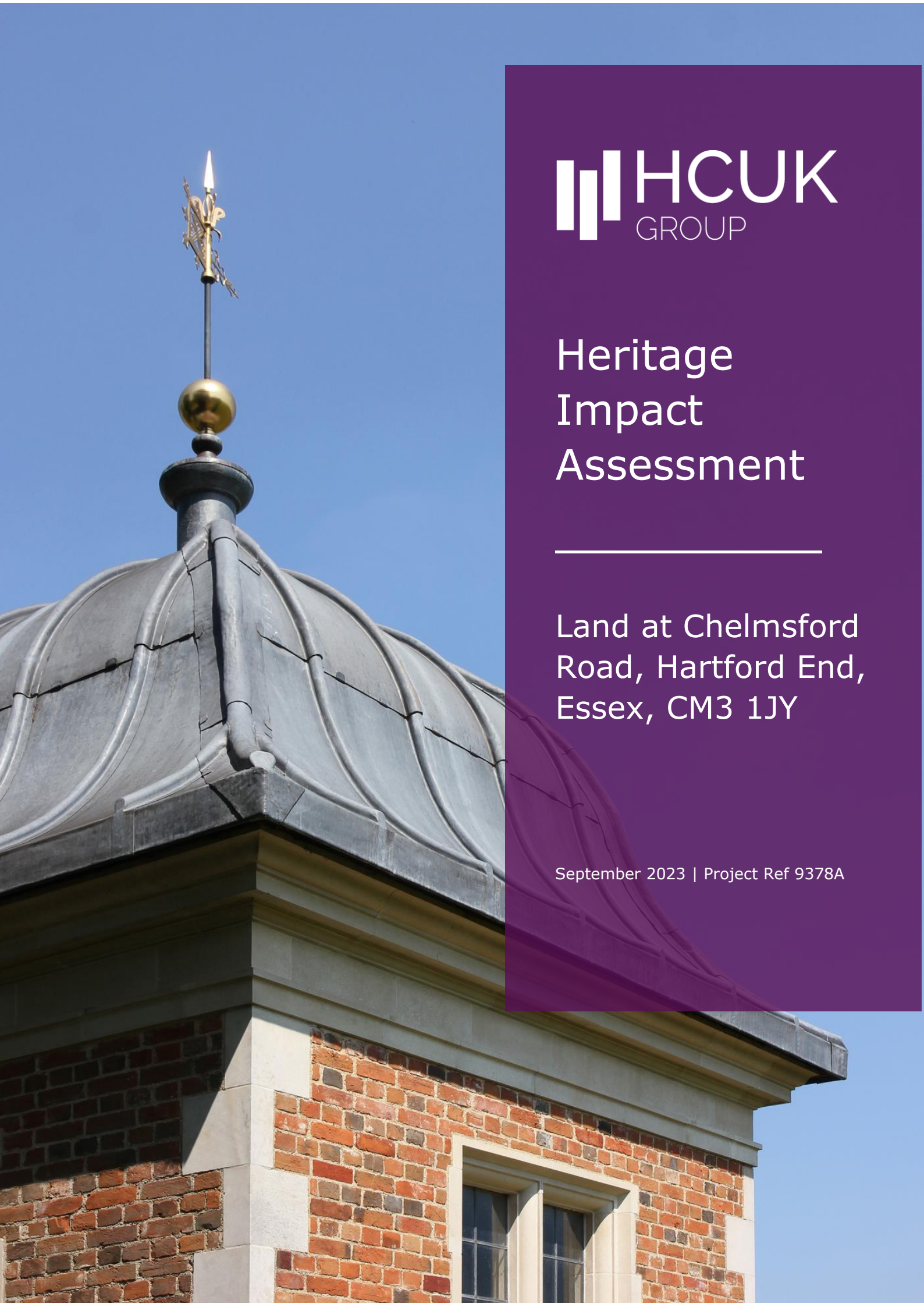




Heritage Impact Assessment

Land at Chelmsford
Road, Hartford End,
Essex, CM3 1JY

September 2023 | Project Ref 9378A





RTPI
Chartered Town Planners



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App. 2 GPA3 Assessment: Historic England’s Guidance on Setting

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of Stockplace Investments Ltd. and concerns land to the east of Chelmsford Road, Hartford End where it is proposed to introduce new housing onto an existing, undeveloped, parcel of land.

1.2 The Site (see Fig.1, overleaf) is not within a conservation area and there are no conservation areas within close proximity to it. There are no designated or non-designated heritage assets within the Site itself but there are several designated heritage assets within 500m of the Site. These are:

- Keepers Cottage (GII): a C17 or earlier cottage, located 125m north of the northernmost boundary to the Site;
- C19 suction pump, (GII): located to the north-east of the Site on the eastern side of Chelmsford Road of limited visibility.
- Camsix Farm group: including granary (GII), barn (GII) and farmhouse (GII) over 300m northwest of the westernmost Site boundary.
- Hartford End Mill group: including, mill (GII*), mill house (GII) and bridge (GII) located to the southwest of the Site over 200m from the south-western Site boundary.

