

# BUILT HERITAGE STATEMENT

LAND EAST OF RAYLEIGH ROAD,  
THUNDERSLEY, ESSEX

JAC26510  
Land East of Rayleigh Road, Thundersley, Essex  
This Land Development Limited  
November 2022

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## 1.0 INTRODUCTION

This Built Heritage Statement has been prepared by RPS Consulting Services UK Ltd, on behalf of This Land Development Limited in relation to the proposed development of land east of Rayleigh Road, Thundersley, Essex, henceforth referred to as 'the Site'.

The Site comprises an area of pasture fields, a small reservoir and equestrian facilities lying east of Rayleigh Road and north Daws Heath Road, Hadleigh. The Site does not contain any built heritage assets and is not located within a conservation area as designated by Castle Point Borough Council.

The now withdrawn Castle Point Local Plan (2018-2033) identified the site for provision of "around 455 homes" under policy HO13 (land east of Rayleigh Road).

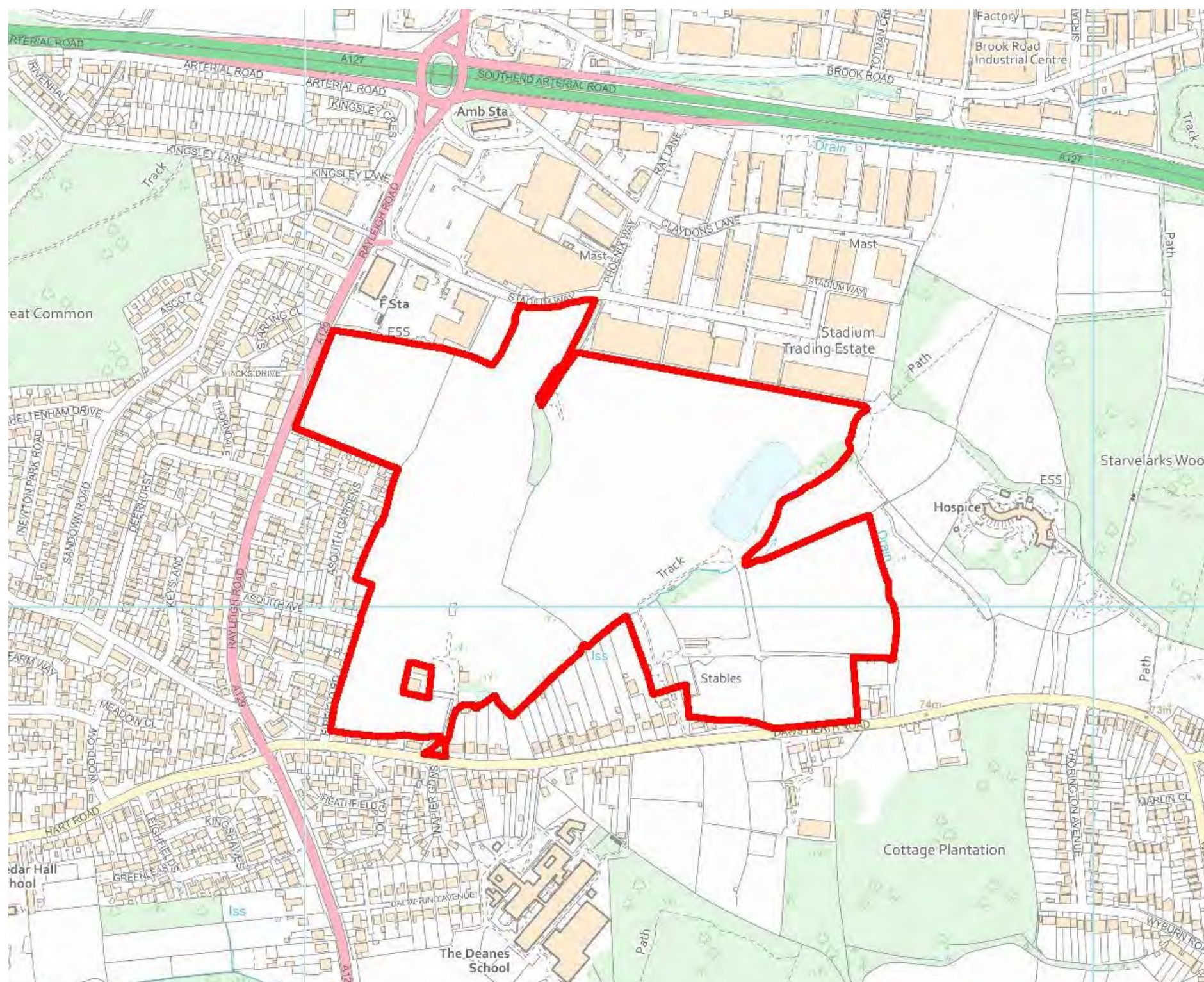
A plot of all designated built heritage assets within a 500m radius is given at Figure 12. Not all built heritage assets within this radius will be affected by the proposed development. The proposed development has the potential to affect the significance of relevant built heritage assets through the alteration of their settings.

This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets, including listed buildings. This report will also provide an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets and an assessment of the potential impacts of the proposed development on that significance.

This report satisfies the requirements of paragraph 194 of the NPPF and provides sufficient information to enable the Local Planning Authority to reach a decision about the suitability of the proposals in relation to built heritage.

This Built Heritage Statement should be read in conjunction with the submission drawings and other supporting documents that accompany the application.

All photos, maps and plans are for illustrative purposes only.



**Figure 1: Site Location**



## 2.0 LEGISLATIVE & PLANNING POLICY FRAMEWORK

### 2.1 LEGISLATION & NATIONAL PLANNING POLICY

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

#### Legislation

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

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

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

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

#### National Planning Policy

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

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

It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.

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

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

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

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

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

## 2.2 NATIONAL PLANNING GUIDANCE

### National Guidance

#### Planning Practice Guidance (MHCLG)

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

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

#### Overview: Historic Environment Good Practice Advice in Planning

The NPPF and PPG are supported by Historic England guidance which is intended to inform owners, applicants and decision makers when considering changes to historic buildings and places.

This published planning advice comes in two forms:

- Good Practice Advice notes (GPAs) - provide supporting information on good practice, particularly looking at the principles of how national policy and guidance can be applied.
- Historic England Advice Notes (HEANs) - include detailed, practical advice on how to implement national planning policy and guidance.

#### GPA1: The Historic Environment in Local Plans (March 2015)

This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

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

This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the

significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

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

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

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

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

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

This document provides guidance on practical and proportionate decision

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

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

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

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

#### HEAN7: Local Heritage Listing (May 2016)

Historic England also provides guidance on local heritage assets. The publication *Local Heritage Listing: Historic Advice Note 7* is relevant in this instance. This advice note supports local authorities and communities to introduce a local list in their area or make changes to an existing list, through the preparation of selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England.

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

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

Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the

## 2.2 NATIONAL PLANNING GUIDANCE

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historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

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

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

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

## 2.3 LOCAL PLANNING POLICY & GUIDANCE

### Local Planning Policy

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.

#### Adopted Castle Point Local Plan

The current Castle Point District Local Plan was adopted in November 1998. It was saved in its totality until 28th September 2007. Since that date only certain policies are still in place, of which the following are relevant to this assessment

##### EC34 Setting of Listed Buildings

**CONSENT WILL NOT BE GRANTED FOR NEW DEVELOPMENT WHICH WOULD HAVE AN ADVERSE EFFECT ON THE SETTING OF A LISTED BUILDING.**

##### EC37 Local List of Buildings

**PROPOSALS WHICH WOULD ADVERSELY AFFECT, TO A SIGNIFICANT DEGREE, THE CHARACTER OR SETTING OF ANY BUILDING CONTAINED WITHIN THE LOCAL LIST OF BUILDINGS OF ARCHITECTURAL OR HISTORIC INTEREST WILL BE REFUSED.**

#### Withdrawn Castle Point Local Plan

Castle Point Borough Council submitted the Castle Point Local Plan 2018 - 2033 to the Secretary of State on 2 October 2020 for examination. At a meeting of Full Council on 15th June 2022, the Council resolved to withdraw the Local Plan, with immediate effect.

