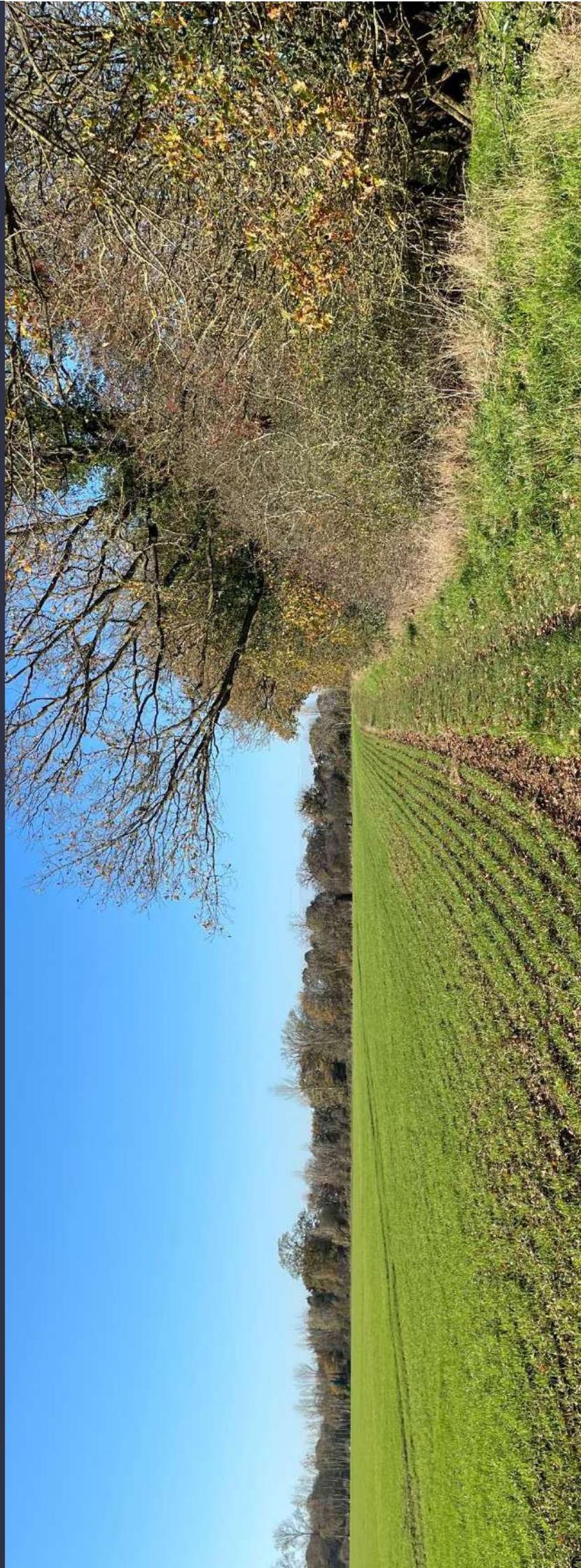


Heritage Technical Note.

Land at Coach Road, Great Horkesley.

On behalf of Bloor Homes.

Date: 15/12/2025 | Pegasus Ref: P19-0983





Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	19.12.25	HB/OQ/CG	GS	--



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1. Introduction

- 1.1. Pegasus Group have been commissioned by Bloor Homes to prepare a Built Heritage Assessment to consider the proposed residential development at Land at Coach Road, Great Horkesley in Essex, as shown on the Site Location Plan provided within the submission.

1.5. As required by paragraph 207 of the NPPF, the detail and assessment in this Report is considered to be “proportionate to the assets’ importance”.²
- 1.2. The site is approximately 23.25ha in area and comprises five agricultural fields.
- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 207 of the Government’s *National Planning Policy Framework* (the *NPPF*) which requires:

“...an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting”.¹
- 1.4. In order to inform any assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following paragraphs 212 to 215 of the NPPF, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

¹ Ministry of Housing, Communities & Local Government (MHCLG), *National Planning Policy Framework* (NPPF)(London, December 2024), para 207.

² MHCLG, *NPPF*, para. 207.



