as well as the introduction of incidental play areas.

Rural Edge

This character area is intended to reflect the established linear development of Smiths Green Hamlet. The design proposals include large family dwellings of a loose grain with informal native planting and private drives. Although there is limited visibility from the rear of the Grade II listed Beech Cottage and Goar Lodge, bungalows have been located at those points nearest these listed buildings to reduce any potential visual impact.

Woodland Edge

This character area includes dwellings with their frontage focused toward the woodland and the proposed linear park. There are soft landscaping features with parking hidden between units as well as informal native tree lines and an east to west pedestrian and cycle route.

Landscaping

The application will include the provision of both formal and informal public open spaces, extensive tree, hedgerow and shrub planting as well as enhancements to Prior's Wood.

The proposal includes the retention of the open character of the eastern part of the Site as a hay meadow as well as the retention and management of the existing hedgerows contained along the boundaries of the Site. The existing public rights of way will also be retained and enhanced as part of the proposals.

The retention of the eastern part of the Site provides a buffer to Smiths Green Lane through the inclusion of a substantial green edge which separates proposed development from Smiths Green Lane. The reinstatement of historic hedgerows to the east of the proposed developable area will form part of a wider strategy to provide a substantial green edge within the proposed development.

The proposed masterplan includes planting of informal groups of trees that will soften the edge of the proposed development from the small number of views available from the east and north-east.

A sustainable drainage feature has been designed as an integral part of the green infrastructure, which contributes to visual and wildlife amenity within the development. This wetland basin has been incorporated at the southern end of the Site, where the natural topography allows.



Figure 25: Proposed Landscaping Plan (Source: LDA Design)

5.1 DEVELOPMENT PROPOSALS

Footpaths

The connectivity strategy proposed as part of the application, involves utilising the two Public Rights of Way (PROWs) within the Site. The PROW to the south (shown in pink in figure 26) is provided as a more functional route, for shared pedestrian and cyclist use that provides a prospective and attractive route to the Roseacres Primary school extension. The PROW to the north (shown in green in figure 26), which runs along the woodland edge is a more leisure route, with incidental play and seating beyond the woodland buffer. It is envisaged that this route would meander more naturally next to the woodland to provide east west connectivity to Smiths Green Lane - also a designated cycling route.

The lighting strategy proposed has been sensitively designed in order to cater for the two types of routes. The southern PROW, which is the more functional route, is proposed to have timber bollards, with the lighting intended to make the footpaths visible in the dark, and therefore practical for use during hours of darkness for both pedestrians and cyclists. The use of limited timber bollards has been suggested to retain a rural character and respond to the adjoining character areas and historic assets in the locality. A design similar to those shown in figure 27 is proposed.

For the footpath to the north, running along the woodland edge, a more limited approach was taken to the lighting strategy in order to mitigate any impact on wildlife but which would still act as wayfinding. Further details on the treatments to these footpaths can be found within the Landscape Strategy Document and the lighting strategy set out on Dwg. No. WH202C_10_P_10.36. It is intended full details would be provided by way of a planning condition.