Whilst the Local Plan has now been withdrawn, the following relevant policies have helped to inform this Built Heritage Statement and the planning application for land east of Rayleigh Road:

##### Strategic Policy HE1 Conserving and Enhancing the Historic Environment

**1. The Council will seek to conserve and enhance heritage assets in the Borough. New development**

**proposals affecting a heritage asset will be expected to conserve, and where appropriate enhance, the**

**setting of the heritage asset, taking into account the contribution which the asset makes to the character**

**and appearance of the surrounding area and the original function of the asset.**

**2. When assessing applications for development, there will be a presumption in favour of the preservation**

**and enhancement of designated heritage assets and their setting. The Council will encourage applicants**

**to put heritage assets to viable and appropriate use, to secure their future protection and enhancement.**

**3. Development proposals affecting a heritage asset should demonstrate a comprehensive understanding**

**of the importance of the heritage asset, and potential the impacts of the development on the setting of the**

**asset. In assessing the impact of a development proposal on a heritage asset or its setting, the Council will**

**consider:**

**a. The level of any harm or loss;**

**b. The significance of the asset;**

**c. The sustainability, economic and conservation benefits of the assets; and**

**d. The contribution the assets makes to local character and distinctiveness.**

**4. Development proposals which have a significant detrimental impact on a heritage asset will be refused**

**unless it can be demonstrated that the public benefits of the development are substantial and would clearly**

**outweigh the harm to the significance of the heritage asset.**

**5. Development proposals which result in the loss of a heritage asset will be refused unless it can be**

**demonstrated that:**

**a. The nature of the heritage asset prevents any reasonable use of the site;**

**b. No viable use of the heritage asset can be identified through appropriate marketing of the site that will**

**enable its conservation;**

**c. The loss of the asset is outweighed by the benefits of the development proposals.**

**6. Planning permission will be granted for development affecting archaeological sites providing it protects,**

**enhances and preserves sites of archaeological interest and their settings. Development proposals should assess sites in consultation with the Historic Environment Record and should have taken into account the archaeological importance of those remains, the need for the development, the likely extent of any harm, and the likelihood of the proposal successfully preserving the archaeological interest of the site.**

##### Local Policy NE2 Protection of Historic Natural Landscapes

**1. Development which will have an impact on the Daws Heath, Hadleigh Castle and Marshes, and Canvey**

**Marshes historic natural landscapes (as identified on the Policies Map) will be supported where the**

**proposals:**

**a. Enhance the quality of the landscape and its heritage or ecological assets.**

**b. Seek to provide greater public enjoyment of the landscape and its features.**

**c. Do not detrimentally impact the undeveloped character and visual quality of the landscape, heritage and**

**ecological assets.**

**d. Mitigate any residual harm to the quality of the landscape through the provision of landscaping, which**

**should comprise native species and must be sufficiently mature to integrate effectively into the**

**environment and provide effective mitigation.**

**Local Policy NE6 Protecting and Enhancing the Landscape and Landscape Features**

**1. All development proposals should contribute positively towards creating a visually attractive**

**environment.**

**2. Development proposals should seek to protect and integrate key natural and seminatural features**

**including:**

**a. Established field boundaries, hedgerows and tree lines;**

**b. Established trees with a high visual amenity value;**

**c. Established areas of woodland; and**

**d. Topographical features including ridge lines, watercourses, ditch systems and bunds.**

**3. Development proposals should be designed to have regard to the character of the landscape, and seek**

**to avoid harm to the landscape as a result of adverse impacts on:**

**a. The degree of openness;**

**b. The scale and nature of existing development; and**

**c. The amount and density of existing vegetative screening.**

##### Site Allocation

The emerging Castle Point Local Plan identifies the Site for provision of 420-490 residential units (Site Code SH07).



3.0 ARCHITECTURAL & HISTORICAL APPRAISAL

3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

The Domesday survey of 1086 AD records Thundersley as a taxable manorial settlement of 12 households.

Thundersley remained a small, rural, agricultural settlement throughout the Medieval period and underwent little change until the 18th Century, when the village began to draw trade from passing traffic following the establishment of a turnpike road from Wickford (Essex Turnpike Trust, 1746).

The rail station at Rayleigh (the nearest railway station to the planning application site) opened in 1889, connecting the town directly to London and encouraging further growth in the wider area, including Thundersley, in the late 19th and early 20th Centuries.

This section reviews the available historic mapping from the 18th Century onwards to understand past phases of land use within the Site and the evolution of the present local built character.

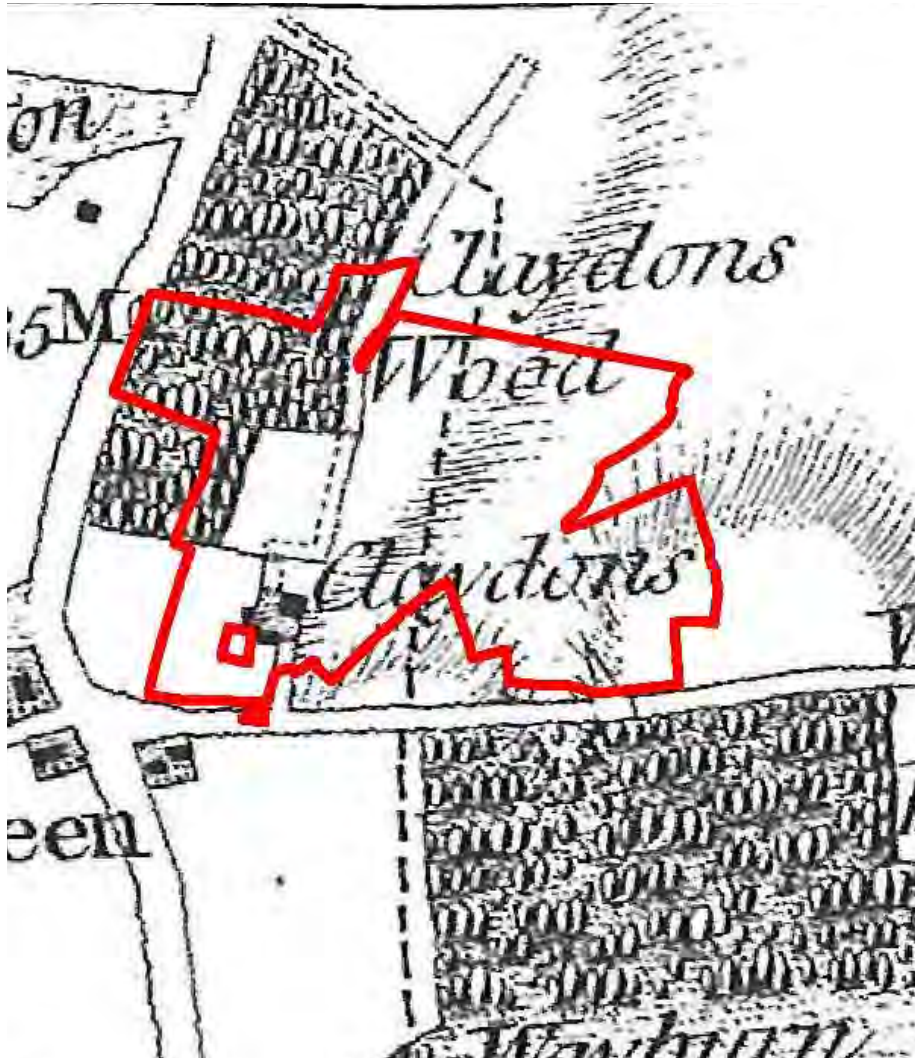


Figure 2: 1777 Chapman & Andre Map of Essex

The 1777 Chapman & Andre Map of Essex shows the Site as being comprised of woodland and agricultural land. Individual field boundaries are not illustrated on this map. The buildings of Claydons farmstead are shown within the south western end of the Site.

At this time the Site forms part of an extensive agricultural landscape that flanks Rayleigh Road. The built core of Rayleigh lies further to the north of the Site at this time. The vicinity of the Site is characterised by managed and natural woodland, agricultural land and scattered farmsteads.



Figure 3: 1798 Ordnance Survey Drawing

The 1798 Ordnance Survey Drawing illustrates that the Site and vicinity had undergone little change since the earlier Chapman and Andre map. Within the Site, much of the woodland at the north western end had been felled by this time, indicating a more intensive state of cultivation. The Site continues to form part of a rural, predominantly agricultural landscape, though large areas of woodland remain present to the south.