Purpose of this Statement

1.3 The proposals are subject to planning permission and this Statement has been prepared as part of an Outline Planning Application. It has been informed by a visit to the Site by the author of this report in September 2023 along with desk-based research and a review of relevant cartographic evidence. Together these have helped to inform the professional judgements on significance presented herein.

1.4 This Statement addresses heritage-related matters only.

1.5 It is worth noting that a 2017 approval (ref UTT/16/2149/FUL) for the redevelopment of Ridley's Brewery, located immediately to the south of the Site at the focus of this assessment, concluded that,

Policy ENV2 states that development will not be permitted if it would adversely affect the setting of a listed building. At the western end of Mill Lane are the former Mill and Mill House buildings, which are Grade II and Grade II listed respectively. The proposed development would cause no material harm to the setting of these buildings. There is a substantial separation distance between the site and the heritage assets, and the visual impact of the development at the proposed scale would not be significant.*

- 1.6** No concerns were raised by officers in relation to the impact of the Ridley's Brewery development on the setting or significance of nearby listed buildings and the scheme was approved. The Site at the focus of this assessment lies to the northeast and a greater distance from the Hartford End Mill group. Observations made on Site in 2023 accord with the conclusions in that 2017 application and concur that this group of three listed buildings, will remain appreciable in the same way as they are today once the scheme has been built out and there will be no harm to their significance.
- 1.7** In light of the above, no further assessment of the Hartford End Mill buildings is included within this Statement. This Statement does, however, include an assessment of the other nearby designated heritage asset that were not assessed as part of the 2017 Ridley's Brewery application.
- 1.8** This Statement identifies the significance of these assets and assesses the potential impact of the proposals on their significance, in line with the National Planning Policy Framework (2023) and Historic England's guidance on setting (typically referred to as "GPA3").

