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## **HERITAGE STATEMENT**

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**LAND AT CHIPPING ONGAR  
CHIPPING ONGAR  
ESSEX**

**DECEMBER 2016**

**Planning • Heritage**

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:  
Epping Forest District  
Council**

**Site centred at:  
TL 55789 03300**

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## **EXECUTIVE SUMMARY**

- Land to the east of Chipping Ongar, Chipping Ongar, Essex has been assessed to consider the impact of a proposed housing development on the setting of surrounding heritage assets and any below ground archaeological assets.
- The total application area comprises 72.103 ha and is presented on the reports figures as the red line area. Within the application site only a small area is proposed for development and this has been annotated as a blue line area throughout the report. The blue line area extends beyond the current red line boundary into land yet to be acquired by L&Q New Homes Ltd.
- Due to the discrete nature of the proposed development within an enclosed environment impacts on non-designated and designated heritage assets are only considered within a 300m buffer zone. The area is surprisingly secluded and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the study site. Views from the A414 are completely obscured by a 3m<sup>+</sup> high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south however these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary.
- The mound, comprising the Motte, at Castle Ongar is densely wooded and there are no views from the Scheduled Monument either towards the proposed development site or toward Chipping Ongar.
- It is concluded that the proposed development will have no impact on the settings of the majority of the designated heritage assets within a 300m buffer of the site boundary. The lack of impact is largely due to the secluded nature of the proposed development site.
- It is concluded that the proposed development will have a minor/negligible impact on the settings of a Scheduled Monument and two designated heritage assets within a 300m buffer of the site boundary however; mitigation, comprising design, tree and hedge planting would eliminate these impacts.
- The Chipping Ongar and Great Stoney School Conservation Areas are located to the west of the proposed development however due to the specific nature of each

Conservation Area the proposed development is considered to have a minor/negligible impact. The Chipping Ongar Conservation Area is very much focused to the west. The Great Stoney School Conservation Area is discrete and well defined. Mitigation, comprising set back, design, tree and hedge planting would largely eliminate any potential impacts.

- Overall it is considered that the proximity of the heritage assets in relation to the study site would not preclude appropriately scaled and designed development, subject to appropriate heritage mitigation measures.

## **1.0 INTRODUCTION AND PROPOSED DEVELOPMENT**

- 1.1 This Heritage Statement has been written by Peter Reeves, and edited by Duncan Hawkins, of CgMs Consulting on behalf of L&Q New Homes Ltd.
- 1.2 The assessment considers land to the east of Chipping Ongar Castle, Chipping Ongar, Essex. The site (also referred to as the study site) is c.72 hectares in extent and is centered at TL 55789 03300 (Figure 1). The land is located to the east of the village of Chipping Ongar, south of Chelmsford Road (A414) and comprises agricultural land consisting of several fields separated by hedgerows.
- 1.3 This Heritage Statement considers the impact of the development proposals directly on below ground non-designated assets and considers the indirect impacts of the development proposals on Designated Heritage Assets within a 300m area surrounding the site. The statement considers briefly the potential impact on the Chipping Ongar and Great Stoney School Conservation Areas. The site is located within a Special Landscape Area (SLA) as designated by Epping Forest District Council, impacts with regard to the SLA are not considered in this report.
- 1.4 In accordance with central and local government policy and guidance on archaeology and planning, and guidance from Historic England, this assessment considers the impact of the proposed development on the significance and setting of identified Designated Heritage Assets (DHA) and provides guidance on potential mitigation measures.
- 1.5 The assessment therefore enables relevant parties to assess the archaeological potential of the site and to consider the need for design, civil engineering, and/or heritage solutions to any cultural heritage potential identified.
- 1.6 **Proposed Development**
- 1.6.1 The outline plan of the proposed development is presented in Figure 18. Although exact details of the development are unknown at this stage the proposal is likely to consist of residential properties, a school, a health centre, roads including a relief road (first mooted in the 1930's, Figure 13) and footpaths. The remainder of the application area is to be retained as open space.
- 1.6.2 The majority of the site boundaries are formed by hedgerows. The development proposals include the retention of all existing hedges subdividing the site and around the perimeter of the site, with additional planting to reinforce existing screening.

- 1.6.3 No development is proposed along the course of the River Rodding, forming the eastern boundary of the application area, or the wetland and woodland areas flanking it. No development is proposed along the course of the Cripsey Brook forming the southern boundary of the application area.

## **2.0 STATUTORY AND PLANNING POLICY FRAMEWORK**

### **2.1 Statutory Framework**

#### *Planning (Listed Building and Conservation Areas) Act, 1990*

2.1.1 The Planning (Listed Building and Conservation Areas) Act 1990 sets out policies relevant to the protection of listed buildings and conservation areas and their setting. The following policies are relevant to the site:

- **Section 66(1) states: 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.**
- Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are interpreted as requiring local authorities to consider the settings of buildings within the conservation area and the setting of the conservation area itself.

### **2.2 Policy Background**

#### *National Planning Policy Framework (NPPF)*

2.2.1 Government policy in relation to the historic environment is outlined in section 12 of the National Planning Policy Framework (NPPF) (published March 2012), entitled ***Conserving and Enhancing the Historic Environment***. This section provides guidance for local planning authorities (LPA), property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment



- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.2.2 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.2.3 **Heritage Assets** are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.2.4 A **Designated Heritage Asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. No such designated heritage assets are present within the site.

2.2.5 **Significance** (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. **Significance derives not only from a heritage asset's physical presence, but also from its setting.**

2.2.6 **Setting** is defined 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. 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.

2.2.7 Paragraphs 128-132 of the NPPF set out the approach to be adopted for assessing heritage assets in order that their significance, the impact of proposed development on **that significance and the need to avoid or minimise conflict between a heritage asset's conservation and proposed development**, can be understood.

2.2.8 In specific relation to Designated Heritage Assets (DHA), paragraph 133 of the NPPF states that, where a proposed development will lead to substantial harm to or total loss

of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and the harm or loss is outweighed by the benefit of bringing the site back into use.

2.2.9 Paragraph 134 states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.2.10 Paragraph 135 states that, 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 affect directly or indirectly 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 assets.

### ***National Planning Policy Guidance (NPPG)***

2.2.11 The NPPF is supported by the National Planning Policy Guidance (NPPG) (published online 2014). In relation to the historic environment, paragraph 18a-001 states that the appropriate conservation of heritage assets forms one **of the 'Core Planning Principles'** of the NPPF.

2.2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which

the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no inter-visibility with each other. There may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.2.15 Paragraph 18a-013 **concludes that the contribution of setting to an asset's significance** is not dependent on public access. The ability to access and experience a setting will vary over time. LPAs may need to consider the implications of cumulative change, and the fact that **developments which detract from a DHA's significance may threaten its on-going conservation by damaging its economic viability.**

2.2.16 The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm stating that whether a proposal causes substantial harm will be a judgment for the decision taker. Substantial harm is a high test, which may not arise in many cases. It is not the scale of the development that is being assessed, but the **degree of harm to the asset's significance.**

2.2.17 Paragraph 18a-020 of the NPPG outlines what is meant by public benefits, in relation to Paragraph 134 of the NPPF. Public benefits can be anything that delivers economic, social or environmental progress, flowing from the proposed development. They should be of benefit to the public at large, but do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.2.18 Despite the adoption of the NPPF which superseded PPS5 and the publication of the NPPG, the PPS 5: Historic Environment Planning Practice Guide guidance document issued by DCLG in collaboration with English Heritage and DCMS in 2010, remains valid and provides important information on the interpretation of policy and the management of the historic environment.

### *Local Planning Policy*

2.2.19 The relevant Development Plan framework is provided by the Epping Forest District Council Combined Local Plan (1998) and Local Plan Alterations (2006). It includes the following relevant policy.

**POLICY HC1 – SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL SITES**

**ON SITES OF KNOWN OR POTENTIAL ARCHAEOLOGICAL INTEREST, PLANNING PERMISSION WILL ONLY BE GRANTED FOR DEVELOPMENT WHICH WOULD NOT ADVERSELY AFFECT NATIONALLY IMPORTANT REMAINS, WHETHER SCHEDULED OR NOT, OR THEIR SETTINGS.**

**THE COUNCIL WILL ALSO REQUIRE:**

- (i) THE RESULTS OF AN ARCHAEOLOGICAL EVALUATION TO BE SUBMITTED AS PART OF ANY APPLICATION;**
- (ii) THE PRESERVATION IN SITU, AND PROVISION FOR THE APPROPRIATE MANAGEMENT, OF THOSE REMAINS AND THEIR SETTINGS CONSIDERED TO BE OF PARTICULAR IMPORTANCE;**
- (iii) PROVISION FOR RECORDING AND/OR EXCAVATION BY A COMPETANT ARCHAEOLOGICAL ORGANISATION PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, WHERE IN SITU PRESERVATION IS NOT JUSTIFIED.**

2.2.20 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

2.2.21 In accordance with national and local planning policy, this Setting Assessment seeks to clarify the impact of the proposed development on the surrounding Designated Heritage Assets, the level and significance of the impact, and to identify the need or otherwise for mitigation measures.

### 3.0 **THE SITE AND ITS CONTEXT**

#### 3.1 **Location**

3.1.1 The Study Site is located to the east of the village of Chipping Ongar, south of the Chelmsford Road (A414) and comprises several fields separated by hedgerows. The area is surprisingly secluded and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the study site. Views from the A414 are completely obscured by a 3m<sup>+</sup> high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south. However these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary. The site cannot be viewed from Ongar Castle.

3.1.2 The solid geology underlying the site is the London Clay Formation comprising Clay, Silt and Sand. No geotechnical work has occurred on the site however, if present, superficial geological deposits are likely to consist of Glacial Head deposits comprising Gravel, Sand, Silt and Clay.

#### 3.2 **Topography**

3.2.1 The site is located on a spur, Ongar Castle occupies the highest point, with the topography comprising an east facing slope dropping from c. 57m to c. 40m AOD, the base of the slope is marked by the River Roding which lies in part within the application sites eastern boundary and a south facing slope dropping from c. 57m to c. 40m AOD, the base of the slope is marked by the Cripsey Brook which forms the sites southern boundary.

3.2.2 Apart from the River Roding which forms the sites eastern boundary no other bodies of water or water courses are present within the site. The Cripsey Brook, located c. 50m south of the site, flows from west to east to join the River Roding flowing north to south c. 125m to the east of the site

#### **4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, WITH ASSESSEMENT OF SIGNIFICANCE**

(Including Historic Map Regression exercise)

##### 4.1 Timescales used in this report:

###### **Prehistoric**

Palaeolithic	450,000	-	12,000	BC
Mesolithic	12,000	-	4,000	BC
Neolithic	4,000	-	1,800	BC
Bronze Age	1,800	-	600	BC
Iron Age	600	-	AD 43	

###### **Historic**

Roman	AD 43	-	410
Anglo Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post Medieval	AD 1486	-	1749
Modern	AD 1750	-	Present

##### 4.2 **Introduction**

- 4.2.1 What follows comprises a review of archaeological findspots within a 300m radius of the study site, also referred to as the study area, held on the Essex Historic Environment Record (EHER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.2.2 In terms of relevant designated heritage assets, as defined above in paragraph 2.6 and as shown on Figure 2, no World Heritage Sites, Historic Battlefield or Historic Wreck sites lie within the study site or its immediate vicinity.
- 4.2.3 A Scheduled Monument, Ongar Castle (National Reference 1002189) is located 210m to the west of the site (Figures 2 and 3).
- 4.2.4 No previous archaeological investigation has occurred within the proposed development area.

4.2.5 The map regression demonstrates that the site has remained as open or agricultural land until the present day.

4.2.6 This chapter considers the heritage resource, primarily non-designated assets whereas Chapters 5 and 6 subsequently considers the potential impacts on designated heritage assets.

#### 4.3 **Prehistoric - Palaeolithic and Mesolithic**

4.3.1 There is no evidence for human activity within the study area through either the Palaeolithic or Mesolithic periods.

4.3.2 The archaeological potential for archaeological assets of this period to be present on the site must therefore be regarded as low.

#### 4.4 **Neolithic, Bronze Age and Iron Age**

4.4.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.4.2 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.4.3 No archaeological assets from the later prehistoric periods are recorded within the site boundary or the 300m buffer zone. Previous archaeological mitigation, a watching brief during replacement of the Ongar Sewage Scheme, to the south-east of the study site noted flint blades and struck flakes. However, no definitive dates for the assemblage other than a generic prehistoric date is given and throughout no prehistoric features were observed.

4.4.4 To the north of Ongar Castle (MEX1038635) a line of 4 circular cropmarks are interpreted as ring ditches. Circular crop marks are generally prehistoric in date marking the sites of ploughed out barrows (burial mounds) however, on this occasion the line

appears to be too straight and the cropmarks might be a result of later medieval or Post-Medieval land management (small fish ponds or dew ponds).

- 4.4.5 In view of the above, the potential of the study site for the prehistoric periods can be identified as generally low. Small quantities of residual artefacts may conceivably be present but this is considered unlikely.