### 3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

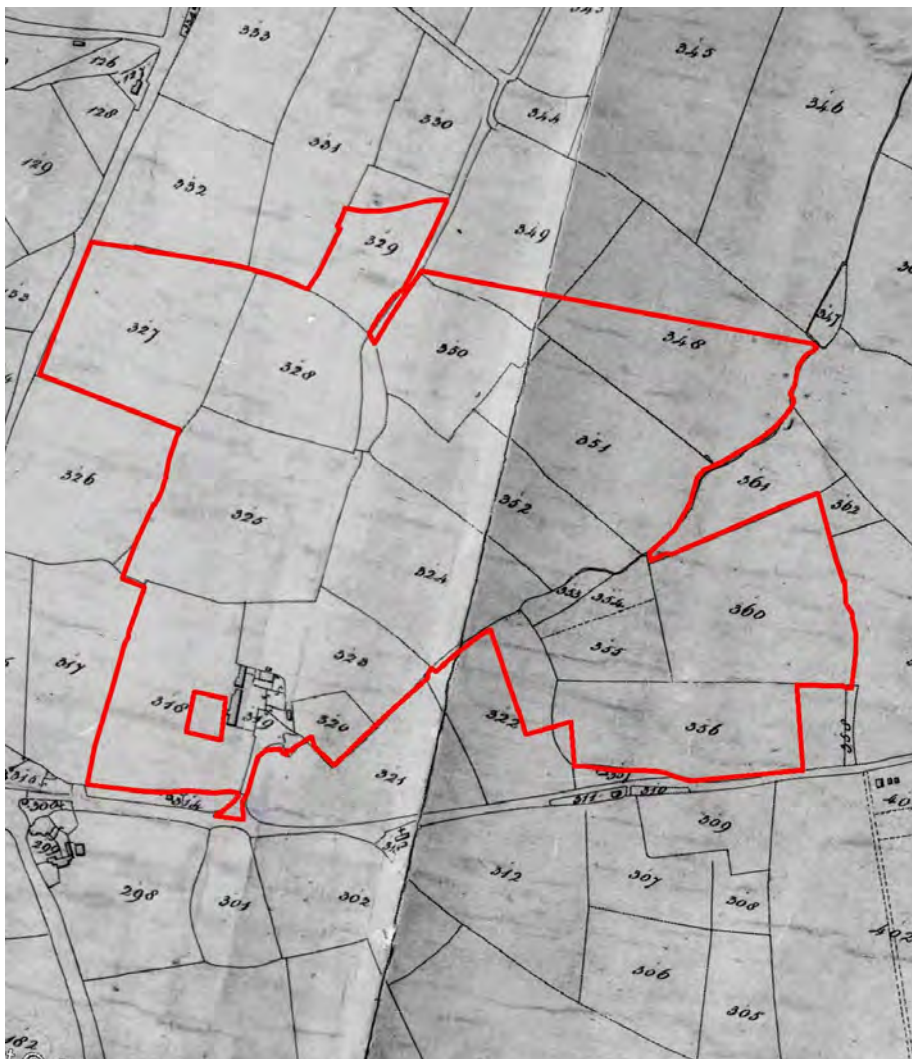


Figure 4: 1838 Thundersley Parish Tithe Map

The 1838 Thundersley Parish tithe map and apportionments provide a snapshot of land use, ownership and occupancy in the early-mid 19th Century. At this time the western half of the Site was owned by an Albert Baker and John Lane, these parcels, which include the Claydons farmstead, were occupied by an Albert Baker and James Brown. Much of the central and north eastern parts of the Site were jointly owned by an Abraham Barnard, Jane Barnard and Herbert Newman. These fields were occupied by the tenants Herbert Newman and William Cross. The eastern-south eastern end of the Site, where it projects towards Daws Heath Road, was owned by a Reverend G. H. Rendall and William Downes. These fields are occupied by William Dowes and ‘another’.

To the immediate south of the Site, the Grade II listed no.96 and no.98 Daws Heath Road is shown (plot 311). This building recorded in the tithe apportionments as being owned by a Henry Cook and occupied by a George Aspeni.

The Site is not recorded by the Thundersley Parish tithe apportionments as having a historical or functional relationship with any surviving built heritage asset.

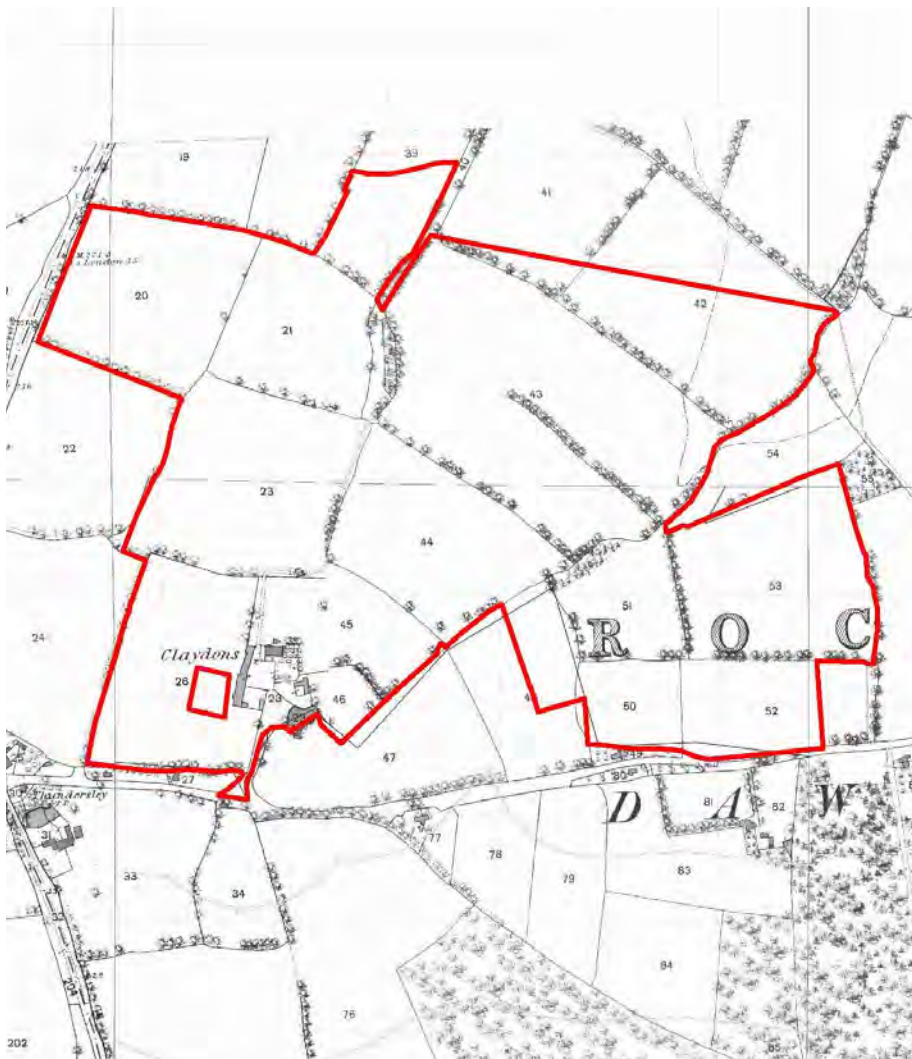


Figure 5: 1868 Ordnance Survey

The 1868 Ordnance Survey (OS) map illustrates the Site as formed of enclosed agricultural fields that are bound to varying extents by treelines. A number of boundaries shown on the 1838 tithe map have been removed, indicating a process of amalgamation that reflects wider trends of increasing mechanisation in agriculture during the mid-late 19th Century.

Claydons Farm has undergone little change from the layout of buildings shown on the 1838 tithe map. The farmstead remains the only instance of built development within the Site.

The immediate vicinity of the Site remains entirely rural-agricultural in arrangement.