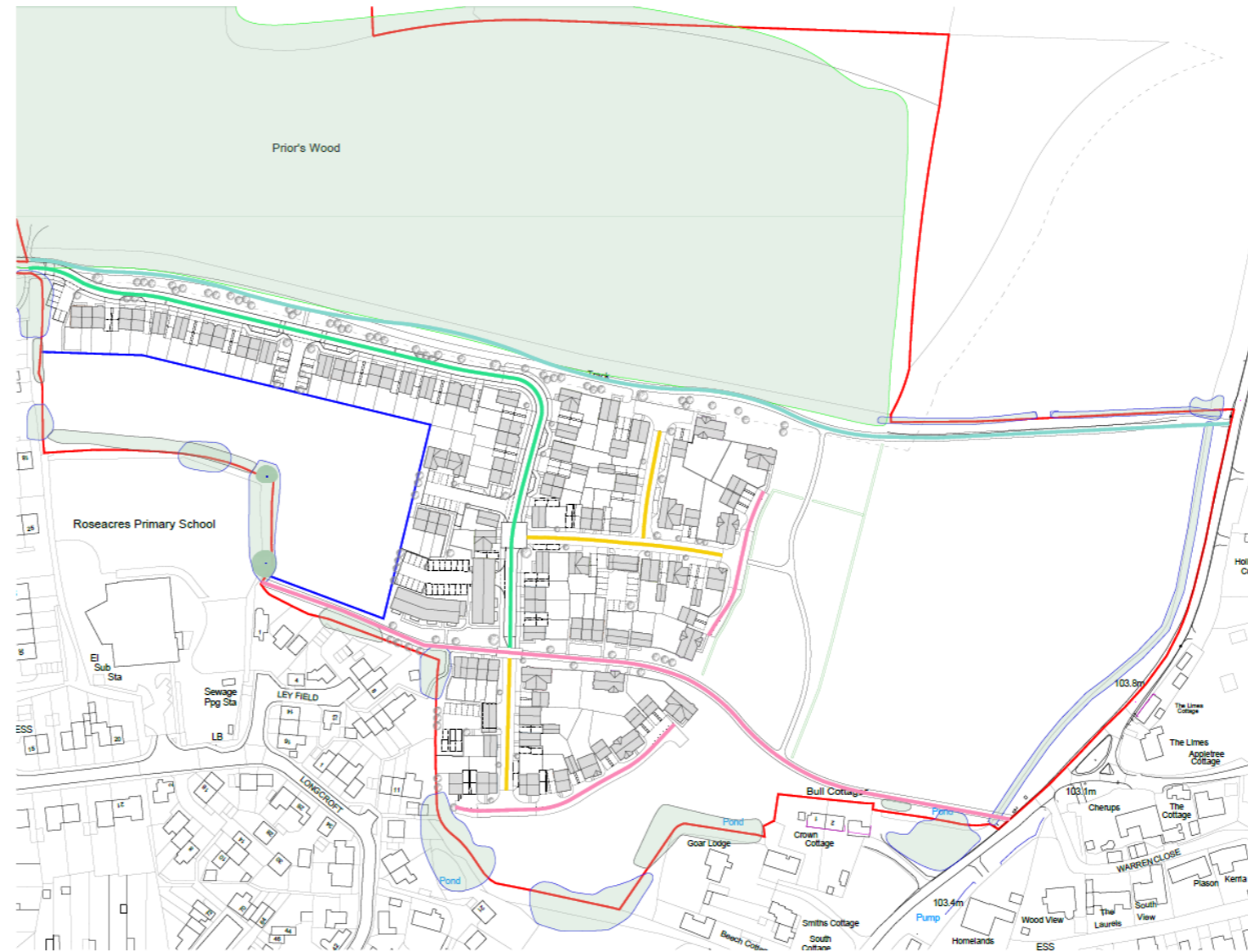


Figure 26: Northern PROW shown in green running east/west with Priors Wood on its northern boundary. Southern PROW shown in pink running east/west towards Roseacres School (source: Weston Homes)



Figure 27: Proposed lighting for southern PROW (source: Weston Homes)

5.2 ASSESSMENT OF IMPACT

Warish Hall and Moat Bridge (Grade 1, NHLE: 169063)

The significance of the listed building is derived from its architectural and historic interest as a surviving example of late 13th century design, with architectural features indicative of its age and historic function. The mature trees and hedgerows surrounding it enclose its immediate setting and make a high contribution to its significance. So too does the wider southern setting. However, the Site is located beyond this with the proposed developable area of the Site tucked behind Prior's Wood.

Due to the ancillary buildings in the immediate setting of Warish Hall and the distance between the Site and the listed building there is limited inter-visibility between the two and thus limited appreciation of their shared rural setting. Although the Site is indicative of the wider historic rural context of Warish Hall, it makes **no contribution** to the significance of the designated heritage asset. As such the proposed development of the Site will have **no impact** on the significance of Warish Hall and Moat Bridge or the ability to appreciate this significance.