#### 4.5 **Roman**

- 4.5.1 The HER does not record any archaeological assets of the Roman period definitive of settlement either within or adjacent to the site.
- 4.5.2 Metal detecting to the east of the site (MEX1043262 and MEX1047134, Figure 2) has recorded a gold coin, a silver coin and bronze brooch of Roman date however the Portable Antiquities Scheme (PAS) only records a general location.
- 4.5.3 A Roman coin is also noted (PAS) within the western bailey of Ongar Castle (MEX40445).
- 4.5.4 Considerable debate has occurred with regard to the presence, or otherwise, of evidence for Roman settlement on the site of the Church of St Martin (MEX14659), to the west of the site. Roman construction materials, brick and tile, are noted within the fabric of the church and its presence has been used to argue for the presence of a nearby Roman structure or settlement with supposed further Roman foundations within the churchyard. However, there is no archaeological evidence for permanent Roman settlement or a structure within Chipping Ongar. Furthermore, despite its longevity of use, no Roman artefacts or evidence of structural remains has been reported as a result of grave digging in the churchyard.
- 4.5.5 Roman building material has been found in the earthen embankments comprising the town defences. The lack of any proven evidence for Roman settlement or structures in Chipping Ongar provides a strong argument for this material being imported from elsewhere.
- 4.5.6 The nearest recorded Roman roads are c. 3.74km to the north-west and 9.34km to the south-west of Chipping Ongar it is therefore unlikely that a settlement developed here during the Roman period. It is possible that the Roman construction material found in the fabric of the church and in the town defences was imported from elsewhere in the Medieval period (when both were constructed).



- 4.5.7 **The Portable Antiquities Scheme (PAS), which records metal detector finds and 'stray'** artefacts found by members of the public, notes a Roman Brooch which has been given a generic grid reference to the east of the study site (MEX1047134). However, no evidence for structures or occupation deposits is noted in association with the brooch.
- 4.5.8 The archaeological potential of the study site for the Roman period can be categorised as generally low. Evidence of agricultural activity and land division could conceivably be present but is regarded as highly unlikely.

#### 4.6 **Anglo Saxon & Medieval**

- 4.6.1 No finds or features of Anglo-Saxon date have been identified within the study area search radius. Consequently a low potential can be evidenced for this period at the study site itself.
- 4.6.2 The HER makes reference to a possible Anglo-Saxon enclosure located to the south of Ongar Castle (MEX30315 at TL 5527 0284) however, despite intrusive investigation (MEX23759), no evidence for its existence has been found.
- 4.6.3 Documentary evidence demonstrates that the earliest settlement was at High Ongar, to the north-east (MEX1036656). In the earliest documentation High Ongar is referred to as Great or Old Ongar. Chipping Ongar may have been founded and was carved out from the manor of High Ongar at some time in the 11<sup>th</sup> or 12<sup>th</sup> centuries. Chipping Ongar is referred to in the older documents as Little or Castle Ongar.
- 4.6.4 Ongar, Old English **Anger**, means pastureland and implies a cleared area within a largely wooded landscape. Domesday notes that the manor of Chipping Ongar supported 1000 pigs indicating extensive woodlands where the local population were **allowed 'pannage' (pigs feeding on forest litter)**.
- 4.6.5 The main focus of Medieval activity is the construction of the Norman planned town and Ongar Castle. Almost no literature or documentary references are available with regard to the foundation and construction of the castle although this is believed to have commenced in the mid-12<sup>th</sup> century. The castle comprises the motte, a large bailey to the west, a much smaller poorly defined bailey to the east. The Medieval settlement believed to have been founded at the same time was protected by encircling earthworks projected from the western baileys defences. The Castle, western bailey and part of the town defences comprise the Scheduled Monument (National ref 1002189); the eastern bailey is not scheduled.
- 4.6.6 Very little archaeological investigation has occurred either at the castle or in the village of Chipping Ongar; this is largely due to the lack of development in the area. However, where small scale interventions have occurred features observed and artefacts noted are dated no earlier than the 12<sup>th</sup>/13<sup>th</sup> centuries.
- 4.6.7 The study site can be considered likely to have a theoretical archaeological potential for the Medieval period, due to its proximity to Ongar Castle. However, this is likely to comprise evidence for agricultural practices and land division only. The focus of

Medieval activity can conclusively be regarded as being confined within the Castle and Town defences constructed in the late 11<sup>th</sup> to mid-12<sup>th</sup> century.

#### 4.7 **Post Medieval and Modern (including map regression exercise)**

- 4.7.1 Early maps show the study site to the east of the settlement of Chipping Ongar within open or agricultural land (Figure 6, 1777 Chapman and Andre) and the Plan of Castle Farm (Figure 7, 1789). The site remains unchanged on the Ordnance Survey Drawing (Figure 8, 1799).
- 4.7.2 The Chipping Ongar Tithe Map (Figure 9, dated 1841) identifies numerous small fields within the site boundary. The fields comprise a mixture of meadows and arable.
- 4.7.3 The 1873-74 Map (Ordnance Survey, Figure 10) shows little change although the four fields in the northern part of the proposed development area have been amalgamated into a single unit. The site remains unchanged in 1897 (Figure 11, Ordnance Survey), 1923 (Figure 12, Ordnance Survey) and in 1960 (Figure 14, Ordnance Survey).
- 4.7.4 Throughout the Post-medieval and modern periods Chipping Ongar remains a small agricultural settlement retaining a fairly static population. At this time the village was noted for the large number of inns supporting the coaching industry. Between 1905 and 1975 the Hallsford Bridge Brickworks (MEX1036666) to the south-west of the site was in operation.
- 4.7.5 The Castle Farm Sales Particular, dated 1934 (Figure 13) only identifies those areas for sale in detail however the land division within these Lots remain unchanged from the 1923 edition of the Ordnance Survey. Of interest it is noted that at this time a proposed North Orbital Road is annotated passing through the site area and is on the same alignment as the proposed Relief Road (Figure 18).
- 4.7.6 The settlement expanded further as a London commuter town, until its closure in 1994 **Chipping Ongar was the terminus for London Underground's Central Line, the line now terminates at Epping c. 7 miles to the west.**
- 4.7.7 The 1983 Ordnance Survey (Figure 15,) shows a rationalisation of the field system within the site. The undated cropmarks noted in the HER (MEX15130) within the site boundary largely comply with the pre-1983 field boundaries.
- 4.7.8 No subsequent changes have occurred within the site, as shown on the aerial views dated 2000 and 2009 (Google Earth, Figures 16 and 17) or the current site survey (Figure 18).

4.7.9 The potential of the study site for the Post Medieval and Modern periods can be identified as low.

#### 4.8 **Negative/Neutral Evidence**

4.8.1 Previous archaeological investigation within the 300m buffer zone is presented in Figure 4.

4.8.2 The site has not been archaeologically evaluated however the cropmarks identified following a review of aerial photographs in 2002 match with former field boundaries that were present in 1960 and removed prior to 1983 (Figures 2, 5, 14 and 15)

4.8.3 To the west of the site, archaeological evaluation on the site of a supposed Saxon Enclosure, predating the Norman Motte and Bailey (MEX23759) found no evidence for earlier settlement.

4.8.4 An extensive series of archaeological investigations was undertaken within Stoney Great Park (EEX58226) with no significant archaeological features recorded.

4.8.5 Figure 5 is a LiDAR (Light Detection and Ranging) image and detects no major structures or landscape features within the proposed development area. The image does confirm the presence of some of the linear features observed as cropmarks on aerial photographs (MEX15130) however, the supposed ring ditches are not detected by LiDAR (MEX1038635).

#### 4.9 **Assessment of Significance**

4.9.1 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.9.2 There are no heritage assets of 'significance' (as defined in NPPF) on the site.

4.9.3 A review of the non-designated assets within the site boundary has identified cropmarks which appear to comply with field boundaries removed between 1960 and 1983. These features are of very minor local significance only.

## **5.0 METHODOLOGY.**

### **5.1 Establishing Significance**

- 5.1.1 The starting point for evaluating the impact of a proposed development on heritage assets is to establish the significance of the heritage assets that may be impacted, and the role their setting has in that significance. Guidance on approaches to establishing significance is laid out in the NPPF and through **Historic England's (previously English Heritage)** documents, as summarised below.

#### ***National Planning Policy Framework***

- 5.1.2 With regard to national and local planning policy the impact of development proposals on the setting of the nearby heritage assets need to be considered. Government policy on development affecting heritage assets and their settings is contained in the NPPF paragraphs 129 and primarily in paragraph 132. Paragraph 132 applies in particular to Designated Heritage Assets, in this case Listed Buildings. Although the emphasis of these policies is on physical change, it is clear that development within the setting of a heritage asset can harm its significance, or cause loss to its significance.
- 5.1.3 National Planning Practice Guidance (NPPG) was issued in March 2014, but in regards to heritage issues this adds to, but does not cancel the Practice Guide issued in support of PPS5. Historic England has provided documentation translating former PPS5 policy into its NPPF counterpart.

#### ***The Setting of Heritage Assets***

- 5.1.4 Historic England's **guidance** on the management of change within the setting of heritage assets (2015) **seeks to provide a definition for the term of 'setting' itself, as well as** guidance to allow councils and applicants to assess the impact of developments upon the settings of heritage assets. There is not currently equivalent guidance for Welsh heritage assets.
- 5.1.5 The Historic England **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; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors.

- 5.1.6 It provides guidance on practical and proportionate decision making with regards to the management of proposed developments and 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.
- 5.1.7 Historic England advocates that a stepped approach should be taken to the assessment of impacts on the setting and significance of heritage assets, as follows:
- Step 1: Identify which heritage assets and their settings are affected;
  - Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
  - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
  - Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
  - Step 5: Make and document the decision and monitor outcomes.
- 5.1.8 **This guidance is set out in the Historic England document 'The Setting of Heritage Assets', Historic Environment Good Practice Advice in Planning 3, March 2015, Section 12, page 6.**
- 5.1.9 The assessments of setting and significance (and the assessments of impact) must be made with primary reference to the four main elements of special significance identified in the NPPF (4.1.7 above).
- 5.1.10 The NPPF requires that the impact on the significance of a heritage asset should be **considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 132 to 134 of that document.** National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away. Such substantial impact would have to have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced

## 5.2 **Quantifying Impacts**

- 5.2.1 The assessment of the overall impact of the proposed residential development on the significance of heritage assets is evaluated by taking into account both the sensitivity (heritage significance) of the heritage asset and the magnitude of the effect (predicted change).

### *DMRB's Hierarchy of Significance*

- 5.2.2 Currently there is no Historic England methodology for quantifying the comparative significance of heritage values and effect of the impact of the proposed development. However, a hierarchy widely used within the planning system is provided by the **Highways Agency in the 'Design Manual for Roads and Bridges' (DMRB), published in 2007**. This provides the following matrices, which have been applied in this report to give an indication of the significance of the impact.
- 5.2.3 The sensitivity of a heritage asset (Table 1) depends on factors such as the condition of the asset and its perceived heritage value/importance, indicated by its national, regional or local statutory or non-statutory protection and grading.

Table 1: Criteria for Assessing Level of Significance	
Very High	<p>World Heritage Sites (including nominated sites);</p> <p>Assets of acknowledged international importance;</p> <p>Assets that can contribute significantly to acknowledged international research objectives;</p> <p>Historic landscapes of international value (designated or not) and extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s);</p>
High	<p>Scheduled Monuments and undesignated assets of Schedulable quality and importance;</p> <p>Grade I and Grade II* (Scotland: Category A) Listed Buildings;</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade;</p> <p>Conservation Areas containing very important buildings;</p> <p>Undesignated structures of clear national importance;</p> <p>Assets that can contribute significantly to acknowledged national research objectives;</p> <p>Designated and undesignated historic landscapes of outstanding interest (including Grade I and II* Registered Parks and Gardens); undesignated landscapes of high quality and importance, and of demonstrable national value; and well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).</p>

Medium	<p>Designated or undesignated assets that contribute to regional research objectives;</p> <p>Grade II (Scotland: Category B) Listed Buildings;</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations;</p> <p>Conservation Areas containing buildings that contribute significantly to their historic character;</p> <p>Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures);</p> <p>Designated special historic landscapes of special historic interest (including Grade II Registered Parks and Gardens); undesignated historic landscapes that would justify such a designation; landscapes of regional value; averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).</p>
Low	<p>Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations;</p> <p>Assets of limited value, but with potential to contribute to local research objectives;</p> <p><b>'Locally Listed' buildings (Scotland Category C(S) Listed Buildings)</b> and historic (unlisted) buildings of modest quality in their fabric or historical association;</p> <p>Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures);</p> <p>Robust undesignated historic landscapes; historic landscapes with importance to local interest groups; historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations</p>
Negligible	<p>Assets with very little or no surviving archaeological interest</p> <p>Buildings of no architectural or historical note; buildings of an intrusive character</p> <p>Landscapes with little or no significant historical interest.</p>
Uncertain	<p>Buildings with some hidden (i.e. inaccessible) potential for historic significance.</p> <p>The importance of the resource has not been ascertained</p>



5.2.4 The assessment of the magnitude of effect (Table 2) to the significance of designated assets is based upon the extent to which factors that contribute to the significance of the assets would be affected. The nature of the proposed development is such that there will be no physical impacts on designated heritage assets, but there is the potential to affect the setting of nearby DHAs.

Table 2: Magnitude of Effect	
Major	<p>Change to key historic building elements such that the resource is totally altered.</p> <p>Change to most or all key archaeological materials such that the resource is totally altered.</p> <p>Comprehensive changes to setting.</p>
Moderate	<p>Change to many key historic building elements, such that the resource is significantly modified.</p> <p>Change to many key archaeological materials, such that the resource is clearly modified.</p> <p>Considerable changes to setting that affect the character of the asset.</p> <p>Changes to the setting of an historic building, such that it is significantly modified.</p>
Minor	<p>Changes to key historic building elements, such that the asset is slightly different.</p> <p>Changes to key archaeological materials, such that the asset is slightly altered</p> <p>Changes to setting of an historic building, such that it is noticeably changed.</p> <p>Slight changes to an archaeological setting.</p>
Negligible	<p>Slight changes to historic buildings elements or setting that hardly affect it.</p> <p>Very minor changes to archaeological materials, or setting.</p>
No Change	No change to fabric or setting

5.2.5 The significance of the impact of the proposed development is established using the matrix in Table 3, which combines the ratings for the sensitivity of the heritage asset and the magnitude of effect.