2. Methodology

- 2.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.
- 2.2. This assessment considers archaeological resource / built heritage.
- Sources**
- 2.3. The following key sources have been consulted as part of this assessment:
- The Essex Historic Environment Record (HER), accessed via Heritage Gateway for information on the recorded heritage resource in the vicinity of the site;
 - The National Heritage List for England for information on designated heritage assets;
 - Historic maps available online;
 - Aerial photographs available online via Historic England's Aerial Photo Explorer and Britain from Above;
 - The Essex Record Office online catalogue; and
 - Google Earth satellite imagery.
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey and Cranfield University's Soilscape Viewer; Google Earth satellite imagery; and LiDAR data from the Environment Agency.
- 2.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.
- 2.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.
- 2.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).
- Site Visit**
- 2.7. A site visit was undertaken by a Heritage Consultant from Pegasus Group on 18th November 2025, during which the site and its surrounds were assessed.
- Photographs**
- 2.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where

relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

2.9. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's Standard and Guidance for Historic Environment Desk-Based Assessment;³
- Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (hereafter GPA:2);⁴
- Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) – The Setting of

Heritage Assets, the key guidance of assessing setting (hereafter GPA:3);⁵

- Historic England Advice Note 1 (Second Edition) – Conservation Area Appraisal, Designation and Management (hereafter HEAN:1)⁶
- Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (hereafter HEAN:12);⁷ and
- Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment.⁸

Consideration of Harm

2.10. It is important to consider whether the proposals cause harm. If they do, then one must consider whether the harm represents "substantial harm" or "less than substantial harm" to the identified designated heritage assets, in the context of paragraphs 214 and 215 of the NPPF.⁹ With regard to non-designated heritage assets,

³ Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

⁴ Historic England, *Historic Environment Good Practice Advice in Planning: 2 – Managing Significance in Decision-Taking in the Historic Environment (GPA:2)* (2nd edition, Swindon, July 2015).

⁵ Historic England, *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets (GPA:3)* (2nd edition, Swindon, December 2017).

⁶ Historic England, *Historic England Advice Note 1 – Conservation Area Appraisal, Designation and Management (HEAN:1)* (2nd edition, Swindon, February 2019).

⁷ Historic England, *Historic England Advice Note 12 – Statements of Heritage Significance: Analysing Significance in Heritage Assets (HEAN:12)* (Swindon, October 2019).

⁸ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008).

⁹ MHCLG, NPPF, paras. 214 and 215.



potential harm should be considered within the context of paragraph 216 of the NPPF.¹⁰

- 2.11. The PPG clarifies that within each category of harm (“less than substantial” or “substantial”), the extent of the harm may vary and should be clearly articulated.¹¹
- 2.12. The guidance set out within the PPG also clarifies that “substantial harm” is a high test, and that it may not arise in many cases. It makes it clear that it is the degree of harm to the significance of the asset, rather than the scale of development which is to be assessed.¹² In addition, it has been clarified in a High Court Judgement of 2013 that substantial harm would be harm that would:

“...have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.”¹³

¹⁰ MHCLG, NPPF, para. 216.

¹¹ MHCLG, *Planning Practice Guidance (PPG)*, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹² MHCLG, PPG, Paragraph: 018 (ID: 18a-018-20190723 Revision date: 23.07.2019).

¹³ EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council.



3. Site Description and Planning History

Site Description

- 3.1. The site is approximately 23.25ha in area and comprises five agricultural fields with boundaries marked by trees. To the east, the site borders a residential area of Horkesley Heath and recreational grounds. To the west, the site is bounded further agricultural land and roads. A Public Right of Way (PRoW) runs through the site, separating the northern and southern sections.

Site Development / Map Regression

- 3.2. The site is depicted on Tithe mapping for the Parish of Great Horkesley across 11 parcels of land under mixed ownership. The ownership and occupation are outlined in the table below.
- 3.3. William Stebbing Sadler was also the owner and occupant of Old House Farm to the north and Little Simons opposite Old House Road from the farm complex. The Listed Buildings associated with this complex as indicated in the Figure in **Appendix 2** are all depicted on the Tithe Map.