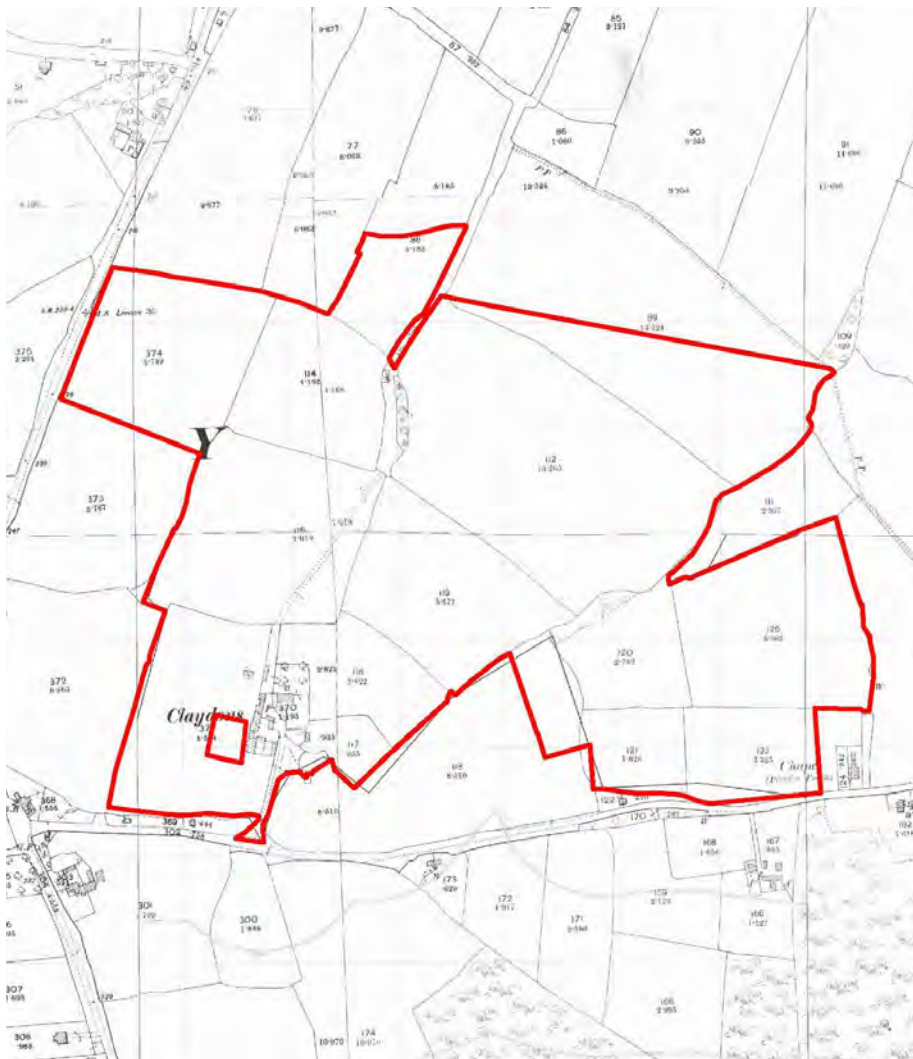


Figure 6: 1896-7 Ordnance Survey

At the end of the 19th Century, Claydons farmstead had undergone some alteration, possibly indicating a phase of modernisation. There are no other buildings shown within the Site at this time. The Site remains formed of irregular agricultural fields and retains a number of earlier boundaries.

There has been little change in the immediate vicinity, with other farmsteads being represented to the south east, south west and north west. A number of smaller cottages are also present along principal roads to the south and west of the Site.



### 3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

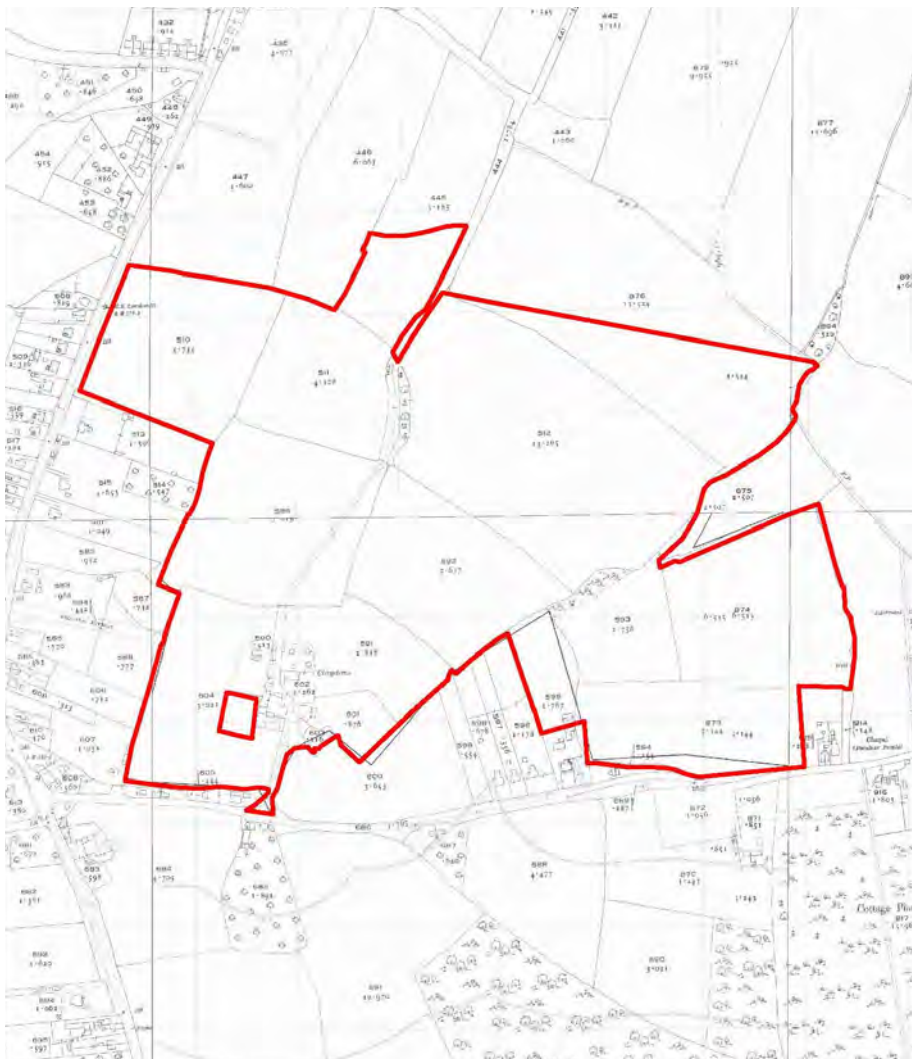


Figure 7: 1923 Ordnance Survey

In the first decades of the 20th Century, built development came to extend along the western boundary of the Site, flanking Rayleigh Road. The Site has undergone no notable change within its boundaries.

The expansion of the built area of Rayleigh south along the western boundary of the Site is an initial phase of the amalgamation of Rayleigh and Hadleigh, as both expanded following the linking of these settlements to London by rail lines in the late 19th Century.

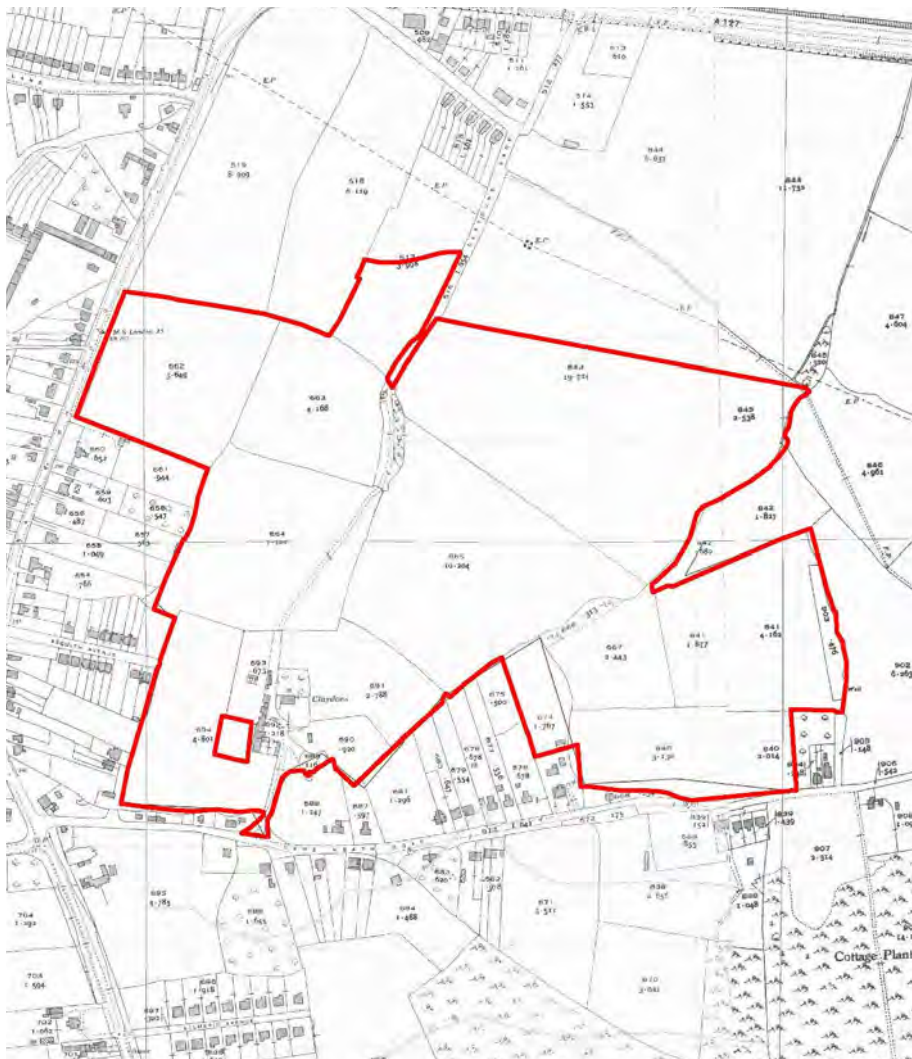


Figure 8: 1938 Ordnance Survey

By 1938 phases of residential development had been completed along the southern boundary of the Site. To the west, the existing built area along Rayleigh Road has become denser. The Site now represents an edge of settlement arrangement, forming the immediate agricultural bounds of an extended built area.