5.2.6 This process is not fully quantitative, but relies on professional judgement at each step. However, the factors considered in informing these judgements and in arriving at the

various rankings of value and magnitude of impacts are observable facts (i.e. numbers of assets, spatial relationships, designations, impacts).

Table 3: Significance of Impact						
Heritage Value	Very High	Neutral	Slight	Moderate/ Large	Large/ Very large	Very large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/ Very large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
		No Change	Negligible	Minor	Moderate	Major
	Magnitude of Effect					

5.2.7 The NPPF outlines policy tests in assessing the effect of proposed developments on the **significance of heritage assets, and whether this constitutes 'substantial harm'** (NPPF paras 132-135; see sections 2.2.9-2.2.11 above).

5.2.8 **'Substantial harm'** is described by the NPPG as "a high test...It is the degree of harm to the asset's significance rather than the scale of development that is to be assessed" (NPPG 18a para. 17). In terms of the assessment of Significance of Impact (Table 3), **'substantial harm' would correlate broadly with a 'very large' or 'large/very large'** ranking. The development scheme would require wholly exceptional public benefits, or met the criteria in paragraph 133 of the NPPF.

5.2.9 The other rankings in Table 3 would require a balanced judgement, weighing the development scheme benefits against the relative level of impact on DHAs.

5.2.10 Therefore, in accordance with HE **guidelines ('Conservation Principles' and 'The Setting of Heritage Assets')**, **and using the above definitions of criteria supplied by the DMRB**, the following section undertakes a staged approach to understanding the significance of relevant designated heritage assets, their settings and the significance of impacts from the proposed development.

## **6.0 SETTING IMPACTS**

### **6.1 Introduction**

- 6.1.1 A study area with a buffer of 300m from the proposed development area (blue line) was chosen based on topographical factors, discrete nature of the proposed development, professional judgement, and the nature and distribution of the surrounding designated heritage assets.
- 6.1.2 The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. Figure 3 shows the distribution of Designated Heritage Assets (DHAs) within 300m. Assets within the study area comprise:
- 74 Grade II listed buildings
  - 1 Grade 1 listed building
  - 1 Scheduled Monument
  - 2 Conservation Areas
- 6.1.3 The guidance then asks us to consider if the development is capable of affecting the contribution of a heritage **asset's setting to its significance, or the appreciation of its significance. If so, it can be considered as falling within the asset's setting.**
- 6.1.4 Figure 3 shows the location of the Designated Heritage Asset's **in relation** to the study site.
- 6.1.5 This assessment **makes reference to the 'immediate' and 'extended' setting of heritage assets (English Heritage, 2011a; section 2.2).** The 'immediate' setting comprises the **area with the most immediate and direct relevance to the asset's significance.** For example, a churchyard would form the immediate setting to a church, or a farmyard to **a farmhouse.** The 'extended' setting **relates to the wider area that an asset may also acquire significance from, such as its environs within an area of specific character or a district within a town.** This also includes the area which may have a visual impact on how a designated heritage asset is experienced, such as views to or from a particular **asset at distance. However, it is important to note that "setting does not have a fixed boundary and cannot be definitively or permanently described as a spatially bounded area" (EH, 2011a).**

## 6.2 **Assets Excluded from Further Assessment**

6.2.1 Assessment of the information compiled from the proposed development plan, English Heritage list entries and the site inspection made clear that the development proposals will not impact the setting, and therefore will not affect the significance of the majority of the designated heritage assets, within a 300m radius due to a complete absence of inter-visibility between the assets and the site, with the site clearly not contributing to the significance of the heritage assets or forming part of their setting. These are summarised below.

### **Assets**

List Entry	Name	Grade	Grid Reference	Distance from site (m) or High Street
1111291	MULBERRY COTTAGES	II	TL 56234 03887	NE 350
1123969	MANOR HOUSE	II	TL 55308 03019	On High Street
1124033	GEORGE YARD, TO REAR OF NUMBER 171; SHEILAS	II	TL 55248 03025	On High Street
1124034	GEORGE YARD, OUTBUILDING AT REAR OF NUMBER 171 AND SHEILAS	II	TL 55227 03027	On High Street
1124035	P J CARTER	II	TL 55248 03010	On High Street
1124036	PEARCES BAKERS, SWORDS ONGAR INSURANCE	II	TL 55246 02996	On High Street
1124037	GREYLANDS	II	TL 55250 02986	On High Street
1124038	BRICK GARDEN WALL TO REAR OF NUMBER 159 (GREYLANDS)	II	TL 55220 02986	On High Street
1124039	J W M BOUGH CHEMIST	II	TL 55248 02973	On High Street
1124040	NICHOLAS FAULKNER THE CHOCOLATE BOX	II	TL 55248 02960	On High Street
1124041	THE ONGAR BELL PUBLIC HOUSE	II	TL 55249 02926	On High Street
1124042	HOCKINGS BAKERY, J DWYER AND BOWDEN AND SON	II	TL 55246 02913	On High Street
1124043	113, HIGH STREET	II	TL 55212 02896	On High Street
1124044	A V SURRIDGE	II	TL 55198 02834	On High Street
1124045	39, HIGH STREET	II	TL 55131 02746	On High Street
1124060	WANTZ FARMHOUSE	II	TL 55252 03967	NW 300
1124063	THE RECTORY	II	TL 55230 03334	On High Street
1124064	ONGAR HOUSE	II	TL 55276 03125	On High Street
1124065	180 AND 182, HIGH STREET	II	TL 55284 03041	On High Street
1124066	WREN HOUSE	II	TL 55316 02978	On High Street
1124067	ST MARTINS COTTAGE	II	TL 55283 03051	On High Street
1124068	OLD CORNER SHOP	II	TL 55278 02975	On High Street

1124069	HOMELEA	II	TL 55261 02877	On High Street
1124070	108, HIGH STREET	II	TL 55251 02862	On High Street
1124071	IRON RAILINGS AND GATE TO FRONT GARDEN OF NO 102	II	TL 55232 02851	On High Street
1124072	82-88, HIGH STREET	II	TL 55210 02812	On High Street
1124073	UNITED REFORMED CHURCH	II	TL 55245 02772	On High Street
1124074	CENTRAL HOUSE	II	TL 55208 03239	On High Street
1124075	BUDWORTH HALL	II	TL 55241 03115	On High Street
1124076	W E COLE AND HAIRDRESSING BY ERIC	II	TL 55247 03078	On High Street
1124077	KISMET INDIAN RESTAURANT	II	TL 55253 03026	On High Street
1124094	ALLIANCE BUILDING SOCIETY AND MESSERS ROGETT, WAKEFIELD	II	TL 55301 02886	On High Street
1168118	CASTLE HOUSE	II	TL 55413 03041	W 300
1168269	THE COCK TAVERN	II	TL 55272 03144	On High Street
1168286	198-204, HIGH STREET	II	TL 55275 03090	On High Street
1168314	IRON RAILINGS TO ST MARTINS COTTAGE	II	TL 55322 02939	On High Street
1168344	TOMB IN CHURCHYARD APPROX 15 YARDS SE OF CHURCH	II	TL 55344 02955	Between High Street and Castle Street
1168353	134-140, HIGH STREET	II	TL 55282 02945	On High Street
1168369	102, HIGH STREET	II	TL 55243 02847	On High Street
1168375	96, HIGH STREET	II	TL 55234 02838	On High Street
1168385	LIVINGSTONE COTTAGES	II	TL 55204 02787	On High Street
1168441	BUILDING TO SOUTH OF LT BENSONS OCCUPIED BY A R CALDWELL AND CO LTD	II	TL 55221 03206	On High Street
1168475	AUDREY RUTH, WORLEYS AND GODFREY	II	TL 55246 03089	On High Street
1168501	THE KINGS HEAD PUBLIC HOUSE	II	TL 55252 03036	On High Street
1168571	117, HIGH STREET	II	TL 55212 02909	On High Street
1168584	107 AND 109, HIGH STREET	II	TL 55227 02877	On High Street
1168595	THE PRESBYTERY	II	TL 55203 02844	On High Street
1168609	31 AND 33, HIGH STREET	II	TL 55138 02724	On High Street
1249511	K6 TELEPHONE KIOSK TO WEST OF NUMBERS 180 AND 182	II	TL 55272 03038	On High Street
1263692	IRON RAILINGS TO CHURCHYARD AT CHURCH OF ST MARTIN	II	TL 55328 02940	Between High Street and Castle Street
1306932	51, HIGH STREET	II	TL 55157 02769	On High Street
1306999	BARNCROFT	II	TL 55193 02778	On High Street
1307007	LITTLE BENSONS	II	TL 55216 03222	On High Street
1307018	104 AND 106, HIGH STREET	II	TL 55246 02851	On High Street
1307054	RAILINGS AND GATE TO FRONT GARDEN TO 114 HOMELEA	II	TL 55250 02880	On High Street
1307061	174, 176 AND 178, HIGH STREET	II	TL 55280 03028	On High Street

1307066	PREMISES OF JACKMANS OFFICE EQUIPMENT TO REAR OF WREN HOUSE	II	TL 55310 02979	On High Street
1307068	OUTBUILDING TO WEST OF WHITE HOUSE	II	TL 55370 03002	W 350
1334949	AUXILLIARY BUILDINGS TO REAR OF ONGAR STATION	II	TL 55191 03385	On High Street
1337233	STABLE AND TACKLE ROOM AT MULBERRY HOUSE	II	TL 56183 03917	NE 300
1337484	WHITE HOUSE	II	TL 55402 02995	W 300
1337485	CHURCH OF ST MARTIN	I	TL 55322 02956	Between High Street and Castle Street
1337486	146 AND 148, HIGH STREET	II	TL 55283 02965	On High Street
1337487	IRON GATE AND RAILINGS TO FRONT GARDEN OF NUMBER 104 AND 106	II	TL 55240 02863	On High Street
1337488	90, HIGH STREET	II	TL 55224 02833	On High Street
1337489	40, HIGH STREET	II	TL 55166 02717	On High Street
1337490	OUTBUILDING TO REAR OF LITTLE BENSONS	II	TL 55198 03222	On High Street
1337491	SHOPPERS PARADISE	II	TL 55251 03049	On High Street
1337511	129, HIGH STREET	II	TL 55248 02919	On High Street
1337512	GREENWOOD KEEN-PARTS THE ROYAL OAK PUBLIC HOUSE	II	TL 55218 02870	On High Street
1337513	53, HIGH STREET	II	TL 55160 02777	On High Street
1337521	HERMITAGE COTTAGE	II	TL 55237 03244	On Castle Street
1337522	190-194, HIGH STREET	II	TL 55276 03064	On High Street

### 6.3 **Assets Included in further setting assessment.**

6.3.1 The proposed development has the potential to have a minor/negligible impact on three designated heritage assets and therefore these are included in the further setting assessment.

### 6.4 **Ongar Castle (Scheduled Monument)**

6.4.1 The Scheduled elements of the Motte and Bailey Castle (the Motte, Western Bailey and Town Defences) are entirely overgrown and heavily wooded. The spatial layout and form of the earthworks, dated to the mid-12<sup>th</sup> century, cannot be appreciated from near distance and from the proposed development site appear as a small wood. Observation from Mill Lane 0.5km to the east cannot differentiate between the trees growing on the monument and those dispersed throughout Chipping Ongar and along the edge of the Conservation Area as a whole.

- 6.4.2 The proper form of the eastern bailey which was once an integral part of the monument cannot be fully appreciated as an earthwork although a series of small ponds follow the line of the defensive ditch. Trees and vegetation either side of the former line of the moat provide additional screening between the Motte and the proposed development site.
- 6.4.3 The Scheduled Monument has a very close intimate setting of hedgerows and mature tree growth, which serve as the immediate setting of the Motte and how it is experienced. Although the study site forms part of the wider setting of the monument it does not contribute to the significance of the Castle, or how it is experienced.
- 6.4.4 There are limited views of the north-eastern part of the proposed development site from the north-eastern edge of the Scheduled Monument. However, throughout the summer months the north-eastern quadrant of the development site is partially screened by leaf cover within the hedgerows separating the monument from the site, whereas the south-eastern site quadrant is not visible at any time.
- 6.4.5 The development proposals are located on farmland associated with the castle estate, in particular with Castle Farm and not Ongar Castle. The farmland is therefore associated with the farm and potential impacts on it should be considered in this context (Castle Farm is not listed).
- 6.4.6 At the castle's foundation in the mid-12<sup>th</sup> century it is possible that the Motte overlooked open land sloping down toward the River Roding. However, it cannot be discounted that the land was already subdivided into fields belonging to High Ongar to the east, from which the manorial lands forming Chipping Ongar were carved. Much of the layout of the historical field system has been degraded.

## 6.5 **Castle Farm Granary**

- 6.5.1 The Grade II listed timber framed and weather boarded 18<sup>th</sup> century granary is obscured from public view by residential development and or vegetation along all aspects. **The granary's original roof has been** replaced by a modern structure comprising corrugated asbestos sheets.
- 6.5.2 The proposed development site is just visible from the north-east corner of the granary. The development sites western boundary (180m east of the granary) and the site as a whole cannot be viewed from the listed building. Views are obstructed by subsequent development and vegetation.