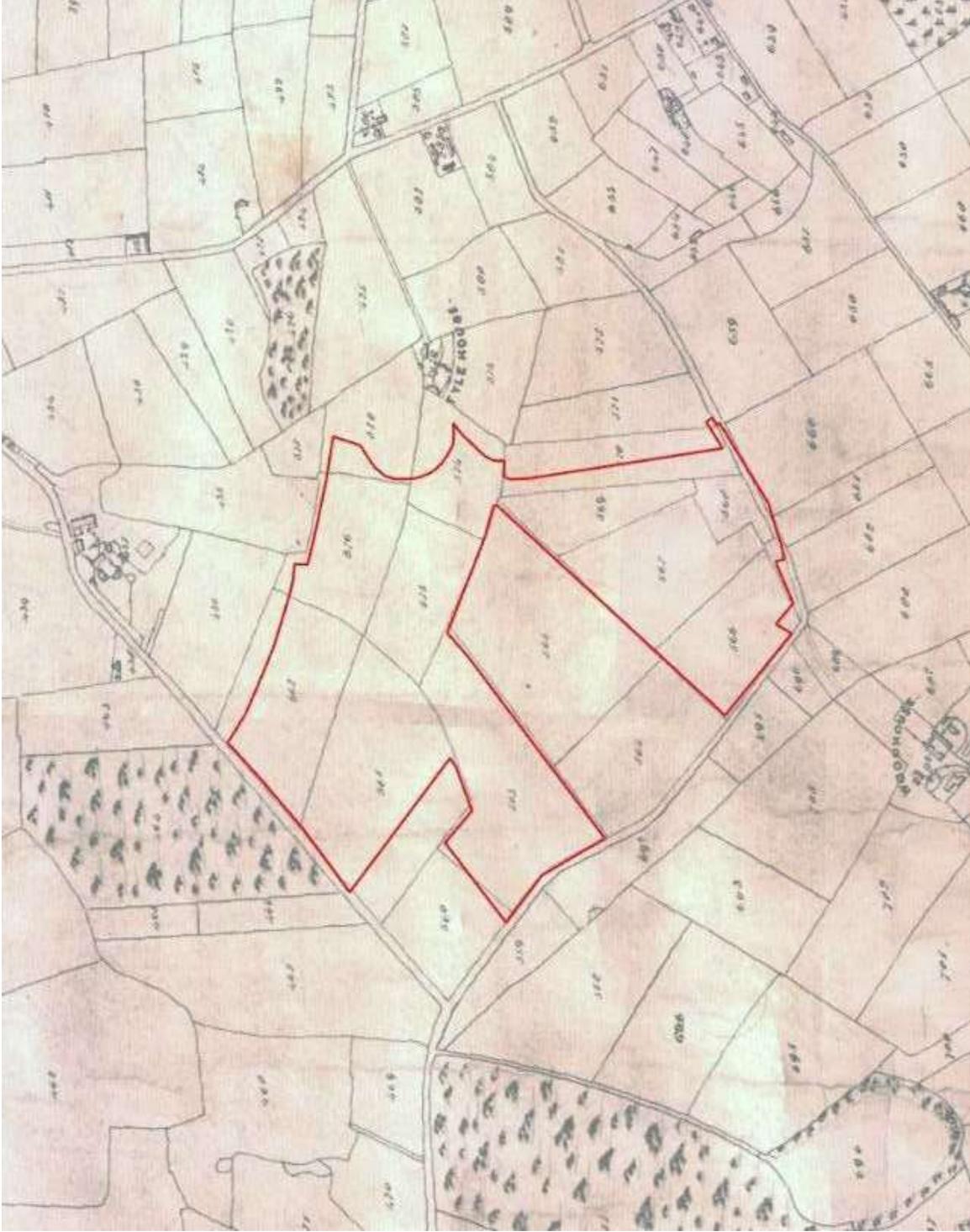


Plate 1: The Tithe Map for the Parish of Great Horkesley, Essex 1840

Plot	Owner	Occupier	Description
561	William Stebbing Sadler	Himself	Further Butcher Field
562	William Stebbing Sadler	Himself	Near Butcher Field
563	Earl De Grey	William Partridge	Great Smiths
566	Lord Ashbury	Philip Brown	4 Acres
567	Lord Ashbury	Philip Brown	6 Acres
568	William Hobson	William Partridge	Loors Orchard
569	William Hobson	William Partridge	Three Corner Piece
570	William Hobson	William Partridge	Long Field
574	William Hobson	William Partridge	Barn Field

575	William Hobson	William Partridge	Gravel Pit Field
576	William Hobson	William Partridge	Butcher's Field

3.4. The site is depicted on the Ordnance Survey Map of 1880. Some internal field boundaries had been removed although a field drain was still present in the southern area. The boundaries of the site are shown as tree-lined.