At paragraph 40 of the Appeal Decision (APP/C1570/W/22/3291524), the Inspector has come to the same conclusion that *'The setting is well contained within the moated site given the sense of enclosure created by the surrounding mature trees. The contribution of setting to its significance is high given it is part of a planned medieval moated complex but the setting is very much confined within the immediate area of the hall and bridge. In this regard, I consider that the proposal would have **no effect on the significance** of this designated heritage asset.'*

Therefore, the current design proposals that propose the developable area be confined to the western part of the Site tucked behind Priors Wood are also considered to cause no harm to the significance of this heritage asset.

Moat Cottage (Grade II*, NHLE: 1112211), The Cottage (Grade II, NHLE: 1306743), The Croft (Grade II, NHLE: 1168964), White House (Grade II, NHLE: 1322592), The Gages (Grade II, NHLE: 1168954)

The significance of these listed buildings is predominately derived from their historic, architectural and artistic interest.

The Site lies to the north of these listed buildings. The Cottage is the closest in proximity and White House is the furthest to the south on the junction of Smiths Green and Dunmow Road. The intervening built form, including Goar Lodge and Beech Cottage (discussed further below) and mature trees and hedgerows, prevent any intervisibility between the Site and the listed buildings on the western side of Smiths Green Lane. The existing curve in the road, as well as intervening built form and mature hedgerows provide a similar screen between The Gages on the eastern side of Smiths Green

and the Site.

Although there is no co-visibility or in fact inter-visibility between these listed buildings and the Site, it is indicative of the wider historic rural setting to the north of the listed buildings. This context remains appreciable such that the Site makes a **moderate** contribution to their significance.

At paragraphs 41 and 42 of the Appeal Decision (APP/C1570/W/22/3291524) the Inspector found that:

'Moat Cottage, The Cottage, The Croft, White House and The Gages: these dwellings are closely grouped within the historic, linear hamlet of Smiths Green. They each are set back from, and sit within, a residential plot with hedgerow boundaries, separated from the road by large open, grass verges. I consider that their significance derives from their architectural and historic interest, dating from around the early 16th century and containing fabric and artistic elements from that time'

'While modern development has intruded into their settings to the east and west, their settings to the north include the open aspect of Bull Field, across its agrarian landscape to Prior's Wood. This makes a positive contribution to their significance. By introducing development into this area, the proposal would fail to preserve the settings of these listed buildings, thereby detracting from their significance'

The applicant, Place Services and the Inspector considered that the *appeal scheme* would cause a low level of less than substantial harm to the significance of these heritage assets. This was identified through the appeal process as being derived from the proposed development to the eastern side of the Site adjacent to Smiths Green Lane.

The currently proposed placement of the developable area to the western part of the Site means the *'open aspect of Bull Field across its agrarian landscape to Prior's Wood'* is maintained. This, combined with, the distance between these designated heritage assets and the Site, the proposed reestablishment of the historic hedgerows and the curve in Smiths Green lane as well as existing development and mature landscaping means the proposals will not be appreciable from these designated heritage assets.

The mitigation measures included in the revised proposals, notably the removal of any proposed development in the eastern part and the use of orientation, density and materials in the character areas means that the current proposed development of the Site is considered to cause **no harm** to the significance of these heritage assets.

This is supported in the pre-application response from Place Services which only identifies harm to Beech Cottage, Goar Lodge and Hollow Elm Cottage (1st December 2022).

Hollow Elm Cottage (Grade II, NHLE: 1112220)

The significance of Hollow Elm Cottage is predominately derived from its historic, architectural and artistic interest.

There is both inter-visibility and co-visibility between the listed building and the Site which is indicative of the wider historic rural setting which the historic maps show has undergone little change over the centuries. As such the Site makes a **high** contribution to the significance of Hollow Elm Cottage.

At paragraphs 44 of the Appeal Decision (APP/C1570/W/22/3291524) the Inspector found that:

'In particular, Bull Field, Maggots Field and Prior's Wood, serve to give the setting of this designated heritage asset a sense of tranquillity which overall makes a positive contribution to its significance. The proposal, by introducing development into the area to the north and west, would fail to preserve the setting of this listed building, thereby detracting from its significance.'

The applicant, Place Services and the Inspector considered that the *appeal scheme* would cause a medium level of less than substantial harm to the significance of Hollow Elm Cottage. This was identified through the appeal process as being derived from the proposed development to the eastern side of the Site.