6.5.3 The original setting of the listed building has been lost. At one time the granary would have had a very close set intimate setting of the original Castle Farm and associated ancillary buildings dating to the 18<sup>th</sup> century along with the backdrop of mature tree growth on the motte. Although the study site forms part of the wider setting of the listed building it does not contribute to the significance of the listed building. Or how it is experienced.

6.5.4 As a result of these design measures the proposed development would be considered to have only a minor/negligible impact upon the setting of the listed building.

## 6.6 **Castle Farm Barn**

6.6.1 Grade II listed late-18<sup>th</sup> century barn located 300 m west of the site.

6.6.2 The timber framed, weather boarded, 5 bay barn is completely screened by existing development and vegetation from the proposed development site although some intervisibility of the roof could occur in winter. Although the study site forms part of the wider setting of the listed building it does not contribute to the significance of the listed building, or how it is experienced.

6.6.3 The proposed development is set back from the castle farm area by 200m and lies downslope.

6.6.4 There are no views of the proposed development site from the Barn and as a result proposed development on the study site would be considered to have only a minor/negligible impact upon the setting of the building.

6.6.5 The original setting of the listed building has been lost. At one time the barn would have had a very close set intimate setting of the original Castle Farm and associated ancillary buildings dating to the 18<sup>th</sup> century along with the backdrop of mature tree growth on the motte. Although the study site forms part of the wider setting of the listed building it does not contribute to the significance of the listed building. Or how it is experienced.

## 6.7 **Conservation Areas**

6.7.1 The Proposed development is located to the east of two Conservation Areas, as designated by Epping Forest District Council. Neither of the Conservation Areas has a current Character Appraisal or, a Management Plan.



### ***Chipping Ongar Conservation Area***

- 6.7.2 The Chipping Ongar Conservation Area encompasses the Castle and land either side of the High Street. The eastern boundary follows to a large extent the eastern boundary of the Medieval town defences, the castle, Castle Street and the rear of properties along Stanley Place. The western boundary follows the line of the Cripsey Brook located to the rear of properties fronting the High Street (Figures 2 and 3).
- 6.7.3 The focus of the Conservation Area is very much to the west of the Castle, the Medieval settlement and the listed buildings ranged along High Street. The Conservation Area includes 72 listed buildings most of which date to the Post-Medieval period. In addition **to maintaining the character of Chipping Ongar's historic heart the overview is that the** aspect toward Great Ongar Park, located to the west and considered to be one of the oldest parks mentioned in documents (first mentioned in 1015 AD), should remain open.

### ***Great Stoney School Conservation Area***

- 6.7.4 The Great Stoney School Conservation Area is located 800m north of the historic centre of Chipping Ongar and 700m north of the Chipping Ongar Conservation Area boundary (Figure 2 and 3). The Conservation Area specifically covers Great Stoney School which was preceded by Hackney Cottage Homes constructed between 1902 and 1905 by the Hackney Board of Guardians for orphaned and illegitimate children.
- 6.7.5 The site was closed in 1939 but was re-opened as Ongar Residential School for mentally subnormal boys. The school was closed in 1994 and has subsequently been redeveloped as a gated residential community.
- 6.7.6 Although regarded as one of the best preserved Cottage Home Villages within England by the Royal Commission for Historic Buildings and Monuments in England (RCHME) the buildings comprising the complex were rejected for listing by English Heritage (now Historic England). The subsequent redevelopment of the site comprised demolition of some of the buildings on site, retention of others and attracted a requirement for building recording on those being re-used.
- 6.7.7 The Conservation Area is highly self contained. Hackney Cottage Homes was constructed specifically to isolate a section of society from the main stream. Within the Conservation Area the central green oval is the focus with school buildings (originally) and cottages spaced around the ovals perimeter (boys accommodation was to the south, girls and babies to the north).

6.7.8 The inward focus continued throughout the cottages change of use to the Ongar Residential School.

## **7.0 MITIGATION**

### **7.1 Proposed Measures**

- 7.1.1 The proposed development could have a minor/negligible impact on the setting of the Scheduled Monument and the listed buildings Castle Farm Granary and Castle Farm Barn. However these can be mitigated by design measures such as the retention of hedgerows around the site border and additional planting.
- 7.1.2 The north-east portion of the proposed development comprises the retention of the existing hedgerows. The lower lying level of this part of the development will avoid impacts on the setting of the listed building.
- 7.1.3 Built development, in the western part of the development site is set back by 200m, and was specifically designed in this area to reduce any potential impacts on the setting of Ongar Castle and the Conservation Areas.
- 7.1.4 The overall scheme is set back sufficiently from the Conservation Areas so as not to have a direct impact on them. The eastern boundary of the Chipping Ongar Conservation Area is bordered by hedgerows and trees along most of its length and therefore the proposed development will not be visible from within the conservation area.
- 7.1.5 It is noted that the proposed development in the northern part of the proposed development area, despite being set back from the Great Stoney School Conservation Area, will be visible from the southern end of the Conservation Area. However, the Conservation Area is self contained and suitable hedgerow planting will provide suitable screening. The current field boundary at the eastern end of the Conservation Area is weak or non-existent.
- 7.1.6 Development will be in small parcels broken up by the reintroduction of lost hedgerows and tree planting. The detached design will reflect organic forms of the evolved layout rather than a regimented or grid layout.

### **7.2 Mitigation Effect**

- 7.2.1 To reduce impact of the development, mitigation measures proposed include thickening and reinforcing planting of the existing site boundaries, retention/creation of open spaces and a specifically designed site layout locating development away from the Scheduled Monument, listed buildings and Conservation Areas.

- 7.2.2 The spatial layout of the development compliments the existing field scape and the 200m buffer zones between development and the River Roding and the 200m buffer from the edge of the Chipping Ongar and Great Stony School Conservation Areas reduces the impacts further.
- 7.2.3 The proposed development would have a minor/negligible impact on the setting of two Grade II Listed Buildings and 1 Scheduled Monument identified within the 300m search zone.

## **8.0 CONCLUSIONS**

- 8.1 Land to the east of Chipping Ongar, Essex has been assessed to consider the impact of a proposed housing development on the setting of surrounding heritage assets.
- 8.2 The assessment has identified that the potential for previously unknown archaeological assets to be present within the proposed development area, for all periods of human activity, is regarded as low. The known heritage assets are presented in Figure 2 and 3.
- 8.3 The area of proposed development is surprisingly secluded and self-contained and a true appreciation of the area to be developed is only gained by accessing the trackways passing through the proposed development area (blue line). Views from the A414 are completely obscured by a 3m<sup>+</sup> high hedgerow on a bank, views from High Ongar are obscured by a series of woodland copses and a dense hedgerow marking the parish boundary between High Ongar and Chipping Ongar. Long distance views of the site are obtainable, intermittently, from Mill Lane to the south however these points of visibility are located c. 0.5km to the south. The site cannot be viewed from Chipping Ongar unless standing beyond the hedgerows and vegetation marking the Conservation Area boundary.
- 8.4 It is concluded that the proposed development will have a minor/negligible impact on the settings of two listed buildings and a Scheduled Monument within a 300m buffer of the site boundary.
- 8.5 It is proposed and considered that this minor/negligible impact will be acceptable in terms of National and local planning policy.
- 8.4 It is stated within **Historic England's guidance on 'The Setting of Heritage Assets'** 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.
- 8.5 It is the consideration of this assessment that the designated heritage assets surrounding the site should not be a constraint to the development proposals.

## **SOURCES CONSULTED**

### 1. **General**

Essex Historic Environment Record  
Essex Record Office  
English Heritage National Monuments Record, Swindon (NMR)  
British History Online [www.british-history.ac.uk](http://www.british-history.ac.uk)  
British Listed Buildings Online  
British Geological Survey [www.bgs.ac.uk](http://www.bgs.ac.uk)

### 2. **Bibliographic**

Babner, 1893, *The Comprehensive Gazetteer of England and Wales*

BSA, 2012, *Ongar Castle Report*

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Department of Communities and Local Government. 2014. *Planning Practice Guidance: Conserving and Enhancing the Historic Environment*.

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Department of Communities and Local Government/Department of Culture Media and Sport/English Heritage. 2010. *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*

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English Heritage. 2012. *Comparison of PPS5 Policies with Historic Environment-Related Policies in the NPPF – Parts 1 & 2*. unpublished document

Medlycot, M, 1999. Chipping Ongar Historic Town Project Assessment Report

Medlycot, M, 2004. High Ongar Historic Town Project Assessment Report

Pevsner, N, 1953. *The Buildings of England: Essex* 1979 rev. Harmondsworth: Penguin.