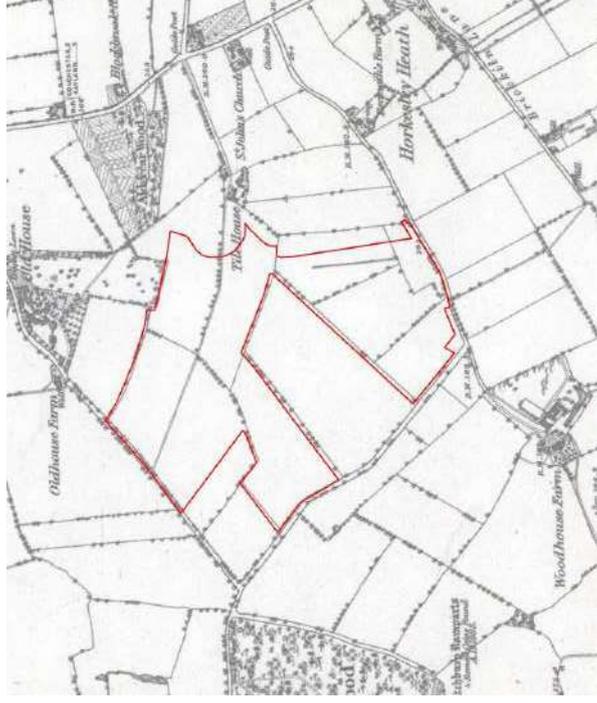


Plate 2: Ordnance Survey Map of 1880

3.5. Mapping from 1898 shows little change.

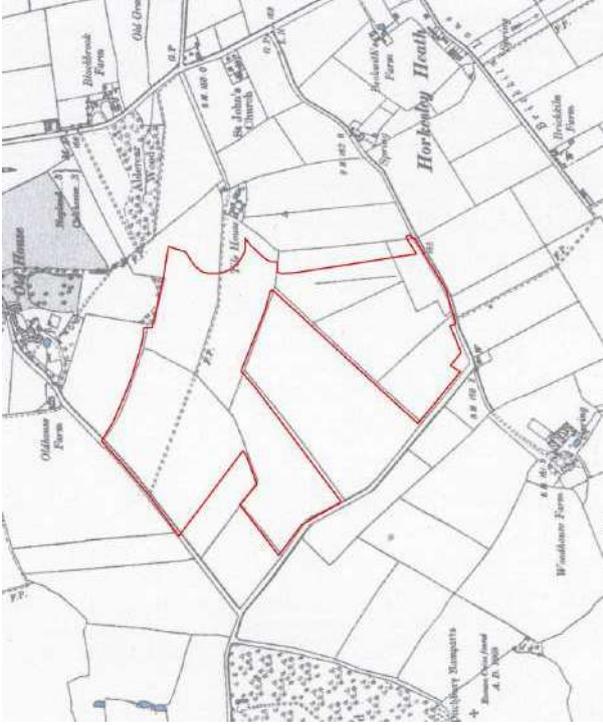


Plate 3: Ordnance Survey Map of 1898

3.6. By the mid-20th century, there was some residential development to the south of the site, on Woodhouse Lane. A building is shown within the site's southern boundary, set back from the road.

3.7. The site is depicted on the Ordnance Survey Map of 1968. The field boundaries within the site had been removed to create much larger land parcels. The northern area of the site comprised an area of orchard, which appears to have potentially been associated with Tile House Farm.