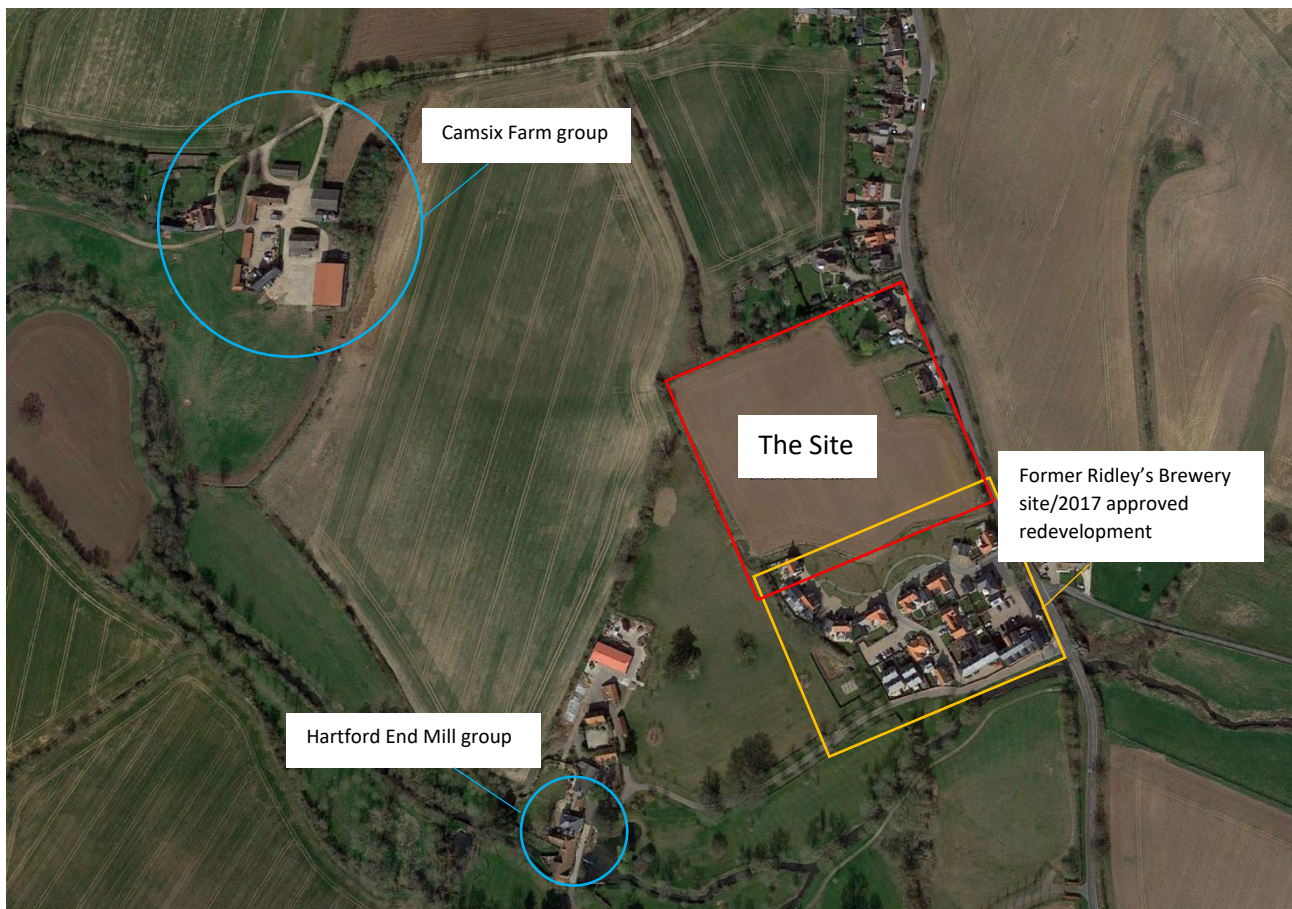


Fig. 1: Approximate Site location along with the location of relevant nearby designated heritage assets and recent (approved, 2017) development.



Fig. 2: Site location showing indicative site boundary and location of two of the closest designated heritage assets: Keepers Cottage, a C17 dwelling listed grade II, located to the north of the Site; and, a C19 suction pump, also listed grade II and located within the hedgerow on the eastern side of the B1417, to the north-east of the Site.

2. Relevant Planning Policy Framework

2.1 The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹

2.2 For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³

2.3 The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.

2.4 The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.5 Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.6 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.7 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.8 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 Paragraph 203 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CC SLG and others [2021] EWCA, Civ 320.

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

2.10 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.11 A full review of local policy A new local plan is due for adoption by the summer of 2024 and is currently in development. The existing Uttelford Local Plan (adopted, January 2005) is still currently valid.

2.12 Policy ENV2 specifically relates to development affecting listed buildings and states that,

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.

3. Background and Development

Cartographic Evidence

3.1 A review of the cartographic evidence for the Site shows that the Site itself has remained unchanged from the first Ordnance Survey edition (Fig. 3, below). The hamlet of Hartford End is a small, broadly linear, settlement that has seen expansion in the late 20th century and early 21st century. This is most apparent in the aerial imagery (at Fig.2 and Fig.7, further on) when compared to late 19th and early 20th century mapping including below.