Powell, W R, 1956. *A History of the County of Essex*: Vol 4

3. **Cartographic**

Hodskinson map of 1787

Chipping Ongar St Mary Tithe Map, 1839

Ordnance Survey, 1881

Ordnance Survey, 1903

Ordnance Survey, 1926

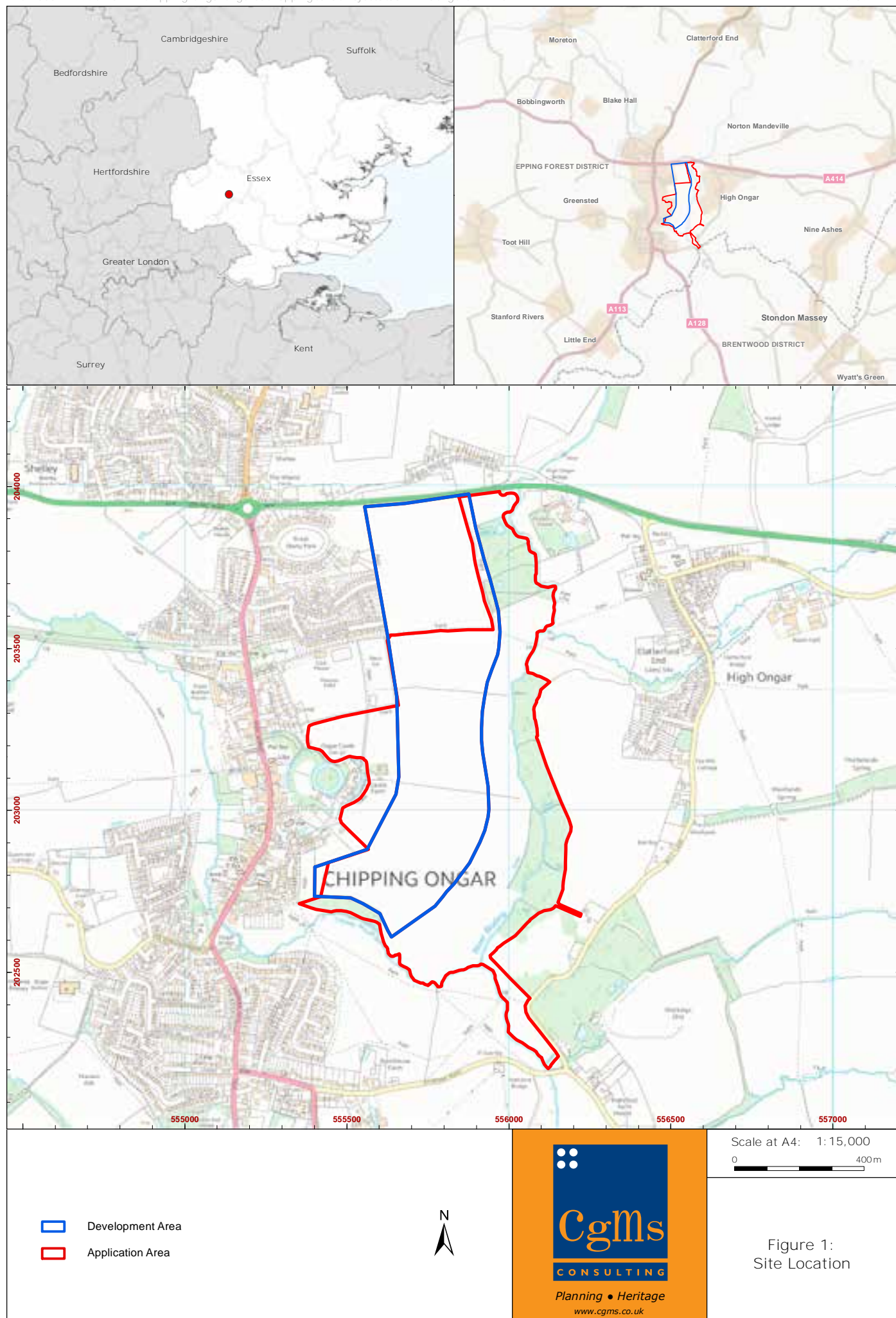
Ordnance Survey, 1958

Ordnance Survey, 1977-80

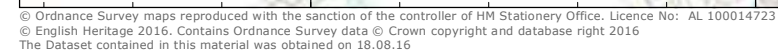
Ordnance Survey, 1989

Google Earth, 2000

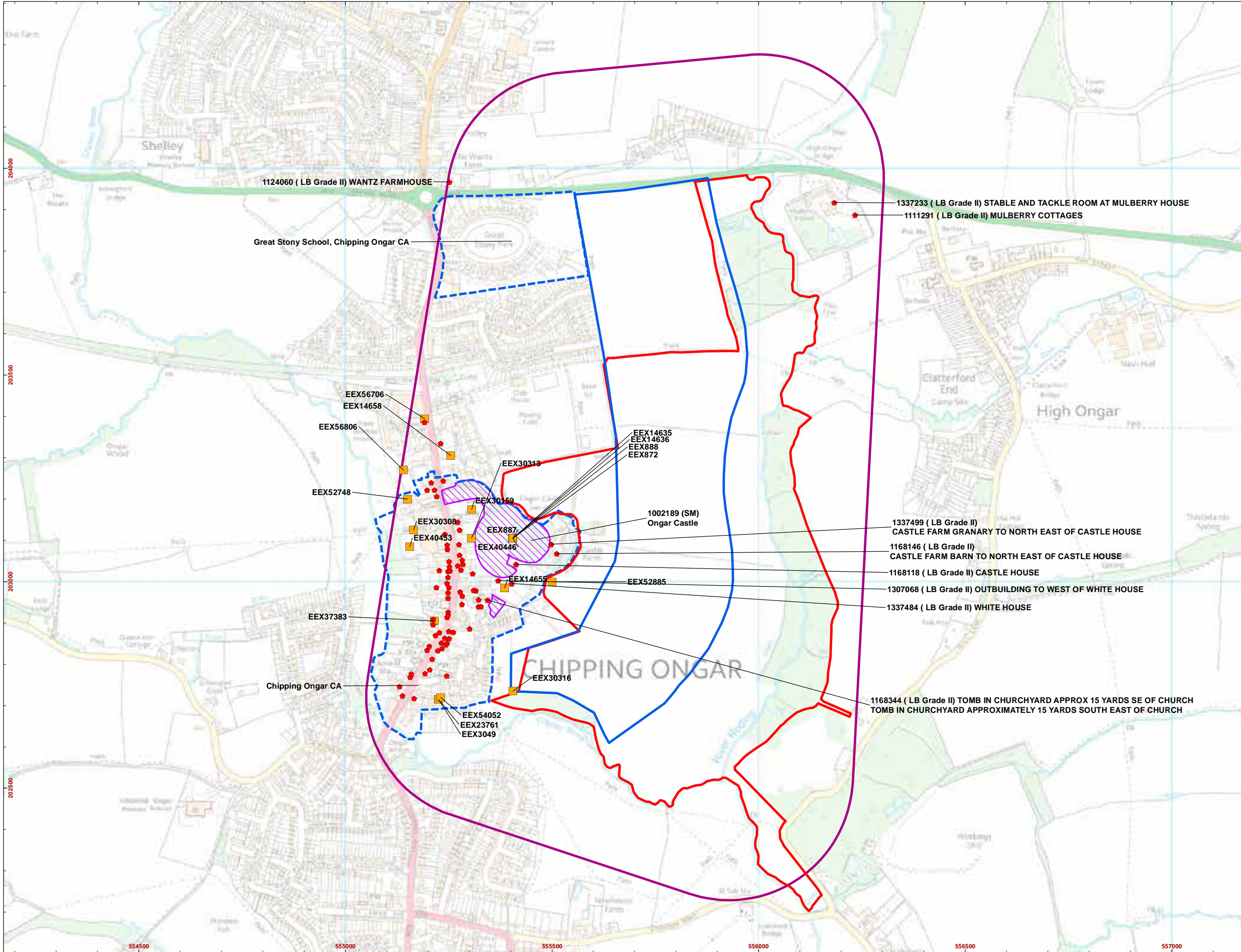
Google Earth, 2011











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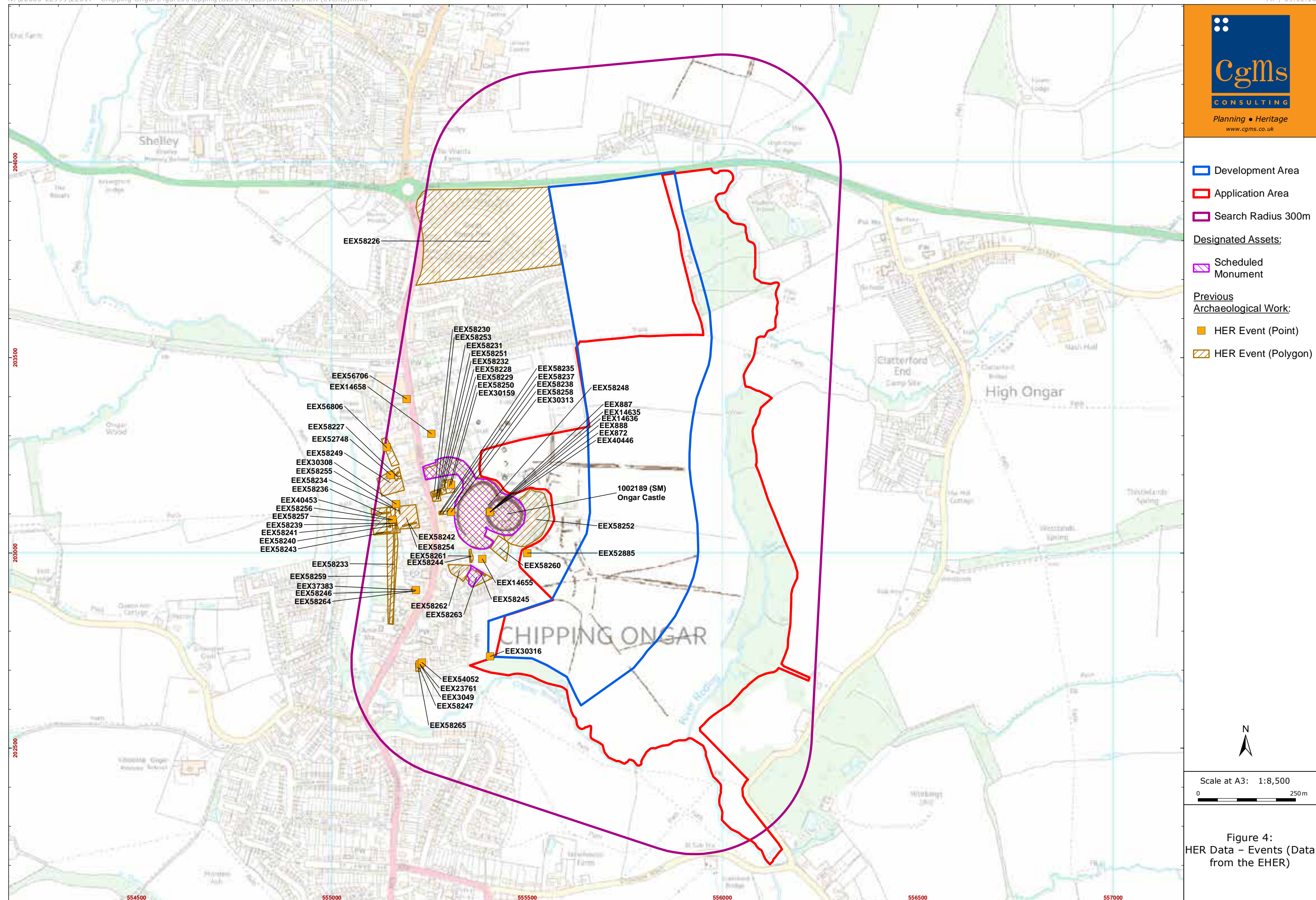
- Application Area
- Development Area
- Search Radius 300m
- Designated Assets:
  - Scheduled Monument
  - Listed Building
  - Conservation Area



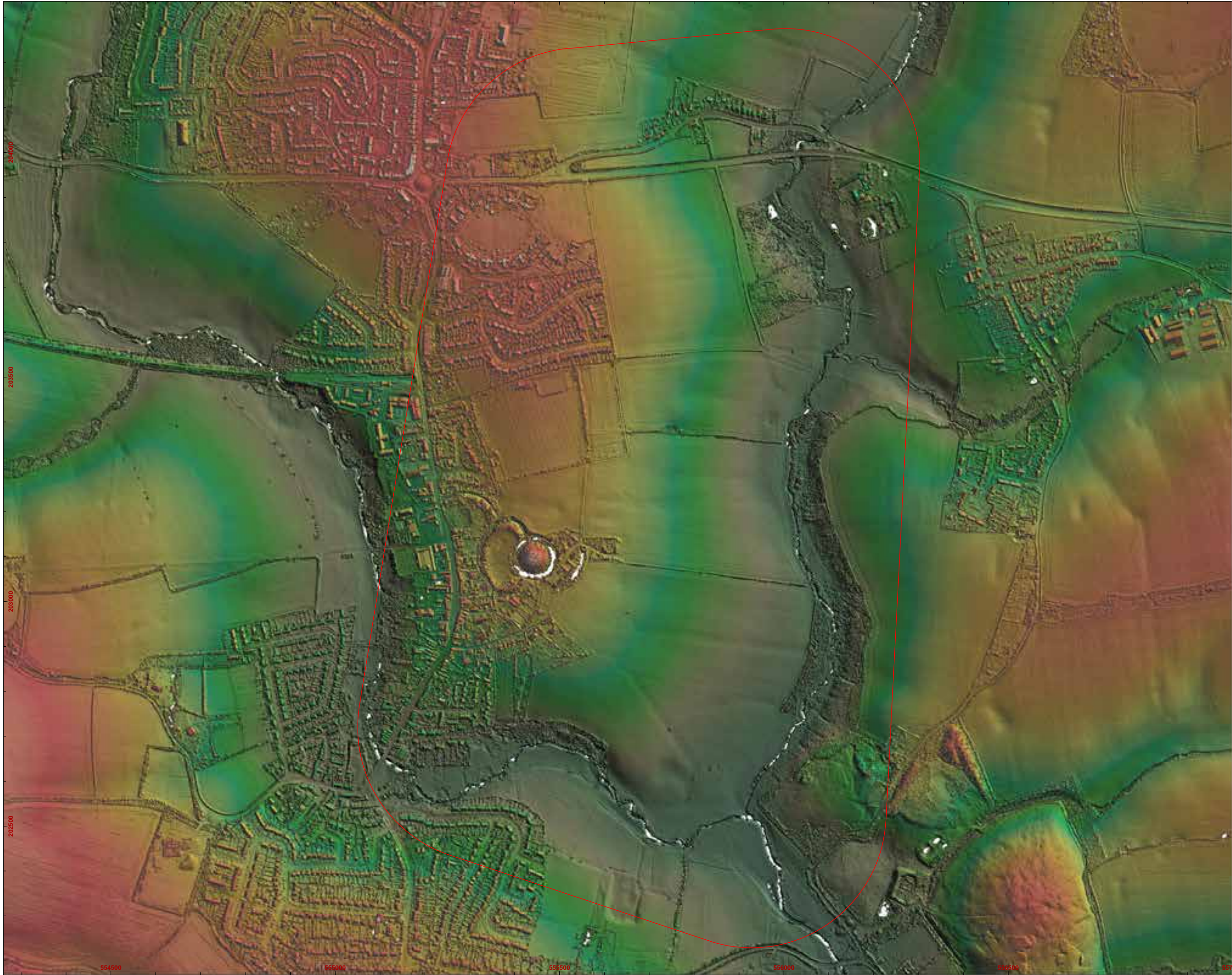
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0 250m