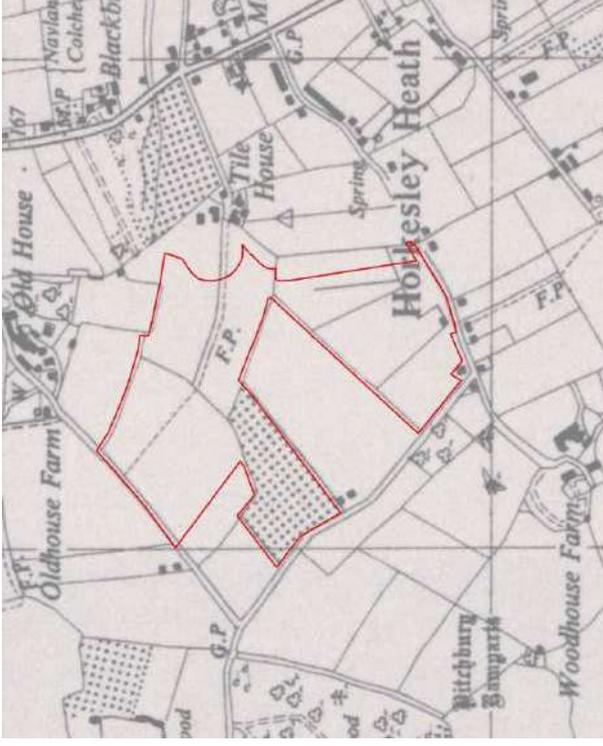


Plate 4: Ordnance Survey Map of 1946

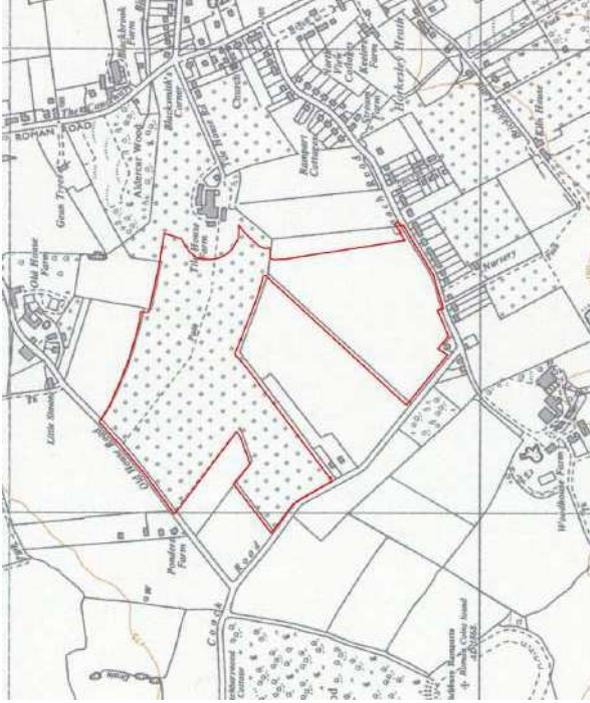


Plate 5: Ordnance Survey Map of 1968

3.8. During the latter half of the 20th century, there were further changes in the field boundaries within the site, dividing it into smaller parcels. The 21st century saw changes in the further expansion of the settlement to the east towards the eastern boundary of the site.



Plate 6: 2025 Google Aerial Imagery

Planning History

3.9. A review of records held online by Colchester City Council revealed the following recent planning history for the site:

- **250545** | Outline planning permission (all matters reserved, except for access) for up to 150 dwellings (including affordable housing), a car park, public open space, landscaping, children's play area, sustainable drainage, infrastructure and all other associated | Awaiting determination.

3.10. The above application relates to the southern parcels of land within the application site boundary. The application has not yet been determined, and it does not appear



Place Services has commented on the historic environment yet.

- **242010** | EIA Screening opinion | Awaiting determination.

3.11. The above Screening Request has also not yet been determined and includes only the southern parcels of land within the application site boundary.

- **F/COL/05/1807** | Erection of 149 houses, garages, provision of means of access, site roads, access to St John's Church, church car park and change of use of 6.02 ha from farmland to public open space | Approved | 20/02/2006.

3.12. The above application relates to the land directly east of the site boundary, which also lies in close proximity to the Grade II Tile House, which will be discussed later in this report. The Officer's Report was not available for viewing online, but the approved layout confirms the acceptability of dwellings in the context of the Listed Building.

4. Policy Framework

Legislation

- 4.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.¹⁴
- 4.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁵ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 4.3. In addition to the statutory obligations set out within the aforementioned Act, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.¹⁶
- 4.4. Full details of the relevant legislation are provided in **Appendix 4**.

¹⁴ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.
¹⁵ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.
¹⁶ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).

National Planning Policy Guidance

- 4.5. National Planning Policy guidance relating to the historic environment is provided within Section 16 of the Government's *National Planning Policy Framework (NPPF)*, an updated version of which was published in December 2024. The NPPF is also supplemented by the national *Planning Policy Guidance (PPG)* which comprises a full and consolidated review of planning practice guidance documents to be read alongside the NPPF and which contains a section related to the Historic Environment.¹⁷ The *PPG* also contains the *National Design Guide*.¹⁸
- 4.6. Full details of the relevant national policy guidance are provided within **Appendix 5**.

The Development Plan

- 4.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Colchester City Council Local Plan 2017–2033 (adopted July 2022) and Eight Ash Green Neighbourhood Plan (November 2019).

¹⁷ Ministry of Housing, Communities & Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 14th February 2024). <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.
¹⁸ Ministry of Housing, Communities & Local Government (MHCLG), *National Design Guide* (London, January 2021).



- 4.8. The Local Plan acknowledges the balance of historic significance and public benefit in line with the NPPF, thus more weight can be afforded to these policies.
- 4.9. The Neighbourhood Plan does not acknowledge the balance of historic significance and public benefit in line with the NPPF, thus less weight can be afforded to these policies.
- 4.10. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

5. The Historic Environment

- 5.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains.
- 5.2. Designated heritage assets are referenced using their seven-digit NHLE number, HER 'event' numbers have the prefix ECC and HER 'monument' numbers have the prefix MCC.
- 5.3. A gazetteer of relevant heritage data is included as **Appendix 1**. Designated heritage assets and HER records are illustrated on Figures 1-4 in **Appendix 2**.