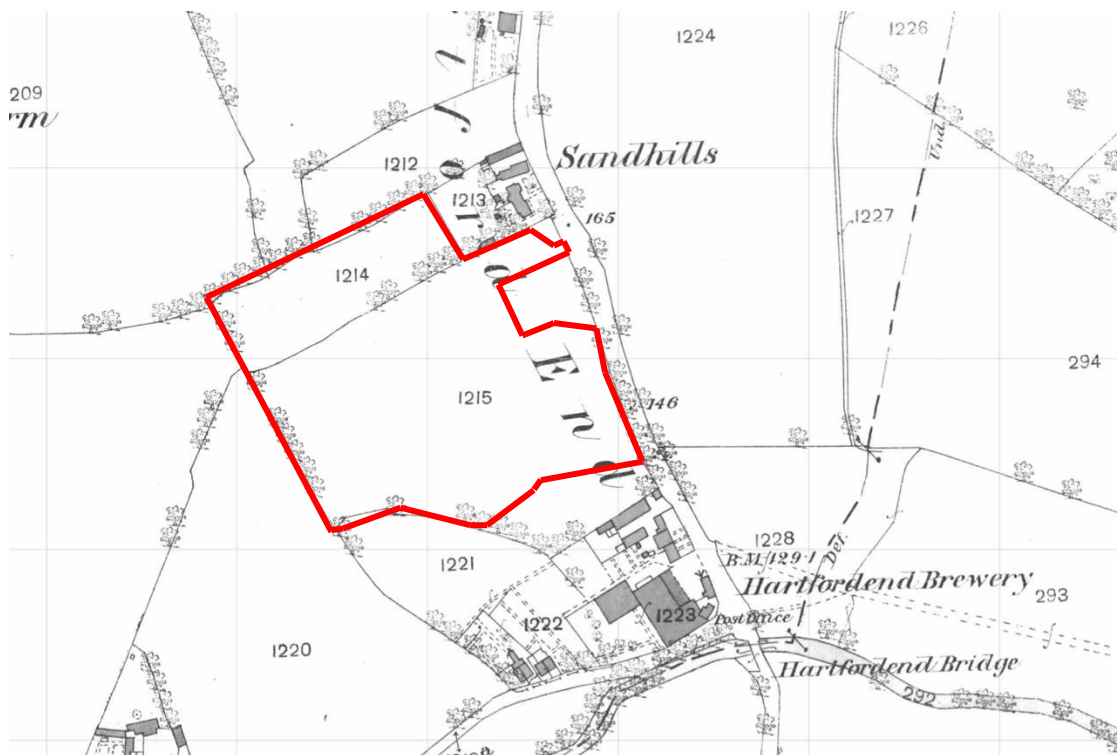


Fig. 3: Ordnance Survey Map (extract), 1875



Fig. 4: OS Map (extract), 1921

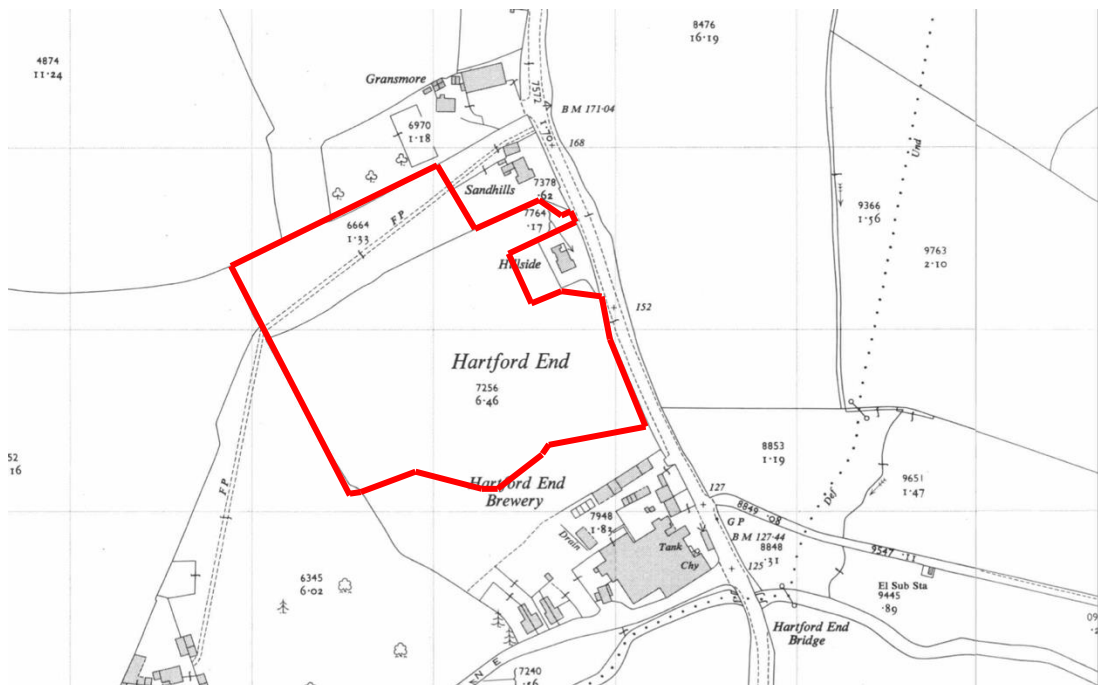


Fig. 5: OS Map (extract), 1952

Historic Development and Existing Conditions

- 3.2** Hartford End is around two miles from Felsted and used to be the home of the headquarters of Ridley's Brewery. It is an area that remains rural in character surrounded by open fields with a scattering of residential dwellings (some historic and some more recent additions) along small clusters of farm buildings. Limited change has helped to retain the overriding character of the area and preserved the kinetic, glimpsed views through field boundary and roadside hedgerows to the surrounding open land.
- 3.3** The Site itself has a defined boundary and broadly square form that remains distinct from the other more organically delineated field boundaries around it.



Fig. 6: Aerial view showing wider surrounding with the location of the Site identified.

3.4

To the south of the Site a small group of new dwellings has been introduced in the location of/on land previously occupied by the brewery headquarters (see Fig.2 and Fig.6). The new development has extended further west along the southern boundary of the Site, avoiding an overtly “street” style arrangement and adopting softer edges and a more organic layout.