Figure 3:  
Scheduled Monuments  
and Listed Buildings











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 Search Radius

LIDAR DATA

Data Type: DSM

Resolution: 0.5M

 Direction of Illumination




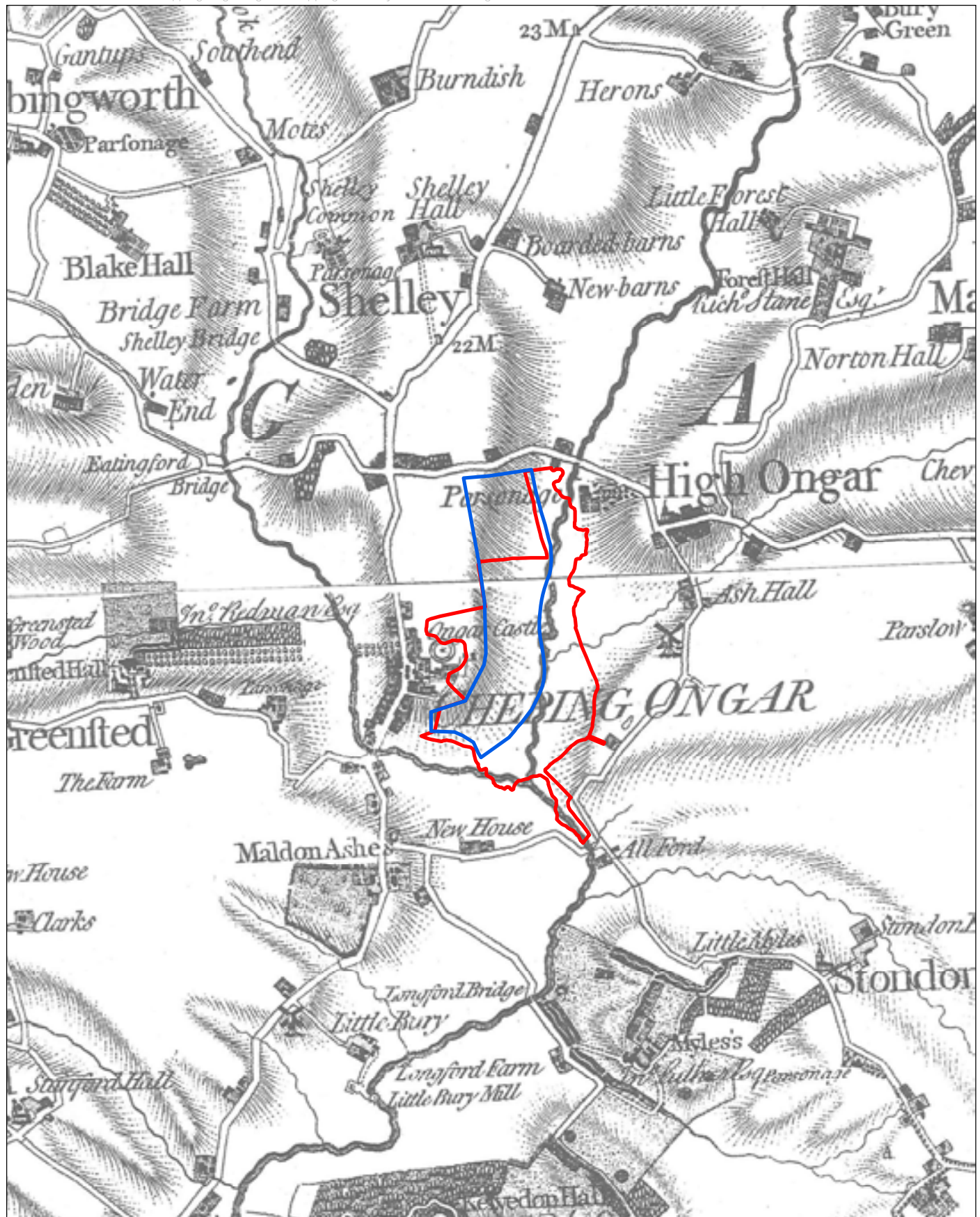
Scale at A3: 1:8,000  


Figure 5:  
LiDAR Data Plot





Approximate Development Area

Approximate Application Area

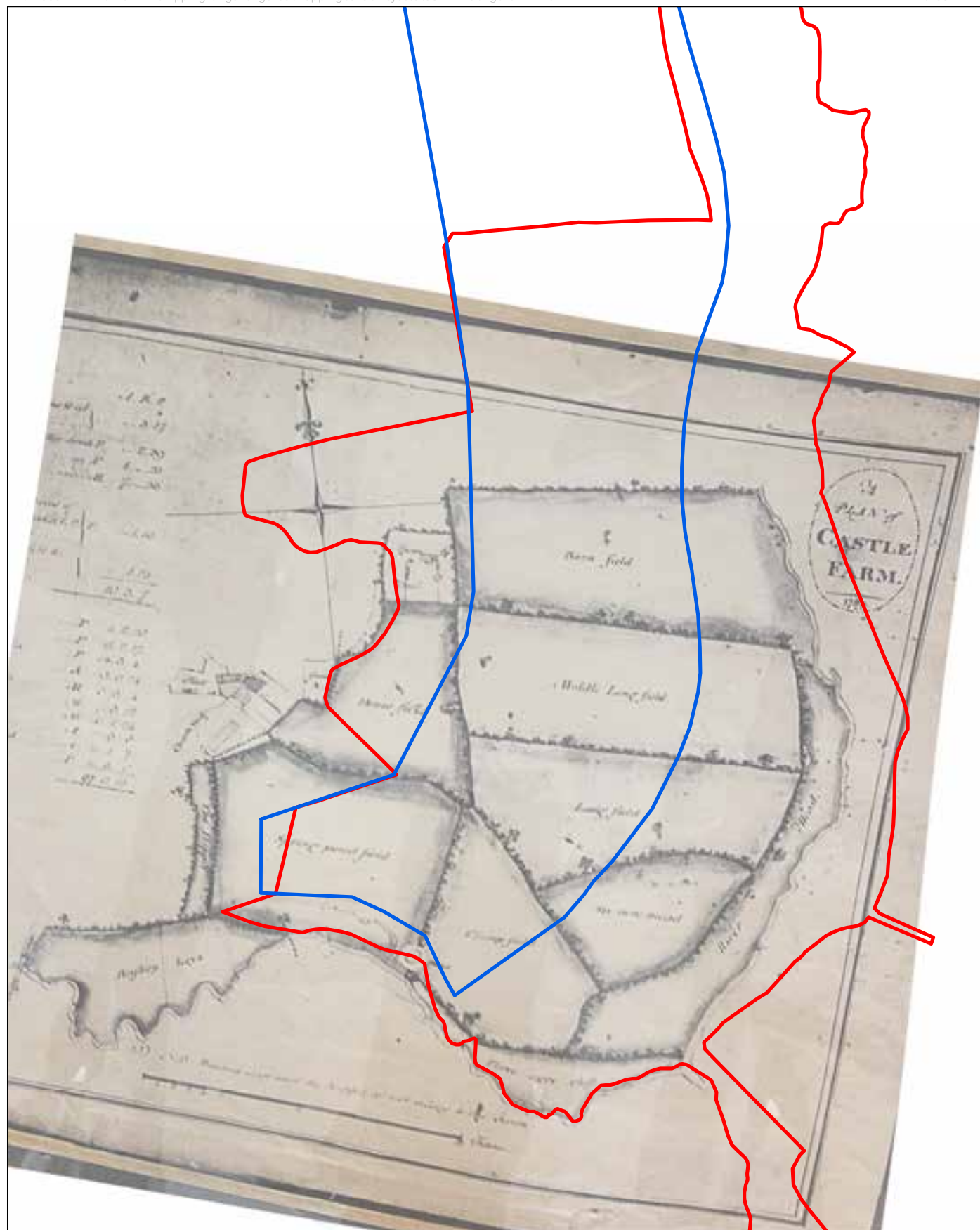


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Scale at A4: 1:25,000



Figure 6:  
1777 Chapman & Andre



Approximate Development Area

Approximate Application Area



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Scale at A4: 1:6,500



Figure 7:  
1789 Plan of Castle Farm





 Approximate Development Area

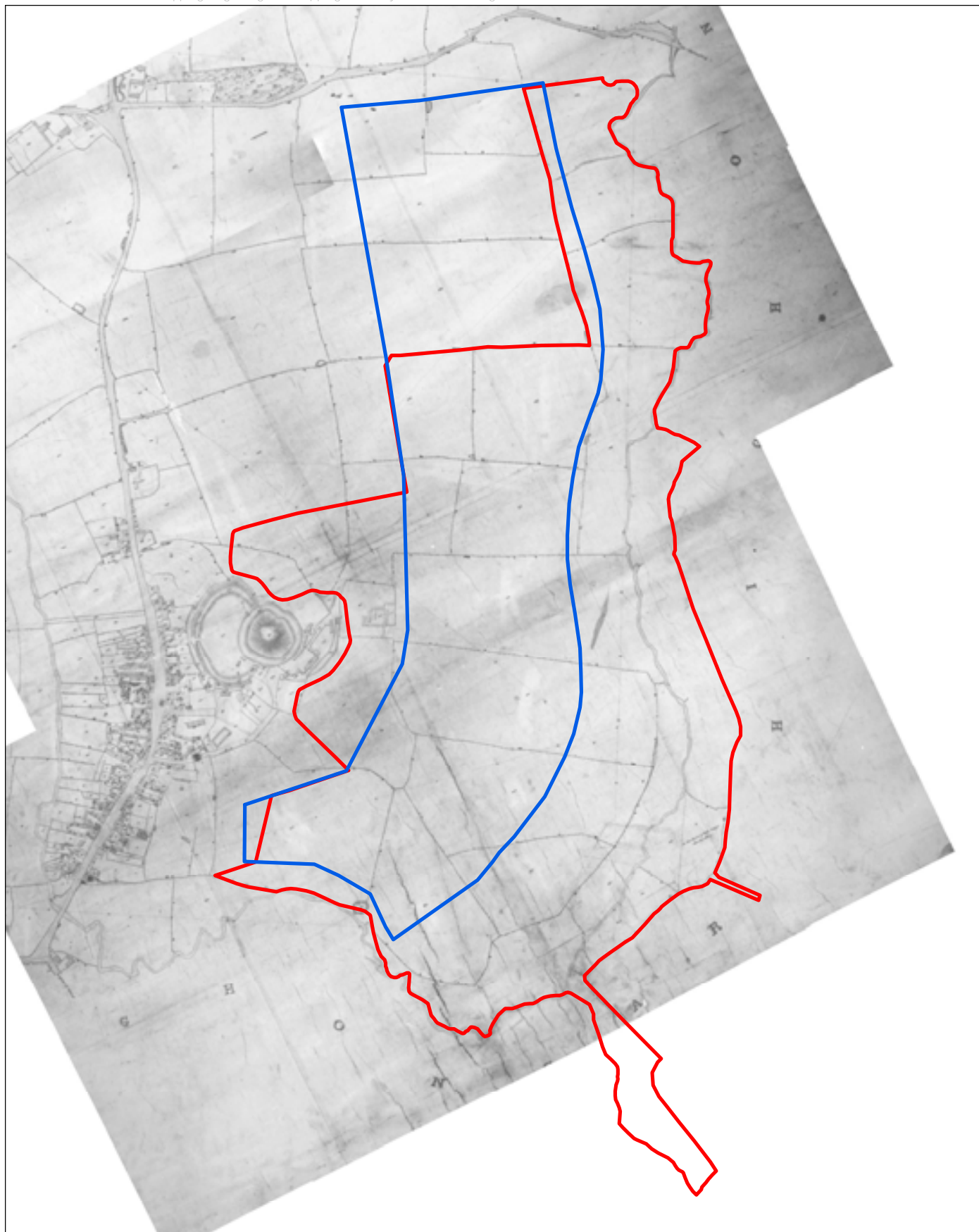
 Approximate Application Area



Scale at A4: 1:15,000



Figure 8:  
1799 Ordnance Survey  
Drawing



Development Area

Application Area



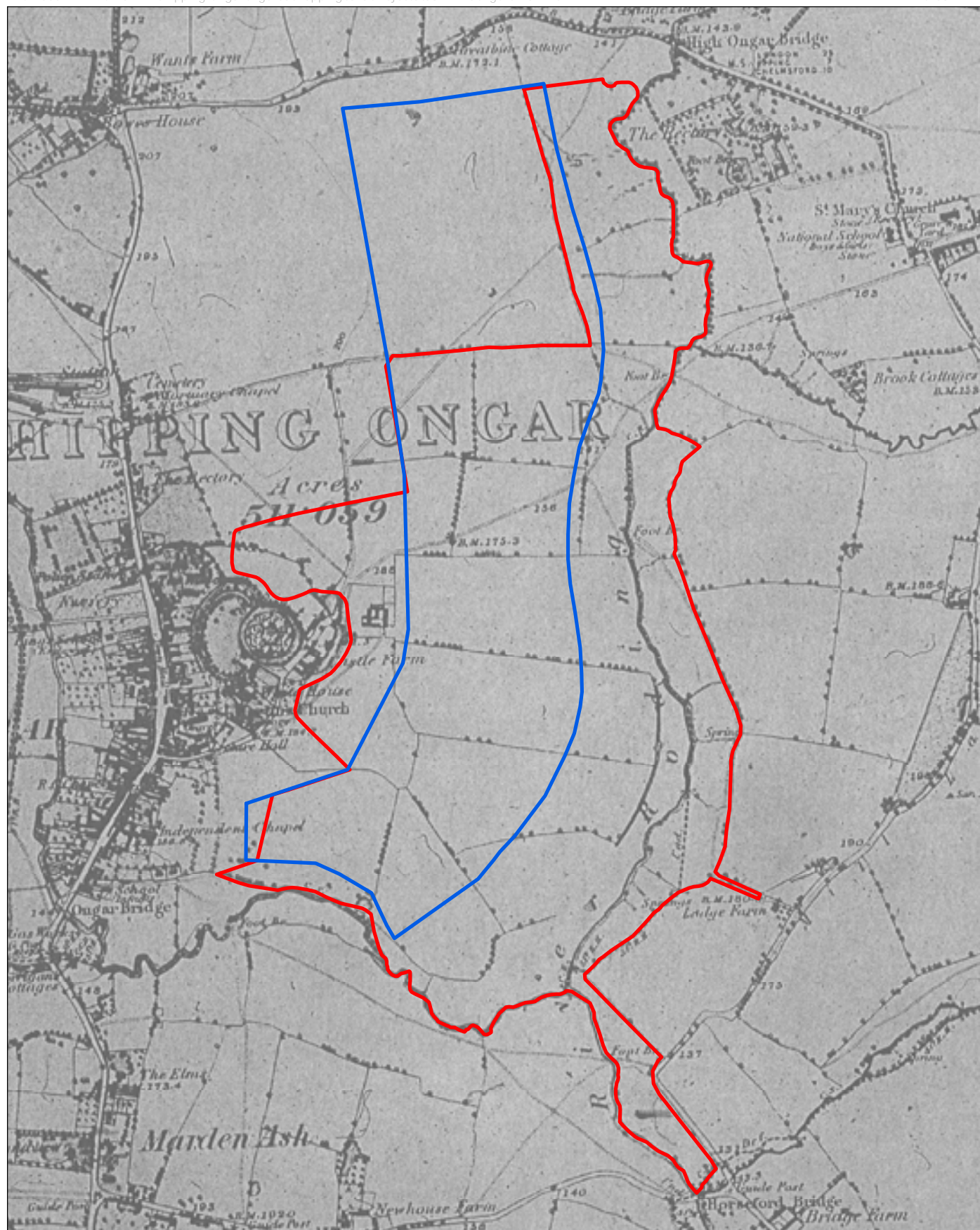
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Scale at A4: 1:8,500