Previous Archaeological Works

- 5.4. Several archaeological and historic investigations, both intrusive and non-intrusive have been conducted both with the Site and the wider study area. These include:
 - A desk-based assessment was conducted within the southeastern extent of the Site in support of a previous planning application (2019: ECC4464). This was followed by a geophysical survey (2019: ECC4455) and a trial trench evaluation (2020: ECC4431);
 - Systematic field walking (2005) conducted on two parcels of land to the immediate east and southeast of the Site on Tile House Farm (ECC3685);

- Building survey (2019) conducted c. 330m northeast of Site at Domus, The Causeway prior to demolition (ECC4371);
- Analysis of aerial imagery (Google Earth 2000) focused on land c. 420m east and c. 940m north of Site (ECC3827, ECC3828);
- Desk-based assessment (2019) in support of a residential development c. 435m east of Site (ECC4482);
- A dispersed geophysical survey (undated) c. 470m north of Site (ECC4876);
- Archaeological monitoring (1997) c. 495m northeast of Site at Old House (ECC3465, ECC3472);
- Analysis of aerial imagery (Google Earth 2005) focused on land c. 620m southwest of Site (ECC3837);
- Excavations conducted in 1933 (ECC3137 – ECC3139) and 1973 (ECC3285) around the Pitchbury Ramparts (MCC7048) c. 645m southwest of Site;
- Geophysical survey (2019) conducted c. 655m southeast of Site land to the east of Nayland Road (ECC4355);
- Excavation (2021) conducted c. 745m east of Site at Nayland Road (ECC4605);

- Desk-based assessments conducted in 2016, 2017 and 2018 c. 885m northwest of Site on land around Westwood Park (ECC3915, ECC4075, ECC4500);
- Historic building recording (2020) conducted c. 885m northwest of Site at Westwood Park (ECC4552);
- Desk-based assessments in 2008 (ECC3582) and 2011 (ECC2916) c. 900m southeast of Site (ECC2916) in support of the Northern Growth Area Urban Extension (NGAUE); and
- Two dispersed, large-scale trial trench evaluation c. 900m southeast of Site, in 2011 (ECC2994) and 2015 (ECC3563), in support of the NGAUE.

5.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

- 5.6. The topography of the site lies at approximately 55m aOD at its northwestern extent, along Old House Road and exhibits a gradually slope down to c. 50m aOD in its central extent. The remainder of the Site is relatively flat, undulating between 50 – 51m aOD.
- 5.7. The solid geology of the site is mapped as London Clay Formation consisting of silt and sand. These sedimentary deposits are marine in origin and formed 56 – 48.1 million

years ago during the Ypresian Age. The majority of the Site's superficial geology is mapped as Coversands. This is a periglacial aeolian blanket deposit comprising fine- to very fine-grained sand, formed during the Quaternary period between 2.58 million years ago and the present. A small portion of the Site's northeastern extent exhibits a superficial geology mapped as Lowestoft Formation. This forms an extensive sheet of chalky till, together with outwash sands and gravels, silts and clays. The till is characterised by its chalk and flint content. It was formed during the Anglian Stage 480k and 420k years ago.¹⁹

- 5.8. The soil matrix within the Site are described as slightly acid, loamy and clayey soils with impeded drainage.²⁰

Archaeological Baseline

Prehistoric (pre-43 AD)

- 5.9. Cropmarks mapped through aerial photography c. 270m south of Site identified linear features and part of an irregularly shaped. Later mapping recorded a potential ring-ditch (MCC7603).
- 5.10. The Iron Age hillfort, known as Pitchbury Fort is located c. 615m southwest of Site (MCC8103, ECC3837, ECC3285, ECC3137, ECC3138, ECC3139). It has extant earthworks that are still visible as roughly oval ramparts and a ditch (MCC7048). The defences are well preserved in the wood, the inner rampart being 10 feet above the ditch which is 60 feet wide from crest to crest, but the remainder has been obliterated and is now only faintly

¹⁹ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

²⁰ Cranfield University, *Soilscales*, <http://www.landis.org.uk/soilscales/>.

visible in a large field to the south of the wood. The camp, dated by from the pottery to the Aylesford–Swarling La Tene III period was apparently never finished and only temporarily occupied. It is a scheduled monument (1019959).

- 5.11. Linear features, a track and field boundaries were recorded as cropmarks during aerial photography c. 900m southeast of Site (MCC7074) and considered to be Prehistoric in origin.
- 5.12. Artefacts and archaeological remains recorded during field-walking and metal-detecting included:
- A Prehistoric handaxe broadly dated to between the Palaeolithic – Bronze Age c. 370 south of Site (MCC7738);
 - Two polished Neolithic handaxes c. 540m southeast (MCC7601);
 - The PAS recorded a Mesolithic– Neolithic waste flake c. 635m west of site (MCC6256); and
 - The Portable Antiquity Scheme (PAS) recorded two Iron Age harness fittings c. 720m southeast of Site (MCC5948, MCC5949).

Romano–British (AD 43 – 410)

- 5.13. Burials from this period are recorded c. 270m northwest of Site, though these are unconfirmed and an exact location is not forthcoming (MCC7135).
- 5.14. The course of a purported Roman road lies c. 380m northeast of Site (MCC7148). It was identified through

roadside earthworks previously visible along what is now Horkesley Causeway. It is marked on modern OS mapping.