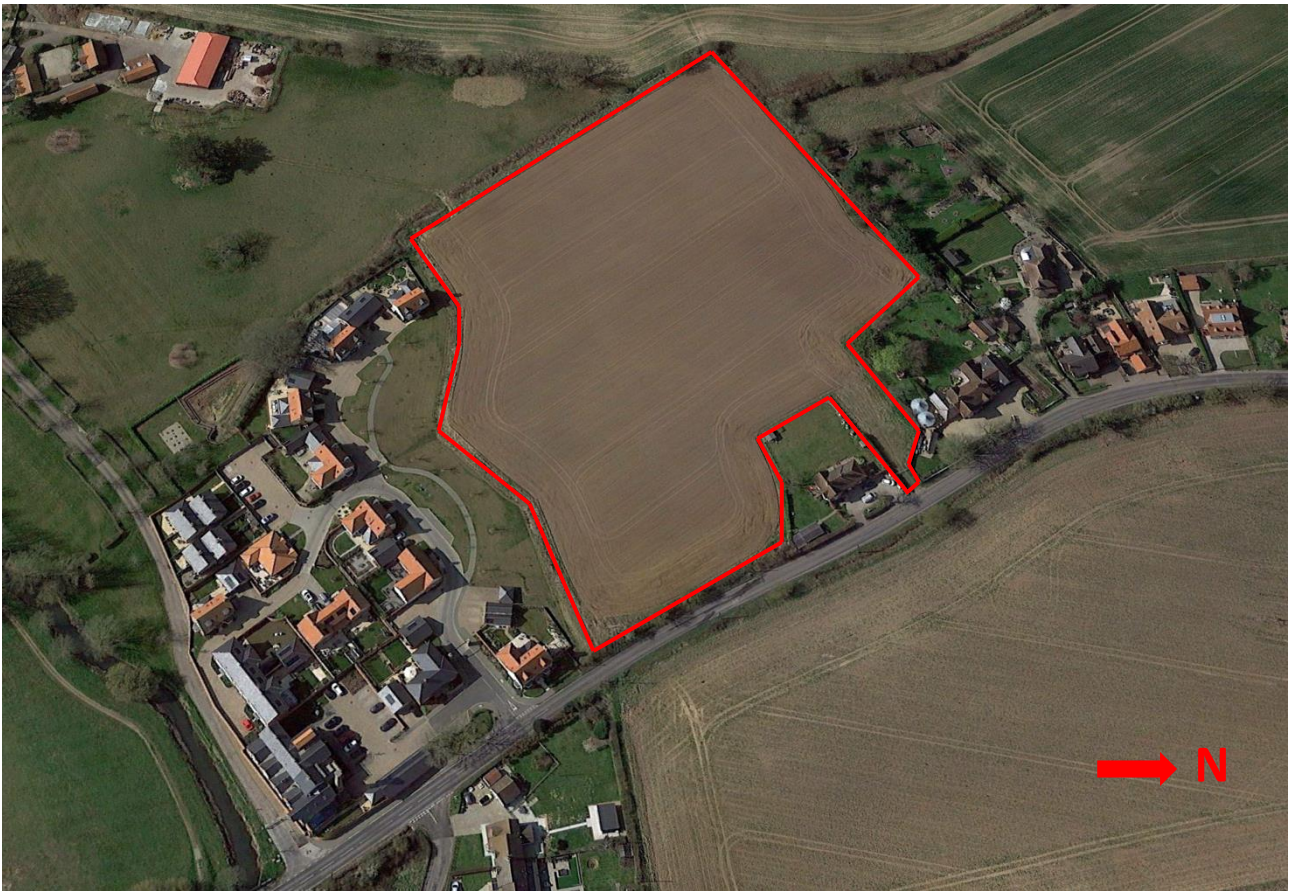


Fig. 7: Aerial photograph © Google Earth (site boundary approximate for illustration purposes only). The grade II listed Keepers Cottage (identified in Fig.1) is located further north of the Site, beyond the extent of the above aerial image.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 1.
- 4.2** Keepers Cottage is a grade II listed dwelling located approximately 100m to the north of the Site. There are a number of other detached dwellings located between it and the Site.
- 4.3** The cottage's Principal front elevation faces south-east onto Chelmsford Road addressing the road's slight curve. Its rear garden extends north-west. There is no obvious opportunity from which the Site can be seen from or in conjunction with this listed building given its orientation, existing screening and the presence of intervening development.
- 4.4** Keeper's Cottage was designated in 1984 and is described briefly within the official list entry as "[c]ottage C17 or earlier. 1 Storey and attics with 4 catslide dormers. Half hipped red plain tiled roof. Timber framed, plastered and pebble dashed. 4 range of small paned vertical sliding sash windows. Plain board door with small pediment and brackets. Central red brick chimney stack."
- 4.5** It is principally and quite clearly of primarily architectural interest through the survival of original fabric and overall external form. For the purposes of this assessment the interior of the building was not inspected, and neither is this commented on within the list description. One can assume that there is a good level of survival internally, which contributes to its significance.
- 4.6** Keepers Cottage is also of historic interest as one of the earlier dwellings established within the settlement, dating from the C17 or earlier. It survives as an

example of vernacular building as well as being part of hamlet's original development.