Figure 9:  
1841 Chipping Ongar  
Tithe Map





Development Area

Application Area

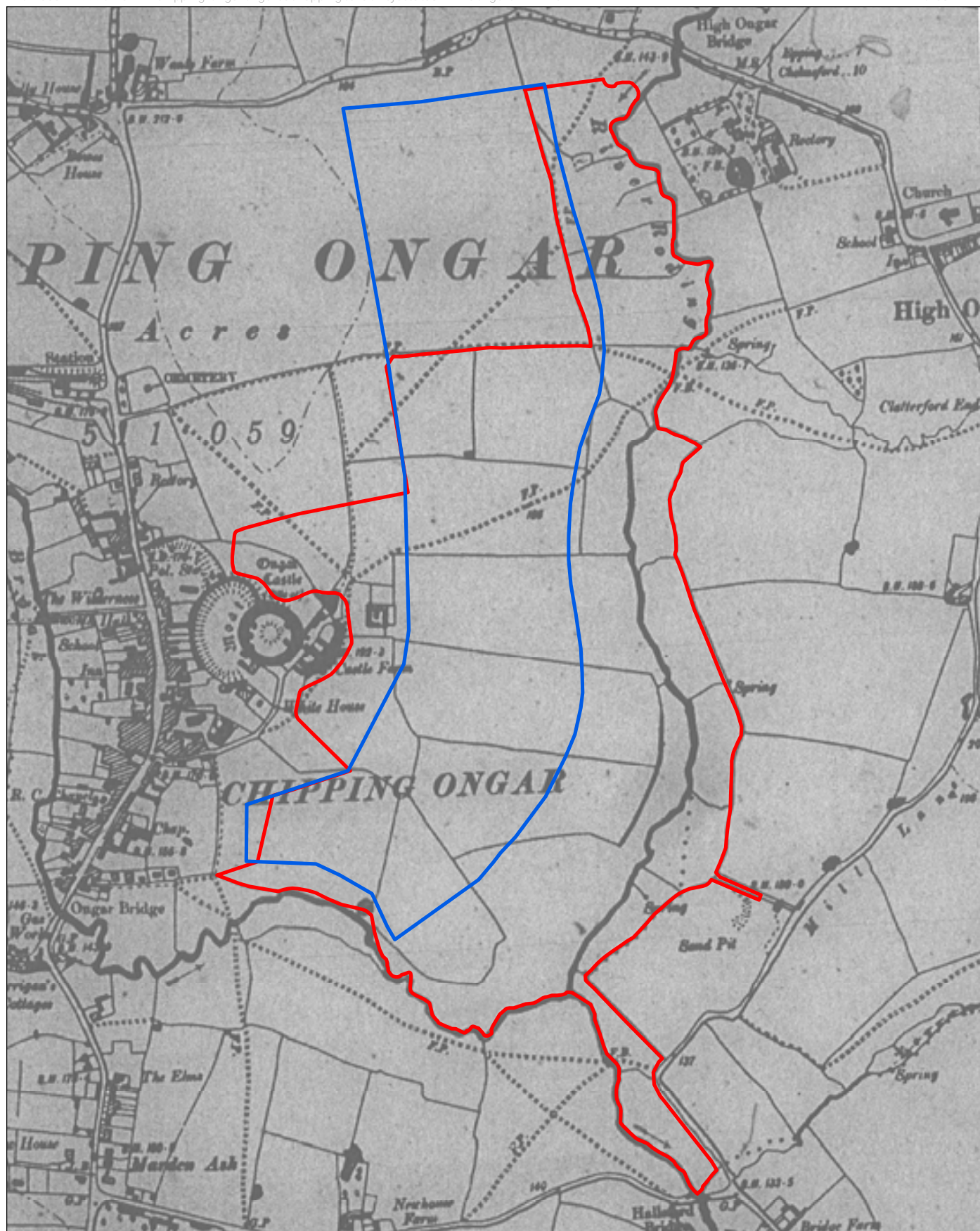


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Scale at A4: 1:8,500



Figure 10:  
1873-74 Ordnance  
Survey



Development Area

Application Area



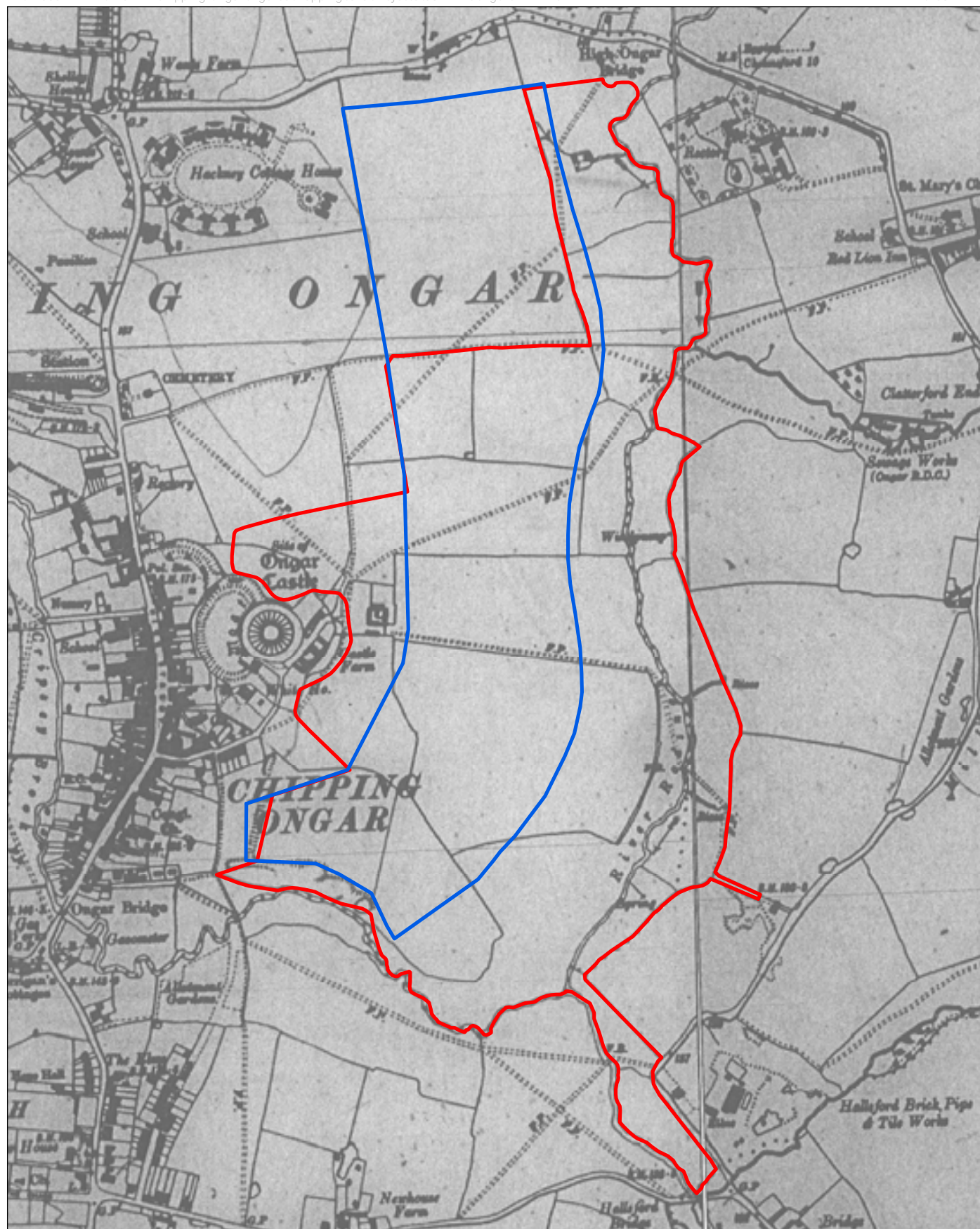
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Scale at A4: 1:8,500



Figure 11:  
1897 Ordnance Survey





Development Area

Application Area

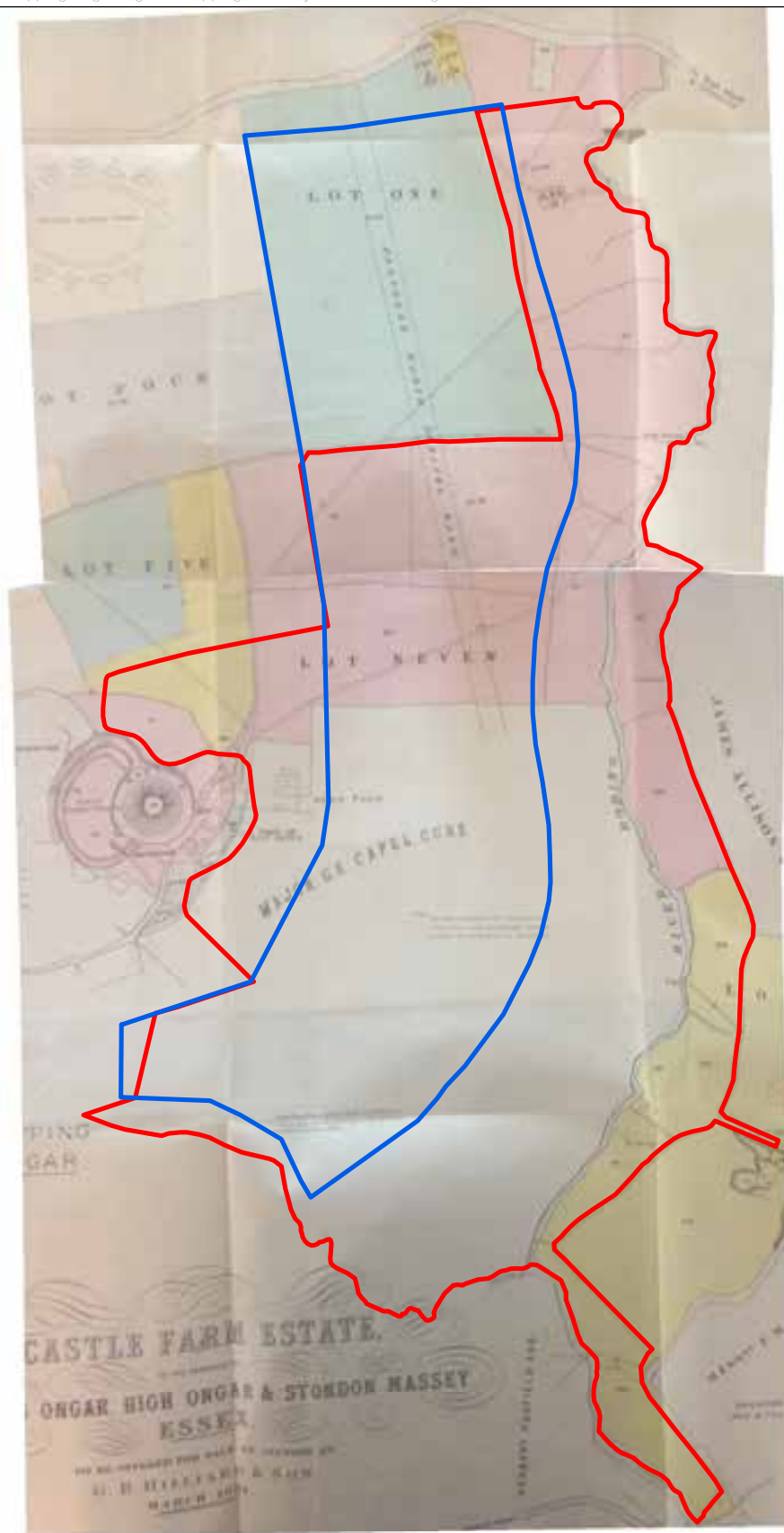


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Scale at A4: 1:8,500



Figure 12:  
1923 Ordnance Survey



Development Area

Application Area



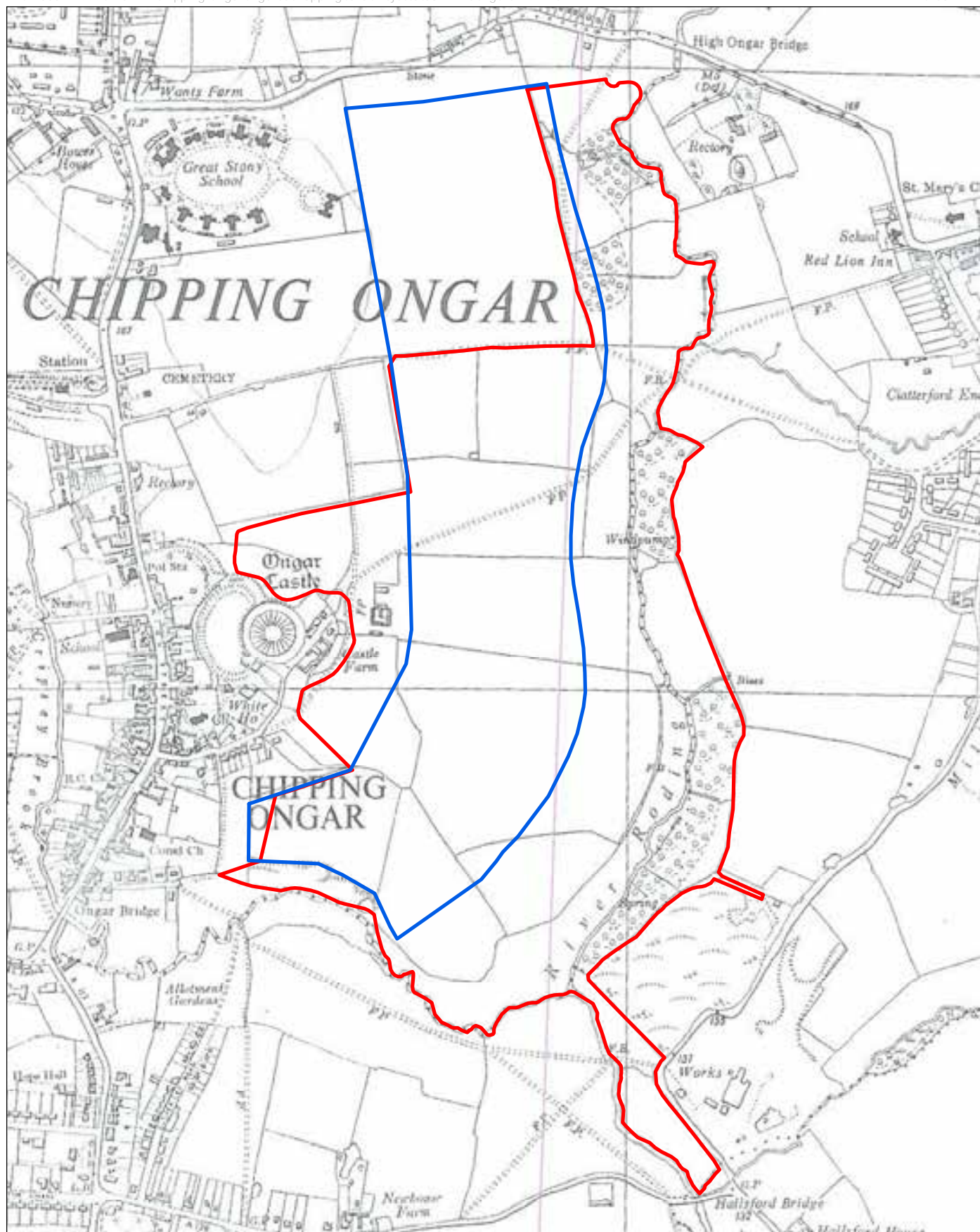
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Scale at A4: 1:8,500