The currently proposed placement of the developable area to the western part of the Site means the *'the sense of tranquillity'* and relationship between the cottage and Priors Wood is maintained.

The landscape proposals show that the eastern most parcel of the Site beyond the reinstated historic hedgerow, west of Smiths Green Lane is to be retained as undeveloped field and will be managed as a hay meadow. As the land will not be subject to intensive agricultural use, the hedgerow margins will also not be subject to regular maintenance requirements and will enable the existing hedgerow to grow up and form an established roadside hedgerow as there currently is on the eastern side of Smiths Green Lane opposite the Site.

The mitigation measures included in the revised proposals, notably the removal of any proposed development in the eastern part, the reestablishment of the historic hedgerows to filter views and the use of orientation, density and materials in the character areas in the rural edge character area means that the current proposed development of the Site is considered to cause the *lowest* level of less than substantial harm to the significance of Hollow Elm Cottage.

Historic hedgerows along Smiths Green Lane have been reintroduced to filter any glimpsed views of the development from the cottage. The existing public rights of way will be maintained and the extant secondary routes

5.2 ASSESSMENT OF IMPACT

retained. These will be maintained as appropriate to their context including the use of buff coloured surface treatment and unobtrusive lighting and signage. Where the proposed dwellings are visible, their design has been considered with reference to the existing context and proposed material palette such that they will present as a high quality addition which is sympathetic to the existing surrounding development.

This is supported in the pre-application response from Place Services which states that *'For Hollow Elm Cottage there is the potential for this harm to be at the lowest level subject to a detailed landscaping plan (avoiding the creation of many footpaths etc) (1st December 2022).*

Goar Lodge (Grade II, NHLE: 1168972) and Beech Cottage (Grade II, NHLE: 1112212)

The significance of these heritage assets is predominately derived from their historic, architectural and artistic interest as evidenced in some of the surviving historic fabric.

The Inspector found that *'Their shared setting is made up of the rural character of the large open grassed areas and verges of Smiths Green Lane. This is apparent when travelling south towards Smiths Green in terms of the transition from the agrarian fields of Bull Field and Maggots to the dwellings of the historic hamlet. This gives the historic context of these listed buildings'*. (paragraph 46 of Appeal Decision APP/C1570/W/22/3291524).

The proposed developable area to the west of the Site means that the historic context of large open grassed verges and the transition from the agrarian fields to Smiths Green hamlet will be retained.

The Inspector also found that: *'While there is an intervening hedgerow between them and Bull Field, it is possible to appreciate the historic rural context to their rear and the setting makes a high contribution to their significance'*. (paragraph 46 of Appeal Decision APP/C1570/W/22/3291524).

The Site lies on the northern boundary of the immediate domestic settings of these heritage assets. Although there is a mature hedgerow separating them, the Site contributes to the appreciation of the wider historic rural context of these listed buildings. As such the Site makes a positive contribution to their significance.

In Table 3 on page 35 of the Landscape and Visual Impact Assessment (LVIA) that accompanies the submission, reference is made to Viewpoint 6 which is taken from the informal footpath to the rear of Beech Cottage and Goar Lodge looking west across the Site. The LVIA notes that the impact of the proposed development will be 'large adverse' in landscape terms.

However, in heritage terms this is considered to be a relatively artificial viewpoint. The designation of the heritage assets extends to the buildings themselves with their rear gardens forming part of the immediate setting rather than the designation. The rear of the listed buildings is relatively

enclosed by the boundary planting at the end of their domestic plot as shown in figure 22A and any glimpsed views already include the existing development shown in figure 14. Therefore, Viewpoint 6 is considered a relatively arbitrary point in relation to the heritage assets with more relevant points either being from their first floor windows or within their more immediate setting. A large adverse effect in landscape terms does not necessarily equate to substantial impact in NPPF terms as it refers to heritage. The key is to establish the significance of the listed building in question and the extent to which its setting contributes to this significance.

The proposed development which is nearest to these assets includes the Rural Edge character area. This includes dwellings of a looser grain and lower ridgeline (including bungalows). The proposed dwellings are also separated from the listed buildings by a green buffer. The existing mid-20th century development of Roseacres is visible in this setting and thus the proposed development will present as a high quality addition to the existing context.