4.7

The cottage is set-back from the road and positioned within a broadly square and spacious plot that can be appreciated in the aerial image provided at Fig. 2 (previously). The plot is well screened by hedgerow trees and shrubs and does not allow for any direct views towards the Site, which lies to the south. It has a defined and attractive plot with more extensive views to the rear looking west/north-west over the adjoining open land.

4.8

From the principal elevation of the cottage views take in the road immediately to the east along with the open fields beyond. It is open farmland both to the east and west of the cottage that contributes most to its setting and an appreciation of the significance of the building itself, within relatively unchanged surroundings. No opportunities from which the house can be seen clearly in conjunction with the Site were identified during the site visit.



Fig. 8: Keepers Cottage, grade II. View looking west towards the principal front elevation. There is no intervisibility with the Site, which lies further to the south beyond intervening development (please refer to Fig.1, previously).

- 4.9** The land immediately to the north and south Keeper's Cottage is occupied by other dwellings, which to the south particularly creates a robust visual buffer between the cottage and the Site, removing any otherwise possible intervisibility between the two.
- 4.10** Owing to the gently sloping topography and slightly winding road arrangement with boundary hedging, appreciation of the Keeper's Cottage is principally from quite close quarters and largely kinetic from the road as one passes by. The size of the plot and the boundary treatment all contribute to the immediate setting of the cottage. This allows for better appreciation of the architectural/aesthetic merits of the building within its broadly original arrangement.
- 4.11** Along with Keepers Cottage there is the cast-iron C19 suction pump, also listed grade II (in 1984), located to the north-east on the eastern side of Chelmsford Road. There is no description accompanying this designation and it is almost impossible to identify today as it is almost entirely subsumed within the mature roadside hedgerow. As a C19 survival and part of the settlement of Hartford End it is of historic importance, but the values and sensitivities associated with this asset are not the same as those associated with a habitable dwelling such as Keeper's Cottage, which is experienced and appreciated in quite a different way, for different reasons.
- 4.12** Although due consideration has been given to the pump within this Statement, no further assessment has been undertaken. Development on the Site, located to the south-west of the asset (i.e. not directly/immediately opposite) on the western side of the road will not result in any harm to the significance of this feature. The pump will remain appreciable (such as it is at present) and understood in the same way as it is now once the development has been introduced.
- 4.13** Camsix Farm is located over 300m to the northwest of the Site. It includes three grade II listed buildings – the Farmhouse, Granary and Barn. The farmhouse is the principal building within that group and is described as follows within the associated list description:
- House C16 and earlier with C17/C19 additions and E.C19 vari-coloured brick cladding. Complex plan. Mainly 2 storeys. Plain red tiled roofs. Timber framed with plaster to some walls but mainly brick clad. Ground floor 1:1 window range.*

First floor 3:1 of sliding sash windows with glazed margins and plain gauged arches with main range to left and projecting crosswing outshot to right. Glazed double door with fluted surround, moulded frieze and small pediment on carved brackets. Ornate pierced barge boards to front and side gable ends. 4 red brick chimney stacks, 2 of which are original C16. Said to contain remains of Medieval open hall, possibly aisled. RCHM 43

- 4.14** The farmhouse is principally of architectural and historic value owing to its level of external survival (the interior was not inspected for the purposes of this assessment or indeed for the purposes of designation in the 1980s). It is the principal building within the remain group of farm buildings and it is the earliest building within that group, dating back to the C16th.
- 4.15** Camsix farm is a group of distinct and well-established buildings within a wider rural setting. There are no designed views out from the farmhouse and it is very much an inward looking and relatively contained group of farm buildings.
- 4.16** Ancillary buildings (including the Granary and Barn, along with other structures) are located to the east and south-east of the farmhouse enclosing the development on the eastern side.
- 4.17** Glimpsed views towards Camsix Farm are possible from within the western half of the Site itself and in views across the open farmland looking west from Chelmsford Road. These views are, however, incidental and not prominent or designed.
- 4.18** The Barn lies to the southeast of the listed farmhouse and is described as follows:
- "Barn, E.C18. 5 Bays. Timber framed and weatherboarded with corrugated iron clad roof. Side purlin roof, hanging braces to tie beams excepting at midstrey. Through bracing to walls."*
- 4.19** This is an ancillary building associated with the farm development. It is of historic and architectural interest owing to its date and level of survival and the fact that it is a good example of its type. It is later in date than the other listed buildings within the group, but it is a well-established element of that group with an eastern orientation that looks into the farm development rather than outwards over the surrounding farmland.