Figure 13:  
1934 Castle Farm Sales  
Particular





Development Area

Application Area

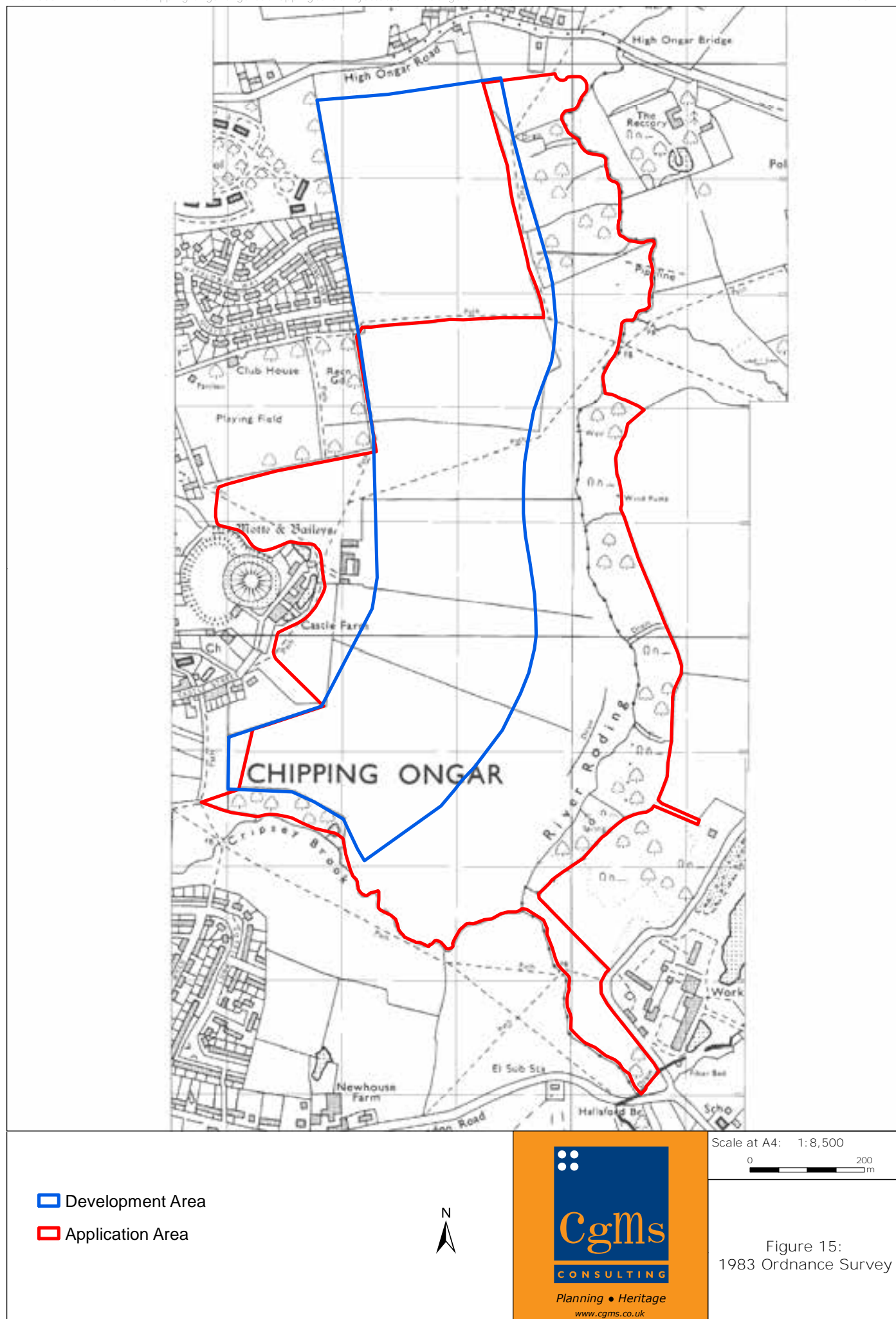


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Scale at A4: 1:8,500



Figure 14:  
1960 Ordnance Survey







□ Development Area

□ Application Area

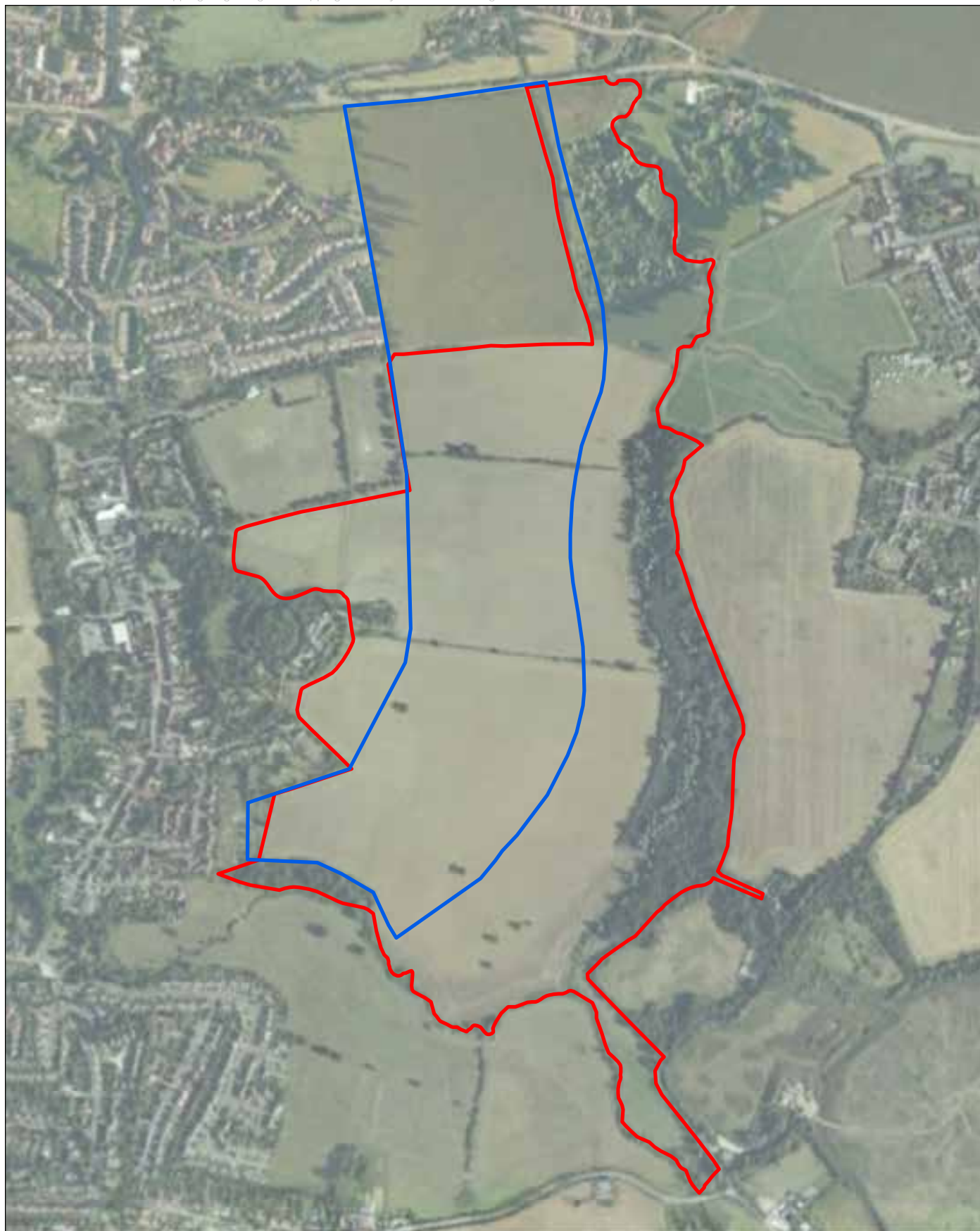


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Scale at A4: 1:8,500



Figure 16:  
2000 Aerial View  
(Google Earth)



 Development Area

 Application Area



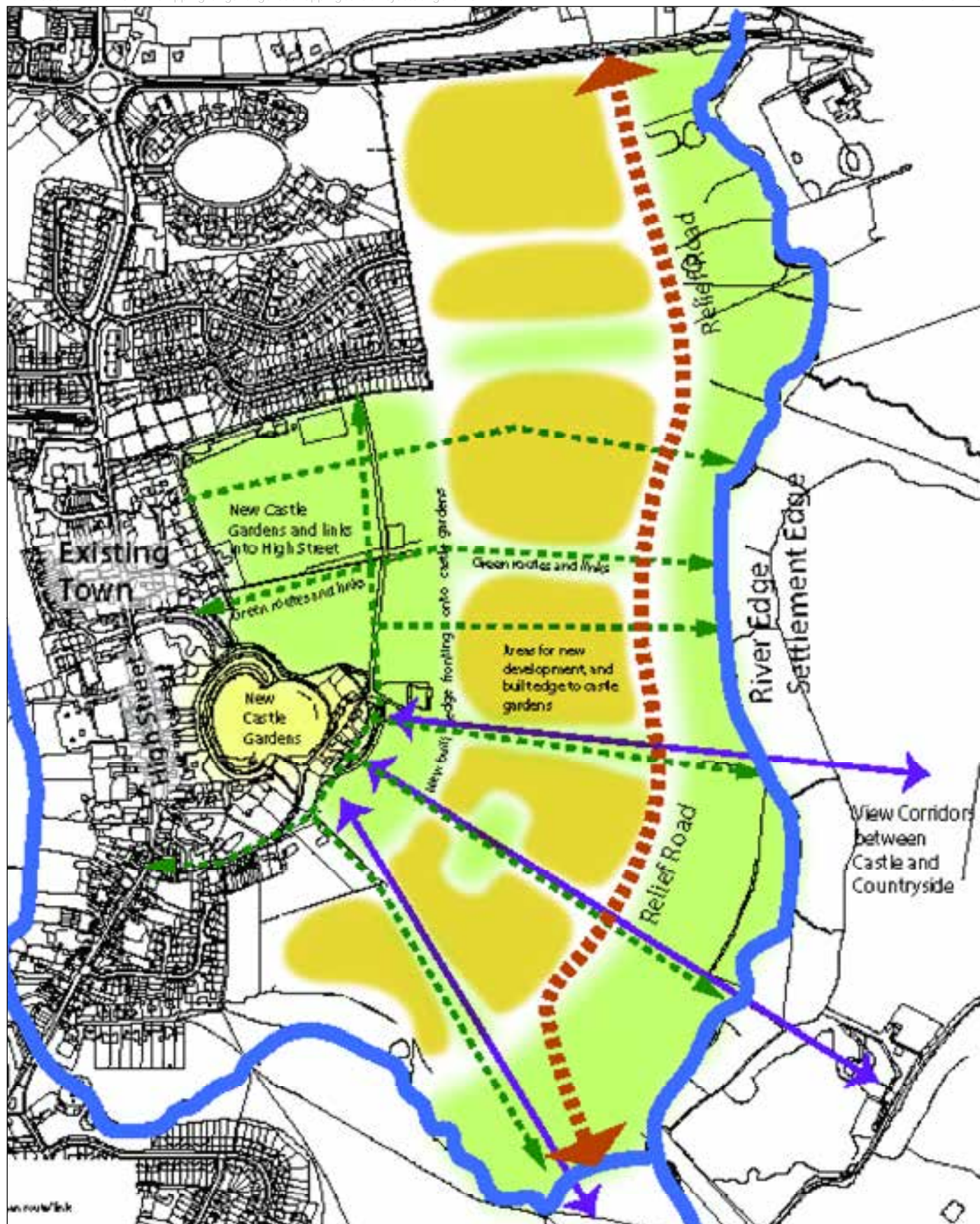
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[www.cgms.co.uk](http://www.cgms.co.uk)

Scale at A4: 1:8,500



Figure 17:  
2009 Aerial View  
(Google Earth)





Scale at A4: 1:7,000



Figure 18:  
Outline Proposed  
Development

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