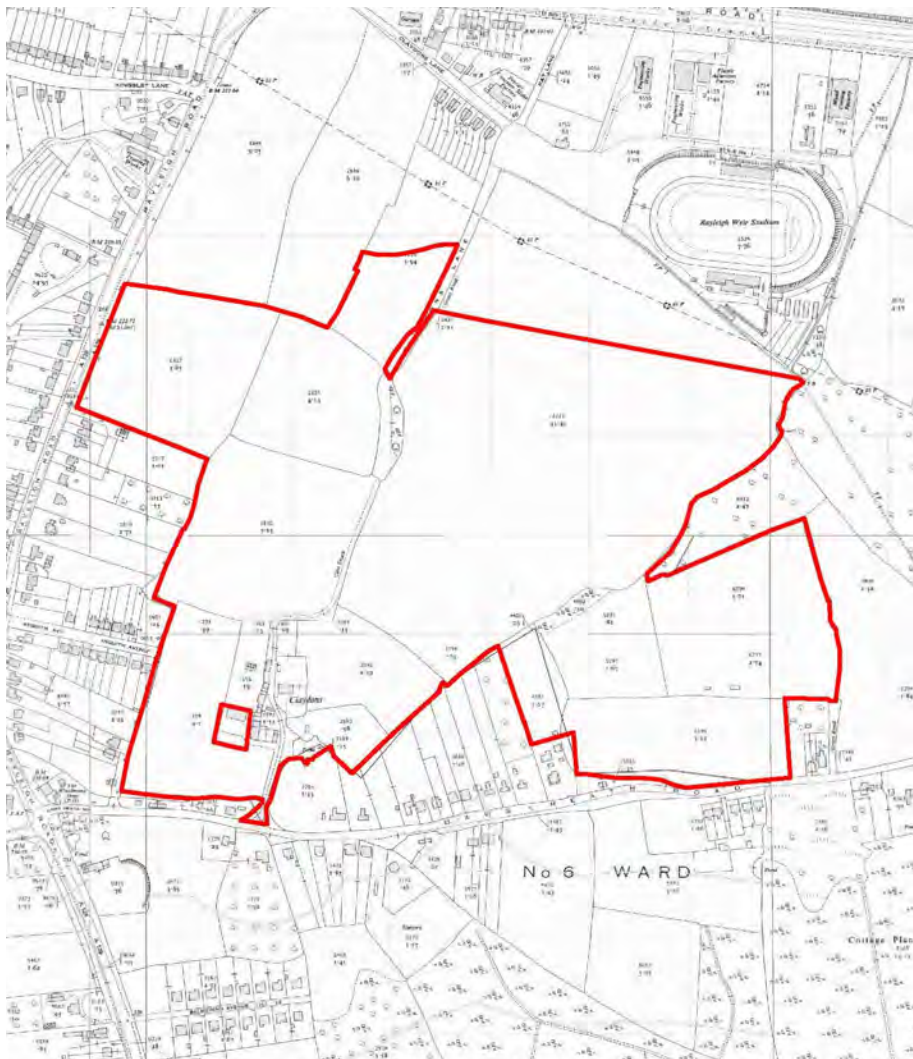


Figure 9: 1954 Ordnance Survey

Further built development in the vicinity of the Site took place in the immediate post-war decade, including the construction of Rayleigh Weir Stadium to the north east of the Site. To the west of the Site, Rayleigh Road has been modernised as the A129. The Site is now shown to more clearly lie within an extended, 20th Century built area, adjoining a wider, agricultural landscape only in the east.

Within the Site there appears to have been further loss of earlier field boundaries, bringing the north eastern end of the Site into use as a single open field. Some earlier field boundaries and features such as Claydons Lane remain present within the Site.



3.1 HISTORICAL DEVELOPMENT AND MAP PROGRESSION

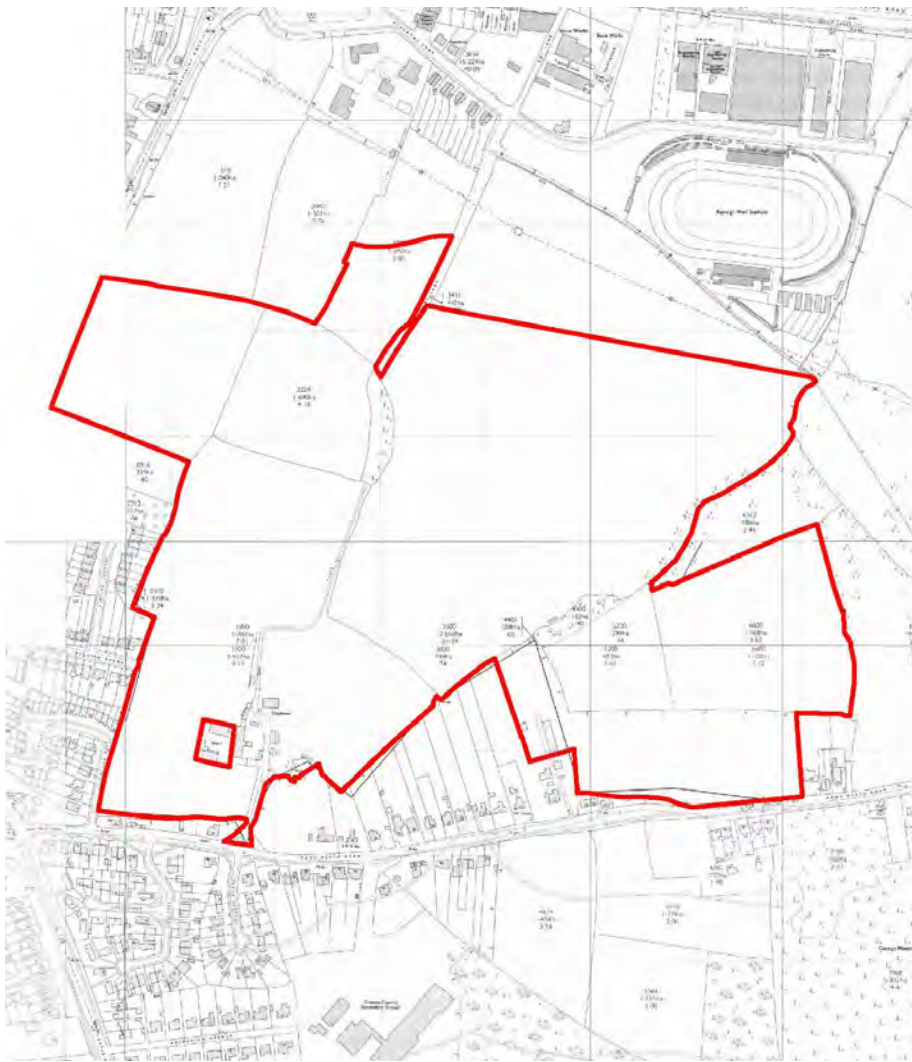


Figure 10: 1970-71 Ordnance Survey

No notable change is shown on the OS map of 1970-71 compared to the 1961 OS.



Figure 11: 2019 aerial photograph

In the later 20th and early 21st Centuries, built development to the north and west of the Site has become increasingly dense. The area north of the Site is now characterised primarily by commercial development, with residential areas lying to the west and south west. On Daws Heath Road, there remain a few pasture fields or paddocks to the south of the Site, which give way to an area of woodland lying north of Hadleigh.

Within the Site, at the north eastern end, a small reservoir has been constructed, together with various equestrian buildings in the south eastern corner.

The Site is primarily bound by modern urban development, adjoining further areas of pasture fields in the east.



# 4.0 ASSESSMENT OF SIGNIFICANCE

## 4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS

### Site Assessment

The Site is comprised of partially enclosed pasture fields, with stables buildings within the southeastern boundary, the (now unnamed) Claydons Farm buildings to the southwest and Claydons Lane (also unnamed) leading towards the centre of the northern boundary. Small areas of woodland are present towards the centre of the northern boundary and to the southeast. A small reservoir is present within the Site close to the eastern boundary.