- 4.20** As previously, glimpsed views towards/of this barn are possible from within the wider surroundings to the east, including from the Site itself but they are no designed or prominent.
- 4.21** Finally, the C17th Granary lies to the northwest of the barn and affords a brief description within the National Heritage List that references its timber framed and plastered exterior along with a hipped plain red tiled roof and brick plinth, along with a side purlin roof form.
- 4.22** It is principally of architectural and historic interest and shares a setting with other buildings within the group, discussed above. Together these three listed farm buildings are arranged within a coherent and well-established group surrounded by open farmland. They are best appreciated as part of a farm grouping and are a distinct grouping within Hartford End (refer back to Figure 1, previously).

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 2.



Fig.8: Proposed Site plan. Please refer to the Design & Access Statement (DAS) accompanying this submission for further details.

5.2 It is proposed to introduce 50 new dwellings onto the Site, predominantly 2-storey in height with a small number of single storey units at the front (eastern side) and six units along the western side of the Site reaching 2.5 storeys.

5.3 An access road is located within the southern third of the Site and landscaped open space is incorporated immediately to the south of the access road and to the north of Hillside (an existing dwelling fronting Chelmsford Road) with pedestrian access

into the Site. The new dwellings will be arranged in such a way as to allow for private gardens backing onto one another and in order to retain a sense of openness that allows as much green space to be retained as possible. Cues have rightly been taken from the arrangement and built forms of existing development both to the north and south of the Site.

- 5.4** The dwellings within the northern half of the Site front onto shared surface access roads laid out in a broadly “H” shape arrangement, with an additional curved row of dwellings to the south, positioned fronting onto the northern side of the access road with views over the landscaped open space and beyond to the existing, modern, development on land previously associated with the brewery.
- 5.5** This is an Outline application and therefore details are to be confirmed. Indicative forms and materiality have, however, been suggested in the drawings that have been worked up by SPD Studio as part of this submission.
- 5.6** Both the Hartford End Mill group and the C19 cast iron pump has been scoped out of this assessment for the reasons explained within Chapter 1 of this Statement.
- 5.7** Keeper’s Cottage, is located over 100m to the north of the Site, with existing dwellings separating the two. There is no discernible intervisibility between the Site and this listed building. The Site is within the wider rural setting of Keeper’s Cottage but the Site, in and of itself, does not contribute anything of note to the significance of this listed building or appreciate of it.
- 5.8** The listed building does not look over the Site and its principal elevation faces east over the main road and beyond to open land. This will all remain unaffected by the proposals. Similarly, the land to the west of the cottage, including the general rear garden, also allows for appreciation of the open land in that direction and again, this will remain unaffected by the proposals.
- 5.9** The significance of the cottage will be appreciated in the same way as it is now once the proposed development has been introduced on the Site. There two locations are sufficiently detached from one another physically and visually. The setting of the listed building, which contributes most to its significance, remains wholly unaffected (i.e. its private curtilage and views through to open land both to the east and west). Similarly, the cottage is best appreciated on foot from close quarters, or in kinetic views afforded from Chelmsford Road when travelling north

or south. None of these elements will change due to the implementation of proposals.

5.10 It is acknowledged that the Site is within the wider setting of the cottage, part of the hamlet of Hartford End and currently undeveloped, remaining broadly in its original form. The introduction of dwellings onto this previously undeveloped land will bring about a change but, all things considered, that change, for the reasons set out above (to do with proximity, topography, orientation etc.), will not ultimately result in any harm to the significance of Keeper's Cottage, which is principally derived from the quality of its external form and appearance, level of survival and, to a lesser extent, the unaltered nature of its private curtilage and principal outlook. None of these elements will be affected by the proposals so it stands to reason that appreciation of the significance of this listed building will remain unaffected.

5.11 Similarly, it is acknowledged that glimpsed views of the Camsix Farm group (which includes three grade II listed buildings) will be possible from the Site, but these views are not design and are incidental. The listed buildings are located over 300m from the westernmost boundary to the Site and intervening fields will remain unchanged. The presence of the new development, within the wider setting of Camsix Farm will not result in any harm to the significance of the Farmhouse, Granary or Barn, which form an established and well-defined group in their own right. They will remain appreciable (principally from private land) in the same way as they are currently once the development has been built-out and no harm to the significance of these buildings (the principal reasons for their designation) has been identified within this assessment.

5.12 Note that consideration of the impact of the proposals on landscape character has been addressed separately and is outside the remit of this Heritage Statement, which focuses specifically on the potential impact on built heritage assets.