- 5.15. Artefacts and archaeological remains recorded during field-walking and metal-detecting included:
- Worn coin from the reign of Claudius c. 290m east of Site (MCC7603);
 - A coin of Tetricus and bronze coin of Febricius c. 530m east of Site (MCC7602);
 - Coins from this period were recovered during the 19th century at Pitchbury Hillfort c. 615m southwest of Site (MCC7049);
 - PAS records a copper alloy coin, a nummus of the House of Constantine, minted in in Arles c. 835m southeast of Site (MCC6739);
 - PAS records a copper alloy stud c. 940m northeast of Site (MCC4120); and
 - PAS records a copper alloy coin, a nummus of the House of Constantine dating 330–335 AD c. 950m southeast of Site (MCC6738);

Early medieval (410 AD – 1066) and Medieval (1066 – 1539)

- 5.16. The name Horkesley, first recorded c. 1130, combines /ey/, a woodland clearing, with a word meaning either dirty or a temporary shelter. Although the manorial inclosure at

Little Horkesley might be the 'original' Horkesley, Great Horkesley was called 'Old Horkesley' in 1219 and 1227 and remains of deserted house platforms suggest a small medieval settlement east of the church. That area was perhaps abandoned when the focus of settlement shifted south to the crossroads at the northern end of Horkesley Causeway. The earliest surviving house at that crossroads is Old White House (formerly Whitehouse Farm or Cockerills), which has a late Medieval hall. Medieval settlement in the remainder of the parish took the form of dispersed farms and small greenside settlements.

²¹Archaeological evidence for several brick kilns during this period is available, indicating an important local industry. It is likely that the Site was agricultural hinterland during this period.

5.17. Horkesley Heath historically encompassed the southernmost extent of the Site (MCC9148). Known from Andre and Chapman's Map of Essex 1777, it had an area of 101.6ha. By the OS Map of 1874–1887, the heath is seen to be a much reduced. Today it is square in shape and has shrunk to an area of c. 2.7 ha. It has lost most of its land to farmland.

5.18. During renovation works at a barn associated closely with the Old House, c. 275m north of Site, a fired kiln deposit within a square cut was revealed, (MCC4918, ECC3472). Possibly representing the remains of a kiln site, a well was also discovered adjacent to the "Kiln Area". Colchester museum dated the pottery to c. 1350 onwards. Beneath

the barn, the remains of a flint rubble wall foundation aligned West – East were also discovered.

5.19. Excavation by building contractors beneath a barn associated with The Old House c. 495m northeast of Site revealed a large quantity of Medieval and Post-Medieval pottery (MCC4898, ECC3465). Analysis summarised that it was Colchester Ware and probably 15th- to 16th-century in date. Some sherds may be kiln wasters, but it is uncertain whether this was a kiln or some other form of pottery production site.

5.20. Another possible kiln site is also recorded c. 580m and c. 595m northeast of Site (MCC7205, MCC7206). This was inferred from the large quantity of pottery dated to the 14th century found during construction of the Witham–Langham gas pipeline in 1973. Similar material was found in the vicinity in 1932 and 1956.

5.21. Bergholt Heath lies c. 720m southwest of Site (MCC9145). Visible on Andre and Chapman's Map of Essex 1777, the heath is shown on this map to be an irregular shape, with an estimated area of 136.4ha. It has now shrunk to an area of 11.88ha spread out across the old area. It has lost most of its land to urbanisation and the need for farmland.

5.22. Westwood Green lies c. 725m northwest of Site (MCC9147). Also known from Andre and Chapman's Map of Essex 1777, it had an estimated area of c. 5.5ha. Not visible on later maps, it was presumably absorbed into Westwood Park before 1874.

²¹ British History Online <https://www.british-history.ac.uk/vch/essex/vol10/pp219-223> [accessed 18 December 2025].