Nonetheless it will change the existing context to some extent and thus the proposed development is considered to cause a low level of less than substantial harm to the significance of Goar Lodge and Beech Cottage.

This is supported by the pre-application response from Place Services which states that:

The proposed development ... *'would be a low level of less than substantial harm to the setting and significance of the adjacent heritage assets [Beech Cottage and Goar Lodge].'*

Pump at Pippins (Grade II, NHLE: 1112210) and Cheerups Cottage (Grade II, NHLE: 1112207)

Assessment of Significance

The significance of these heritage assets is predominately derived from their historic, architectural and artistic interest as evidenced in some of the surviving historic fabric. In the case of Cheerups Cottage it demonstrates the historic living expectations, as well as building methods and materials available at the time of construction. The pump is a 19th century example of its type.

There is some inter-visibility between these heritage assets and the Site. It is indicative of their wider historic rural setting which the historic maps show has undergone little change over the centuries. As such the Site makes a **high** contribution to the significance of these heritage assets.

With regard to Cheerups Cottage, the Inspector found that the Site *'...forms the majority of the building's [Cheerups Cottage] setting, adding a sense of tranquillity and making a very positive contribution to the significance of this designated heritage asset'* (paragraph 48 of Appeal Decision APP/C1570/W/22/3291524).

With regard to the Pump at Pippins the Inspector found *'While there is*

recent development in the vicinity, the village green and the open countryside to the north and west demonstrate its historic rural context as a focal point of the hamlet. This forms its setting which makes a high contribution to its significance' The applicant, Place Services and the Inspector considered that the *appeal scheme* would cause a low level of less than substantial harm to the significance of Cheerups Cottage and (save for the Inspector who identified a medium level of less than substantial harm) a low level to the Pump at Pippins. This was identified through the appeal process as being derived from the proposed development to the eastern side of the Site.

The currently proposed placement of the developable area to the western part of the Site means the *'open aspect of Bull Field across its agrarian landscape to Prior's Wood'* is maintained. This combined with, the distance between these designated heritage assets and the Site, the proposed reestablishment of the historic hedgerows, the curve in Smiths Green Lane as well as existing development and mature landscaping means the proposals will not be appreciable from these designated heritage assets.

The mitigation measures included in the revised proposals, notably the removal of any proposed development in the eastern part and the use of orientation, density and materials in the character areas means that the current proposed development of the Site is considered to cause **no harm** to the significance of these heritage assets.

This is supported in the pre-application response from Place Services which only identifies harm to Beech Cottage, Goar Lodge and Hollow Elm Cottage (1st December 2022)

Warrish Hall Road/Warrish Hall Road 1

Assessment of Significance

Warrish Hall Road is a historic lane which provides part of the historic context of the hamlet of Smiths Green. It is considered a non-designated heritage asset.

There is both inter-visibility and co-visibility with the road and the Site which is indicative of the wider historic rural setting which the historic maps show has undergone little change over the centuries. As such the Site makes a **high** contribution to the significance of the road.

The design proposals include the retention of the mature hedgerow and wide grass verges that run parallel to the lane. Although there is not a formal public right of way running north/south parallel to the road this is in reality a well trodden route used by dog walkers and the like. The proposed development proposes no change to the existing verge. Similarly there are routes on the western side of the hedge that will be maintained beside the hay meadow but no metalled surfaces are required to be introduced so as limit the necessary intervention in this area

In relation to the appeal scheme the Inspector found that although there

5.2 ASSESSMENT OF IMPACT

were mitigating elements, the introduction of dwellings in the eastern part of the Site and thus the resultant need for additional driveways off the protected lane would result in a medium degree of less than substantial harm to its significance as a non-designated heritage asset. However, the Inspector found this was not grounds on which to withhold planning permissions.

The current proposals remove all development from the eastern edge of the Site and consequently no additional driveways are proposed. The landscaping plans include the retention of the field as a hay meadow which will help maintain and protect the existing features of the protected lane.