The Site is experienced as edge of settlement pasture fields and equestrian facilities. Though of historic origin, the farmstead within the Site has been entirely modernised and its structures are not considered to retain any architectural or historic interest.

The Site is bound by built development of 20th and 21st Century date to the north, west and south. In the south east and east, the boundary of the Site gives way to less densely developed areas and various other pasture fields.

A long view to the Grade II\* Church of Holy Trinity, located c.1.5km to the north, is possible from within the Site over the extensive built area of Rayleigh (Fig.26). The Grade II Rayleigh Windmill, positioned a short distance to the west of the church is not visible from the Site.

### Identification of Built Heritage assets

The Site does not contain any designated or non-designated built heritage assets.

A plot of all designated and non-designated built heritage assets within a 500m radius of the Site is given as Figure 12. This radius is considered proportionate to the scale of the proposed development and its potential to impact the significance of nearby built heritage impacts.

Two Grade II listed buildings are located within 500m of the Site, comprising Weir Farmhouse (NHLE ref.1322351) to the north west and no.96 and no.98 Daws Heath Road (NHLE ref.1170144) to the south. Both listed buildings are separated from the Site by 20th Century and later built development and have no visual relationship with it. The Site lacks any known or legible historical or functional relationship with either of these designated built heritage assets. These listed buildings derive their significance primarily from the intrinsic architectural and historic interest of their surviving built fabric.

Based on the available information, the Site is considered to represent a largely unappreciable element of the wider setting of these listed buildings that makes no contribution to their significance or the way in which that significance is understood within their respective close settings. Only no.96 and no.98 Daws Heath Road is carried forward for further assessment as a result of the proximity of the proposed access to the Site to this designated built heritage asset.

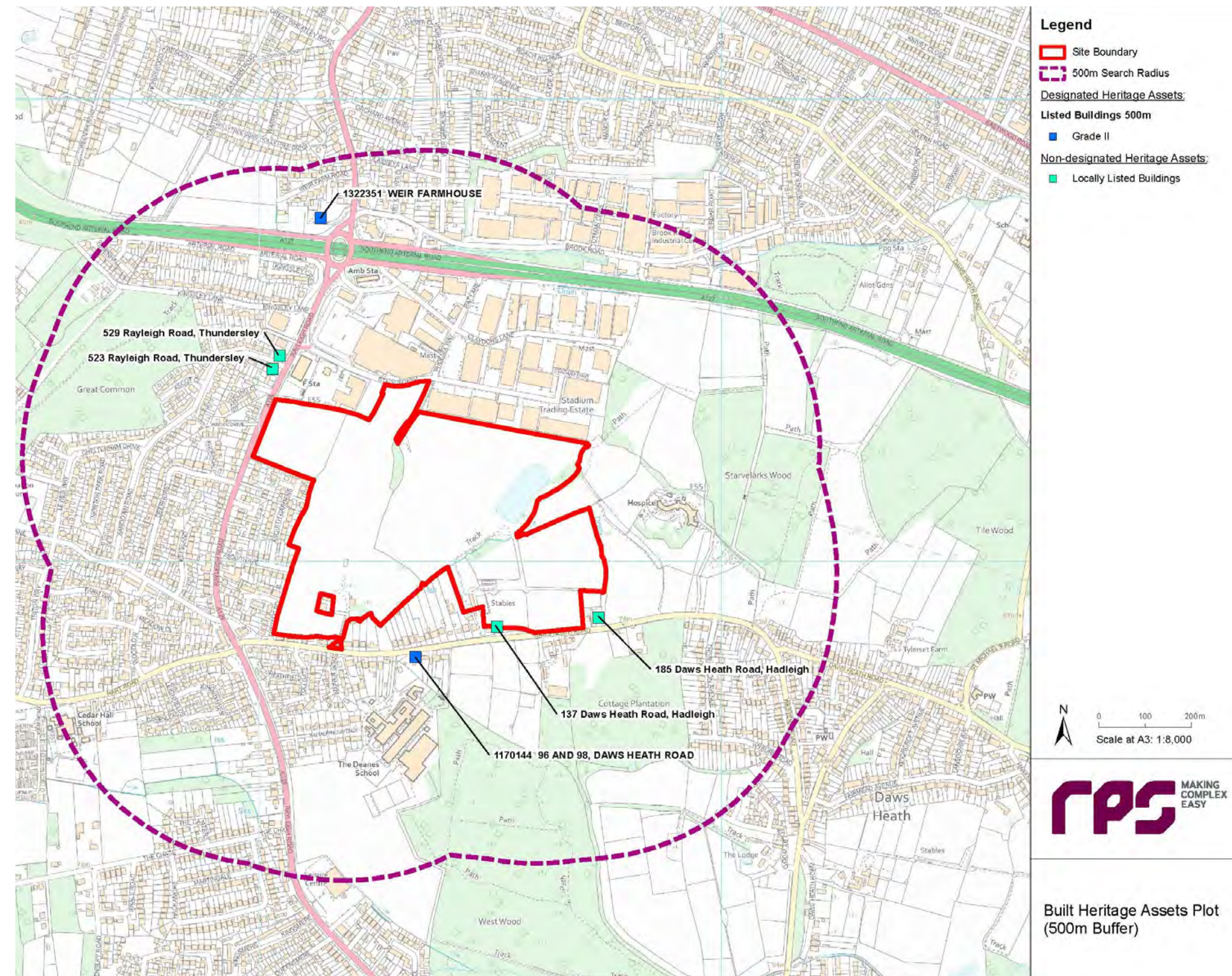


Figure 12: Built Heritage Assets Plot.



# 4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS

The proposed development is considered to have no potential to alter the significance of the Grade II Wier Farmhouse, which lies north of the A127.

Castle Point District maintains a local list of non-designated built heritage assets. Four locally listed buildings are located in the vicinity of the Site, including;

- No.529 Rayleigh Road, Thundersley, located to north west of the Site;
- No.523 Rayleigh Road, Thundersley, located to north west of the Site;
- No.137 Daws Heath Road, Hadleigh, positioned on southern boundary of the Site; and
- No.185 Daws Heath Road, Hadleigh, positioned close to south eastern boundary of the Site.

The locally listed no.529 and no.523 Rayleigh Road (Fig.13) are separated from the Site by the busy A129 Rayleigh Road and largely screened by intervening planted boundaries at the north western edge of the Site and by modern commercial development to the immediate north of the Site. These locally listed buildings are experienced only in the context of modern residential and commercial development and the busy A129. The proposed development is not considered to have any potential to alter the limited significance of these non-designated heritage assets, which is derived from the intrinsic architectural and historic interest of their built fabric.

No.137 and no.138 Daws Heath Road lie at the edge of the built area along Daw's Heath Road. The proposed development represents an erosion of the edge of settlement or semi-agricultural character of the settings of these buildings. These two locally listed buildings are therefore carried forward for further assessment.

While the Grade II\* Church of Holy Trinity, c.1.5km to the north, is discernible as a local landmark from the Site the extensive intervening distance and built development diminishes the ability to appreciate its intrinsic architectural and historic interest (Fig.26). The Site is not considered to make any contribution to the significance of this long distant heritage asset. The proposed development layout will retain this particular view northward toward the church and no potential impacts to its significance are identified. No potential impacts are identified in respect of the similarly distant Grade II Rayleigh Windmill. The proposed development is not considered to have the potential to change the way these designated heritage assets are appreciated or understood and they are therefore not carried forward for detailed individual assessment.



Figure 13: No.529 Rayleigh Road (foreground) and no.523 Rayleigh Road (redbrick building in background) as seen looking south west from west side of Rayleigh Road.

The immediate vicinity of these buildings is characterised primarily by modern built development.



Figure 14: View south on Rayleigh Road past locally listed no.523 Rayleigh Road.

The at times heavy traffic and associated noise of the A129 is a notable element in the experience of Rayleigh Road's locally listed buildings. In this view the tree-lined north western boundary of the Site is visible, though the wider site is not highly visible.



Figure 15: View south east toward north western corner of Site.

On its northern side, the Site is bound by modern commercial development.



Figure 16: View south east into Site from Rayleigh Road.



4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS



Figure 17: View west along northern boundary of Site from north eastern corner.



Figure 18: General view east from northern boundary of Site.

Due to local topography, wider views are possible at the northern end of the Site in which its character as an edge of settlement space that leads, in the east, to less densely developed or semi-rural areas is readily apparent.



Figure 19: General view south west from north east corner of Site, north of the reservoir.