6. Conclusions

- 6.1** This Statement has described the Site and the proposals and has identified the designated heritage assets nearby that may be subject to impact due to the proposed changes. This approach is in line with the NPPF and draws on Historic England's guidance on setting.
- 6.2** No locally listed buildings/non-designated heritage assets are located near to the Site that required assessment. No harm to the significance of the Hartford End Mill group and the C19 pump was identified for the reasons set out in Chapter 1 and 4 of this Statement.
- 6.3** A change within the wider, rural, setting of the grade II listed Keeper's Cottage has been identified but this change does not affect any of the principal views towards/of the listed building and will not be apparent in any views out from it. It is clearly the open views to the east and west of the cottage that are of most importance, and these will remain wholly unchanged. The immediate setting of the cottage, its gardens and boundary treatment will remain unaffected and there is no discernible intervisibility with the Site. The significance of the listed building will be appreciable in the same way as it is now, once development has been introduced.
- 6.4** No harm has been identified to the significance of Keeper's Cottage to the extent that paragraph 202 of the NPPF will not be engaged and there will be preservation for the purposes of the Council's duty under Section 66(1) of the Act.
- 6.5** Similarly, no harm to the significance of listed buildings that make up Camsix Farm (the Farmhouse, Granary and Barn) has been identified. This is a distinct and inward-looking group of buildings with an established presence. The farm will remain surrounding by open farmland and a change on the Site, although apparent in some views and with some limited intervisibility, will not fundamentally change the way in which the significance of these buildings is appreciated and understood. No harm to significance has been identified, paragraph 202 of the NPPF will not be engaged and there will be preservation for the purposes of the Council's duty under Section 66(1) of the Act.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the propose new development on the setting and significance of designated heritage assets discussed within this Statement, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	<i>Keepers Cottage, grade II</i>
<i>Proximity of the development to the asset</i>	Approximately 120m to the north.
<i>Proximity in relation to topography and watercourses</i>	The listed building is on slightly higher ground than the Site and orientated with a principal frontage facing south-east onto the road and across open farmland beyond.
<i>Position of development in relation to key views</i>	To the south-west – not visible.
<i>Orientation of the development</i>	Various. Please refer to Outline proposals prepared by SPD Studio.
<i>Prominence, dominance and conspicuousness</i>	The new development will not be prominent, dominant, or conspicuous in any views of/towards the listed. It will be visible from within the wider setting of the listed building but not in conjunction with it.
<i>Competition with or distraction from the asset</i>	None.
<i>Dimensions, scale, massing, proportions</i>	In line with existing development nearby at predominantly 2 storeys.
<i>Visual permeability</i>	Glimpses between buildings with large private gardens incorporated and landscaped open space.
<i>Materials and design</i>	TBC
<i>Diurnal or seasonal change</i>	None.

<i>Change to built surroundings and spaces</i>	Yes, insofar as the existing Site is undeveloped.
<i>Change to skyline, silhouette</i>	Yes, through the introduction of 1.5-2.5 storey dwellings.
<i>Change to general character</i>	Yes, as a result of new dwellings being introduced to parcel of previously undeveloped land, but the area will retain its well-established rural character. The Site is positioned between existing and established residential development within the hamlet.

Relevant Considerations

Camsix Farm group (Farmhouse, Granary and Barn)

<i>Proximity of the development to the asset</i>	More than 300m to the west.
<i>Proximity in relation to topography and watercourses</i>	These listed buildings form part of a well-established and defined grouping to the west of the Site, surrounded by open fields.
<i>Position of development in relation to key views</i>	The development lies to the east of this group. Only glimpsed views towards the farm are possible from Chelmsford Road and although views towards this group from within the Site itself is possible they are not prominent or dominant. The farm group is best appreciated from within the private curtilage of the farm itself.
<i>Orientation of the development</i>	Various. Please refer to Outline proposals prepared by SPD Studio.
<i>Prominence, dominance and conspicuousness</i>	The new development will be visible but not prominent, dominant, or conspicuous in any views out from the listed group. It will be visible from within the wider setting of the listed buildings but the listed buildings in question have not been designed with vast views over the surrounding landscape in mind. They are vernacular agricultural buildings and form a coherent nucleus in and of themselves.
<i>Competition with or distraction from the asset</i>	None.

<i>Dimensions, scale, massing, proportions</i>	In line with existing development nearby at predominantly 2 storeys.
<i>Visual permeability</i>	Glimpses between buildings with large private gardens incorporated and landscaped open space.
<i>Materials and design</i>	TBC
<i>Diurnal or seasonal change</i>	None.
<i>Change to built surroundings and spaces</i>	Yes, insofar as the existing Site is undeveloped.
<i>Change to skyline, silhouette</i>	Yes, through the introduction of 1.5-2.5 storey dwellings.
<i>Change to general character</i>	Yes, as a result of new dwellings being introduced to parcel of previously undeveloped land, but the area will retain its well-established rural character. The Site is positioned between existing and established residential development within the hamlet.

Standard Sources

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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Conservation Principles, Policies and Guidance, Historic England (2008)