The design proposals are considered to cause **no harm** to the significance of the non-designated Warrish Hall Road.

Warish Hall Moated Site and Remains of Takeley Priory

The designated scheduled monument, Warish Hall moated site and remains of Takeley Priory (NHLE: 1007834), is assessed in detail in section 5 of the separate archaeological desk based assessment produced by RPS that accompanies the application. A summary of this assessment is included below.

In the appeal decision (APP/C1570/W/22/3291524), the Inspector states that the appreciation of the Warish Hall Scheduled Monument from Priors Wood and the Site was an area of contention. Uttlesford District Council and the Applicant were a little surprised that the Inspector noted visual links to the wood and the field as the heritage asset is surrounded by dense planting and; historic field boundaries (since removed) would have obscured long range views.

The Inspector also referenced the ability to appreciate historic functional links between the wood and the Site but it is unclear how the scheduled monument retains this functional association with surrounding landscape features as it is no longer a defensive structure and the original built form within the moated area has been lost. The Grade I listed Warish Hall that now sits within the moated area is a later addition which the Inspector has confirmed will not be impacted by the proposed development of the appeal scheme. While the surviving landscape features would make some contribution to its historic interest, they do not share a current functional link. The same is true of the current proposals but which, due to the location of development tucked behind and to the south of Prior's Wood are less impactful from the perspective of Warrish Hall Moated Site.

There will be no physical impacts upon the significance of the scheduled monument as a result of the construction of the proposed development, and therefore there will be no impact upon its intrinsic below ground archaeological interest.

The proposed development footprint will be obscured from the monument by the extant Priors Wood. This has been demonstrated through the

production of wireline images (LVIA). This revised layout has been formulated with previous Historic England consultation in mind (dated 18th October 2021, ref: P01431365), which specifically stated that they held no objection to development "*tucked directly to the south of Prior's Wood*". Overall, it is considered that the proposed development area makes no contribution to the significance and appreciation of the Scheduled Monument and does not affect the way in which the monument is understood or experienced. It is therefore considered that these previous consultation and appeal comments have been addressed.

6.0 CONCLUSIONS

This report has been prepared to accompany a planning application and should be read in conjunction with the other documents and drawings provided as part of the submission. It follows an application made in June 2021 (UTT/21/1987/FUL) and subsequent appeal in July 2022 (APP/C1570/W/22/3291524) for the development of a wider site that encompassed three land parcels known as; 7 Acres, Bull Field and Jacks land parcel. Bull Field is now the subject of the current application and this report.

As part of the appeal the Inspector clarified the main area of contention relating to the relevant built heritage assets in the vicinity of the Site as:

- The previously proposed development on the *eastern edge* of Bull Field was the main area of contention.
 - The appreciation of the Warish Hall Scheduled Monument from Priors Wood and Bull Field:
1. Uttlesford District Council and the Applicant were a little surprised that the Inspector noted visual links to the wood and the field as the scheduled monument is surrounded by dense planting and; historic field boundaries (since removed) would have obscured long range views.
 2. The Inspector also referenced the ability to appreciate historic functional links between the asset and Bull Field but it is unclear how the scheduled monument retains this functional association with surrounding landscape features as it is no longer a defensive structure and the original built form within the moated area has been lost. While the surviving landscape features would make some contribution to its historic interest, they do not share a current functional link.

Following the appeal decision, the proposals for the Site have been revised to respond to the Inspectors findings. Design mitigation measures have been embedded to minimise the impact of the development on the relevant heritage assets. These mitigation measures include:

- Removal of all development from the eastern end of Bulls Field. Setting the proposed development back behind Priors Wood to the west of Bull Field will mean it is not visible from the scheduled monument. Thus any visual and historical functional links are retained. This maintains the link between Prior's Wood, Bull Field and the Scheduled Monument.
- Retention of the eastern part of the Site as a field to be managed as a hay meadow
- The reestablishment of historic hedgerows to screen the western edge of the development and filter views from the east.
- The use of character areas, materials and design features for the new dwellings to respect the local vernacular
- The retention of a gap/open setting behind Beech Cottage and Goar Lodge with proposed development sitting adjacent to the existing development of Roseacres allowing the listed buildings

breathing space.