Due to local topography and intervening planted boundaries, there are a number of places within the Site in which built development to the south and west is screened from view.



Figure 20: View south-south east from topographic high point of the Site.



Figure 21: View approximately west-south west from topographic high point of the Site.



Figure 22: View east along Daws Heath Road, positioned opposite Grade II listed nos. 96 and 98 Daws Heath Road.



4.1 SITE ASSESSMENT AND IDENTIFICATION OF HERITAGE ASSETS



Figure 23: View north along access to reservoir within Site from Daws Heath Road.



Figure 24: View to south eastern boundary of Site looking north west from Daws Heath Road



Figure 25: View north west across Site from south eastern corner on Daws Heath Road.



Figure 26: Long view from topographic high point of the Site to the Grade II\* Church of Holy Trinity (indicated), c.1.5km to the north across the built area of Rayleigh.



## 4.2 STATUTORILY LISTED BUILDINGS

No.96 and no.98 Daws Heath Road is Grade II listed (NHLE ref.1170144). This building comprises a pair of cottages of late 18th or early 19th Century date. This building is timber framed and weather boarded with a red plain tile roof. The building has a centrally positioned gault brick chimney stack and a 20th Century single storey rear extension to no.98. The building is of one storey with attics and two catslide dormers. The building has 19th Century two light small paned casement windows and two 19th Century central vertical sliding sashes with glazing bars and pentice boards. Internally, no.96 retains vertically boarded doors with ironmongery, original stairs around the chimney, both properties retain edge ceiling beams.

### Significance

This listed building derives its significance from the intrinsic architectural and historic interest of its surviving historic fabric. The building is a good example of late 18th or early 19th Century local vernacular cottages and has an evidential value for understanding the design, materials and craftsmanship of small, labourers cottages that were common in the wider area.

The building makes a positive contribution to the streetscene, where it is flanked by 20th Century residential development.

### Setting

No.96 and no.98 are positioned on the south side of Daws Heath Road, close to the eastern edge of a ribbon of built development along this road. The building is positioned within its domestic scale grounds, set back behind front gardens that are bound by a low white brick wall. No.96 and no.98 are set among later, 20th Century residences set to the east, west and north.

To the rear (south) of the listed building is a small area of woods, beyond which is the modern Deans Sports Centre complex. Further to the south east is a larger area of woodland and to the east beyond the modern development on Daws Heath Road are pasture fields.

To the west and south west are areas of suburban residential development forming part of the wider built area lying between Rayleigh and Hadleigh. To the north, beyond the intervening modern built development on the north side of Daws Heath Road, and to the east and south east, is a wide area of irregular enclosed fields, with greater proportion of woodland than to the north.

### Contribution of the Setting to Significance

Historically, no.96 and no.98 had occupied a somewhat isolated position outside of local concentrations of built development. The present ribbon of built development that the listed building lies within is of predominantly 20th Century date and comprised of residences of no architectural or historic interest. The modern built development along Daws Heath Road that characterises the immediate setting of the listed building is not considered to contribute to the significance of the building.

Enclosed pasture fields and wooded areas are present further from the building, though are generally screened by intervening modern development other than in views directly east-south-east on Daws Heath Road. The surviving elements of agricultural or pasture and woodland that form part of the wider setting of the building are considered to be broadly representative of its historic rural landscape context.

As a result of the limited visual relationship of the listed building with remaining semi-rural or agricultural character spaces and the lack of a known or legible historical or functional relationship between them and the building, these elements of its wider setting is considered to make only a low overall contribution to significance.

### Contribution of the Site to Significance

The Site lacks an appreciable visual relationship with this listed building and does not have any known or legible historical or functional relationship with it. The Site is screened along the relevant section of Daws Heath Road by intervening residential development of 20th Century date. The Site is considered to represent a part of the unappreciable wider edge of settlement or semi-rural character setting of this listed building. The Site is not a notable element in the experience of the listed building on Daws Heath Road and is therefore not considered to make any specific contribution to the significance of this designated built heritage asset.



Figure 27: No.96 and no.98 Daws Heath Road as seen looking south from north side of Daws Heath Road



## 4.3 LOCALLY LISTED BUILDINGS

No.137 Daws Heath Road, Hadleigh is included on the Castle Point District local list of non-designated built heritage assets. The building is constructed in rendered brick with a slate roof and central painted brick chimney with moulding. The building originally formed a pair of labourers cottages but is now occupied as a single dwelling.

### Significance

Historic England's HEAN7: Local Heritage Listing (May 2016), identifies that local authorities may seek to include buildings on a local list by assessing them against a wide criteria. This criteria includes age, rarity, aesthetic interest, group value, archaeological interest, archival interest, historical association, designed landscape interest, landmark status and social and communal value.

No.137 Daws Heath Road derives its significance from the limited architectural and historic interest of its built fabric, which has an evidential value for understanding the materials, design and craftsmanship of houses at the lower end of the local social scale in the 19th Century. Such labourers cottages were historically common, though relatively few such examples now survive following widespread demolition and replacement as general living standards improved from the early-mid 20th Century onwards. The building has undergone much alteration for modern use as a single residence, but makes a positive contribution to the streetscene of Daws Heath Road.

No.137, as a result of its later date, limited design and material quality and the high degree of alteration, is unlikely to ever merit inclusion on the National Heritage list for England. No.137 can be understood as representing a built heritage asset at the lower end of the spectrum of significance.

### Setting

This locally listed building is positioned at the end of a ribbon of generally 20th Century residential development that projects east along Daws Heath Road. No.137 is set within private domestic grounds that are bound by a hedge, though the building is highly visible from the adjoining section of road.

To the immediate west of no.137, on the north side of Daws Heath Road, is a ribbon of 20th Century residential development characterised by detached and semi-detached houses in large, well planted plots. The south side of the adjoining section of Daws Heath Road is characterised by pasture fields and paddocks that are bound in the south by an area of woodland. To the immediate north of the building's domestic grounds is the Oak Lodge Fishery and various enclosed fields that together form the south easternmost quadrant of the Site. The Site, comprising an area of pasture fields and equestrian buildings expands from the rear of no.137 toward Rayleigh Road in the west and north to a commercial estate lying south of the A127.

### Contribution of the Setting to Significance

Historically, no.137 had occupied a somewhat isolated position outside of local concentrations of built development. The present ribbon of built development that the locally listed building lies at the edge of, is comprised of predominantly 20th Century residences of no architectural or historic interest. The modern built development along Daws Heath Road is not considered to contribute to the significance of the building.

Enclosed pasture fields and wooded areas are present to the immediate north, east and south of the building and are considered to be broadly representative of the historic rural landscape context of the building, though do contain modern uses, such as the fishery buildings to the immediate north. These spaces however lack any known or legible specific historical or functional relationship with the building. These setting elements are considered to make a low overall contribution to the building's significance, which is derived primarily from its limited intrinsic architectural and historic interest.

### Contribution of the Site to Significance

The Site forms part of the immediate and wider semi-rural or edge of settlement setting of the building. The character of the Site is broadly representative of the enclosed fields and small areas of woodland that defined much of the area until the built expansion of Rayleigh and Hadleigh in the 20th Century. The Site is considered to make a low contribution to the significance of this locally listed building. This is a result of the positive contribution of the immediately adjoining areas of the Site to the experience of the former cottages on Daws Heath Road. The contribution of the Site is not greater than low as a result of the lack of any known or legible historical or functional relationship and the extent of introduced modern fishery uses to the south eastern end of the Site.



Figure 28: No.137 Daws Heath Road



## 4.3 LOCALLY LISTED BUILDINGS

No.185 Daws Heath Road is a former Banyards (“peculiar people”) chapel, a religious sect who appeared in this area circa 1852. This is the third chapel to be erected in the Daws Heath area, the two earlier chapels having been demolished for redevelopment.

The chapel has been extensively altered for modern use as a residence but retains the legibility of its original function. The building is weatherboarded and has a slate roof with tiled ridges. The surviving historic windows of the chapel are timber and are loosely styled as gothic lancets.

### Significance

The building derives its significance primarily from its intrinsic architectural and historic interest as a non-conformist chapel of mid-19th Century date. In material terms, the building is unexceptional but has an evidential value for understanding the design and layout of very small non-conformist chapels of the period in this area. The building, despite the extent of alteration, also makes a positive contribution to the streetscene of Daws Heath Road.

No.185 has a degree of rarity value for the lack of other such examples of non-conformist 19th Century chapels locally.

### Setting

This locally listed building lies outside of the ribbon of primarily modern development at the western end of Daws Heath Road. The former chapel is positioned at the end of a group of three residences and is set within its private, now domestic grounds which are bound by a dense hedgerow.