- Protection of the existing hedgerows, verges and ditches that run adjacent to the Protected Lane and which the Inspector has identified as part of the non-designated heritage asset.
- The existing public rights of way have been integrated into the landscape proposals and extant informal routes will also be retained and managed. The proposed treatment of these footpaths has been designed to respond to the rural character of the context and to minimise any potential impact on the setting of the relevant heritage assets.

During pre-application discussions Place Services (Uttlesford District Council's Conservation Team), confirmed that

there would be a low level of less than substantial harm to the setting and significance of the adjacent heritage assets [Beech Cottage and Goar Lodge]. For Hollow Elm Cottage there is the potential for this harm to be at the lowest level subject to a detailed landscaping plan (avoiding the creation of many footpaths etc)(1st December 2022)

It is therefore, considered that the revised proposed development of the Site responds to those points raised by the Inspector in the previous appeal (APP/C1570/W/22/3291524), and as referenced by Place Services will lead to a low level of less than substantial harm to Beech Cottage, Goar Lodge and Hollow Elm Cottage.

The designated scheduled monument, Warish Hall moated site and remains of Takeley Priory (NHLE: 1007834), is assessed in detail in section 5 of the separate archaeological desk based assessment produced by RPS that accompanies the application. This has found that that the revised design proposals respond to the Inspector's findings.

It should also be noted that during the previous application process (UTT/21/1987/FUL) for the wider site, Historic England clarified in their comments (Dated: 18th October 2021) that they had no objection to "that part of the application site tucked directly to the south of Prior's Wood" as per the current proposals.

Removing the proposed development in the eastern part of the Site has removed any impact on the significance of the Scheduled Monument such that there will be no harm to its significance.

The NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. This Built Heritage Assessment has presented a review of pertinent planning legislation, policy and guidance at national and local levels. Particular consideration has been paid to policies and guidance concerning development affecting listed buildings and their settings. In accordance with paragraph 202 of the NPPF, the low level of less than substantial harm should be weighed against the benefits of the proposed scheme which are set out in the planning statement that accompanies the planning application.

Designated Heritage Asset	Level of Harm to Significance as identified by the Applicant and confirmed by
Warish Hall and Moat Bridge (Grade 1, NHLE: 169063)	No Harm
Moat Cottage (Grade II*, NHLE: 1112211)	No Harm
Hollow Elm Cottage (Grade II, NHLE: 1112220)	Low Harm
Goar Lodge (Grade II, NHLE: 1168972)	Low Harm
Beech Cottage (Grade II, NHLE: 1112212)	Low Harm
The Croft (Grade II, NHLE: 1168964)	No Harm
White House (Grade II, NHLE: 1322592)	No Harm
The Cottage (Grade II, NHLE: 1306743)	No Harm
The Gages (Grade II, NHLE: 1168954)	No Harm
Cheerups Cottage (Grade II, NHLE: 1112207)	No Harm
Pump at Pippins (Grade II, NHLE: 1112210)	No Harm

APPENDIX A: REFERENCES

General

British Library

Historic Environment Record

The National Archive

Internet

British History Online – [REDACTED]

Domesday Online – [REDACTED]

Geograph—<https://www.geograph.org.uk/photo/2118026>

Historic England: The National Heritage List for England – [REDACTED]
[REDACTED]
[REDACTED]

Takeley History Society [REDACTED]

Uttlesford District Council—<https://www.uttlesford.gov.uk/media/8948/Heritage-Impact-Assessments-January-2018-/pdf/UDC-HIA-Final-23.01.19-low-res1.pdf?m=636842860730230000>

Bibliographic

Department of Communities and Local Government *National Planning Policy Framework* 2012 (revised February 2019)

Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage *National Planning Practice Guidance* 2014 (revised 2019)

Historic England Historic Environment *Good Practice Advice in Planning: 1 The Historic Environment in Local Plans* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment* July 2015 unpublished document

Historic England Historic Environment *Good Practice Advice in Planning: 3 The Setting of Heritage Assets* December 2017 unpublished document

For more information contact:
Veronica Cassin
Deputy Operational Director

E [REDACTED]