To the east, north and west of the former chapel on the north side of Daws Heath Road are enclosed pasture fields. To the immediate south are a riding school and a timber processing site.

In terms of wider setting, no.185 lies within the semi-rural bounds of the extended built area at the eastern and western end of Daws Heath Road. To the north and south the wider setting of the building is characterised primarily by irregular enclosed pasture fields and woodland lying between Rayleigh and Hadleigh.

### Contribution of the Setting to Significance

Both the semi-rural and modern character elements of the setting of the former chapel are unrelated to its historic function and have no known or legible association with it. However, the semi-rural character of this section of Daws Heath Road is considered to make a low contribution to the significance of the building for its positive role in understanding the chapel as a small, insularly reflective religious space set outside of local areas of historic settlement.

### Contribution of the Site to Significance

The Site includes the pasture fields immediately west and slightly to the north of the former chapel (the immediately adjoining paddock to the north of the building is not within the Site). The south easternmost end of the Site therefore forms part of the immediate semi-rural setting of the locally listed building and, as a result of its character makes a low contribution to the significance of the building as being experienced as a historic, rural chapel. It remains however that the building derives its significance primarily from its intrinsic and architectural interest as there is no known or legible historic or functional relationship between the building and the Site.



Figure 29: No.185 Daws Heath Road as seen looking north.



# 5.0 PROPOSALS & ASSESSMENT OF IMPACT

## 5.1 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

The Site is proposed for development (Figure 30). The development proposals comprise the development of up to 455 new homes, a multi-use community hall, land for the provision of a healthcare facility, land for a stand-alone early years and childcare nursery, new vehicular/pedestrian access points from Stadium Way in the north and Daws Heath Road in the south, new greenways and green links, multi-functional open space, green infrastructure, surface water attenuation, landscaping and associated infrastructure. All matters reserved except access.

The design evolution of the proposed development will seek to reflect established local patterns of layout, scale and massing. The development proposals include provision for the retention and enhancement of planted boundaries, to be formed of native species, to soften the appearance of built spaces within the Site in the wider area and ensure adequate visual relief within the Site.

While no potential impacts to the significance of the Grade II\* Church of Holly Trinity are identified, the proposed development layout will retain the long distance view to this designated heritage asset, taken from the topographic high point of the Site. No views are possible from the Site to the Grade II Rayleigh Windmill, a short distance to the west of the church.

Please refer to the accompanying Design and Access Statement for full details of the development proposals.



Figure 30: Proposed Building Scale Parameter Plan



# 5.2 ASSESSMENT OF IMPACT AND ASSESSMENT OF IMPACT

## Assessment of Impact

This section assesses the potential impact of the proposed development on relevant built heritage assets.

### Potential Impacts on Grade II no.96 and no.98 Daws Heath Road

The Site has not been identified as contributing to the significance of this Grade II building and forms an unappreciable part of its wider edge of settlement setting. The proposed development includes provision for access to the Site from Daws Heath Road. This access may be expected to somewhat increase traffic on this road generally. Based on the available information, it is considered that the proposals represent creation of a destination area of housing, and not the introduction of a through route between Rayleigh Road or the built areas north of the Site to Daws Heath Road.

It is considered that the proposed development represents a change of the edge of settlement or semi-rural character of the wider setting of this designated built heritage assets. This change is however identified as unlikely to notably change the present experience of no.96 and no.98 from Daws Heath Road, where they are already viewed in the context of 20th Century residential development. The built areas of the proposed development are not likely to be visible from the section of road adjoining this listed building.

The proposals are considered to represent an overall neutral alteration of the unappreciable wider setting of this listed building, with no harm arising to its significance.

### Potential Impacts on Locally Listed No.185, Daws Heath Road, Hadleigh

The locally listed no.185 Daws Heath Road derives its significance from its intrinsic architectural and historic interest as a small surviving non-conformist chapel of mid-19th Century date. The Site does not have a known or legible functional or historical relationship with the building, but is considered to make a low contribution to its significance. This limited contribution is derived from the general positive role of the south eastern quadrant of the Site in the edge of settlement or semi-rural character of the building's immediate setting.

The proposals include provision for the retention and enhancement of planted boundaries at the edge of the Site to lower the visual profile of development in views west on Daws Heath Road. The proposals represent an expansion of the built area towards this locally listed building and an erosion of the edge of settlement/semi-rural character of its setting. The extent of this change is considered to represent a notable alteration of the buildings setting, but would not alter the limited intrinsic architectural and historic interest of the building or erode the ability to appreciate that interest from Daws Heath Road. The positive contribution of the building to the streetscene of Daws Heath Road will also remain unchanged. The overall impact of the proposed development on the significance of this non-designated built heritage asset is considered to be low.

### Potential Impacts on Locally Listed No.137 Daws Heath Road, Hadleigh

The locally listed no.137 Daws Heath Road derives its significance from its intrinsic architectural and historic interest as a much altered former pair of labourers cottages of 19th Century date. The Site does not have a known or legible functional or historical relationship with the building but is considered to make a low contribution to its significance. This contribution is derived from the positive role of the south eastern quadrant of the Site in the edge of settlement or semi-rural character of the building's immediate setting.

The proposals include provision for the retention and enhancement of planted boundaries at the edge of the Site to lower the visual profile of development in views along Daws Heath Road. The proposals represent an expansion of the built area across the north and eastern immediate vicinity of the locally listed building. The extent of this change is considered to represent a notable alteration of the building's setting, but will not alter the limited intrinsic architectural and historic interest of the building or erode the ability to appreciate that interest from Daws Heath Road. The positive contribution of the building to Daws Heath Road will also remain unchanged. The overall impact of the proposed development on the significance of this non-designated built heritage asset is considered to be low.



## 6.0 CONCLUSIONS

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The Site comprises an area of pasture fields, a reservoir and modern farmstead and fishery buildings. The Site does not contain any designated or non-designated built heritage assets.

The Site represents a semi-rural or edge of settlement space that makes a low contribution to the significance of two locally listed buildings on Daws Heath Road. The Site is not identified as making any contribution to the significance of the Grade II listed no.96 and no.98 Daws Heath Road.

The proposed development is considered to represent a proportionate and appropriate re-development of the Site that suitably responds to the Site's proximity to the relevant built heritage assets.

No potential adverse effects have been identified in relation to the Grade II listed no.96 and no.98 Daws Heath Road.

The proposed development represents a notable alteration of the edge of settlement or semi-rural character of the immediate setting of the locally listed no.137 and no.185 Daws Heath Road. The proposed development will not however alter the intrinsic limited architectural or historic interest of these non-designated built heritage assets or change their positive contribution to the streetscene. The overall impact of the proposed development on the significance of these non-designated built heritage assets is considered to be low. A balanced judgement should be made in respect of the potential impacts on the relevant locally listed buildings in accordance with Paragraph 203 of the NPPF.

This assessment is sufficient with respect to Paragraph 194 of the NPPF to inform a decision on the suitability of the development proposals in regards to Built Heritage. It also demonstrates that the significance of the surrounding heritage assets would be preserved and that the proposed development conforms with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local planning policies.



# APPENDICES

## APPENDIX A: STATUTORY LIST DESCRIPTION

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### 96 AND 98, DAWS HEATH ROAD

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1170144

Date first listed: 22-Jul-1986

Statutory Address: 96 AND 98, DAWS HEATH ROAD

#### Location

Statutory Address: 96 AND 98, DAWS HEATH ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Essex

District: Castle Point (District Authority)

National Grid Reference: TQ 80337 88793

#### Details

THUNDERSLEY DAWS HEATH ROAD TQ 88 NW 2/24 Nos. 96 and 98- II

A pair of cottages. C18/C19. Timber framed and weatherboarded. Red plain tiled roof. Central gault brick chimney stack, C20 single storey rear extension to No. 98. One storey and attics. 2 catslide dormers with C19 2 light small paned casements. 2 C19 central vertically sliding sashes with glazing bars, pentice boards over. Left and right vertically boarded doors. Gutter on triangular brackets. Internal features to No. 96 include vertically boarded doors with ironmongery, original stairs around chimney, on edge ceiling beams to both properties.

Listing NGR: TQ8033788793



## APPENDIX B: REFERENCES

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'Thundersley', in An Inventory of the Historical Monuments in Essex, Volume 4, South east (London, 1923), pp. 158-159. British History Online <http://www.british-history.ac.uk/rchme/essex/vol4/pp158-159> [accessed 5 February 2021].

The Genealogist—<https://www.thegenealogist.co.uk/>

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