- 5.23. Boxted Heath lies c. 735m east of Site (MCC9149). Seen on Andre and Chapman's Map of Essex 1777, it had an estimated area of 338.2ha. As with other open areas in the vicinity of the Site, it has greatly diminished due to housing and farming pressures, being 4.23 ha today.
- 5.24. The Woodlands, a 14th-century aisled house is recorded c. 890m northeast of Site (MCC4167). It is Grade II Listed (NHLE Ref. 1267713).
- 5.25. An oval cropmark c. 60m by 35m, is associated with a former pond c. 970m west of Site (MCC8631).
- 5.26. A brick kiln from this period was excavated c. 985m southeast of Site (MCC7642, ECC3159). It was dated to the 12th to 13th century by red brick fragments recovered during the investigation.
- 5.27. A late 12th- to early-13th-century kiln site was excavated in advance of the diversion of Mile End – Nayland Road, c. 995m southeast of Site (MCC7640, ECC3159). Revealed during mitigation works associated with the Colchester Northern by-pass scheme, several pits, postholes, gullies and a boundary ditch were recorded. Domestic pottery, kiln furniture and chimney pots were recovered.
- Post-medieval (1540 – 1750), Early Modern (1750 – 1901), Modern (1901 – present)
- 5.28. During the Post-Medieval period, the settlement of Great Horkesley coalesced from several boundary changes to adjacent parishes. Despite this, it remained relatively small. There were 85 households in 1671, of which 41 had
- only one hearth, but by 1723 only 30 households and several poor cottagers were recorded. The Stour was canalized under an Act of 1705 and was navigable by 1713. There were 40 households in 1778, and 50 households in 1790. The population grew steadily over the 19th century from 482 in 1801 to 844 in 1871, but then fell to 738 by 1901 likely due to agricultural depression. Numbers increased slowly over the earlier Modern period, then more than doubled, from 983 to 2,136, between 1951 and 1991, most growth occurring in the 1970s. Brick kilns from this period are known and speak to the continued flourishing of this industry.²² The Site likely remained agricultural in character, much as it is today and as demonstrated by available historic mapping (Plates 1 – 7).
- 5.29. The geophysical survey and trial trench evaluation conducted in support of a previous planning application for the Site, within its southern extent, revealed features associated with this period (ECC4455, ECC4431). These consisted of field boundaries that correlated with historic mapping and later land drains. Several pits with burnt remains were recorded and interpreted as wide-spread charcoal production (Plate 8). The latter may have been related to the Great Horkesley Brick Works.

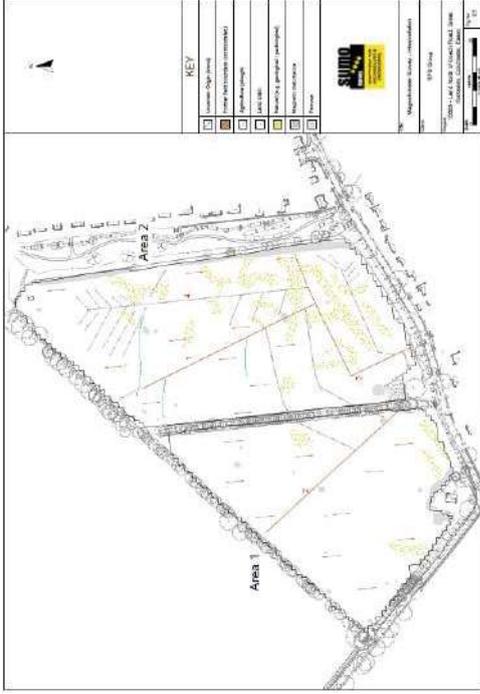


Plate 8: Extract from Sumo Geophysics (2019)

- 5.30. The Great Horkesley Brickworks appears to have encroached upon the Site's southernmost extent (MCC5347). In operation between the 1830s and 1870s, it was operated by two successive generations of the Alston family before ceasing operation. The Alston family operated multiple brickworks in the area during this time.
- 5.31. A nine-bay, single-storey, timber-framed and weather-boarded structure, dated to this period, was located c. 340m northeast of Site (MCC10254). An outbuilding adjacent to Domus, The Causeway, it was visible on 1839 tithe map, though was clearly of modern construction. It was recorded prior to demolition (ECC4371).
- 5.32. Westwood Park (MCC4063, ECC3915, ECC4075, ECC4500) is Grade II* Listed Building (NHLE Ref. 1267009) of red-brick which lies c. 725 northwest of Site. Constructed in the late 17th century, it is currently in use as an old people's home.

- 5.33. The Manor Farm Brickworks, West Bergholt was located c. 740m southwest of Site (MCC5345). Attributed to the 1870's via OS mapping analysis, it is no longer in operation.
- 5.34. A milestone, dated not described but likely dating to the 18th or 19th century, is located c. 760m northwest if Site (MCC5235).
- 5.35. Brick kiln waste is recorded c. 780m east of Site (MCC7604). Possibly indicating the presence of another brickworks operation, it could also have been used for localised waste disposal.
- 5.36. A Quaker's burial ground from this period is known c. 885m northeast of Site (MCC7204).
- 5.37. Several Grade II Listed Buildings dated to between the late 15th and 16th century are known from within the study area and include: (MCC4166; NHLE Ref. 1225575, MCC4168; NHLE Ref. 1267714, MCC4170; NHLE Ref. 1267675, MCC4171; NHLE Ref. 1222665, MCC3582; NHLE Ref. 1222774, MCC3614; NHLE Ref. 1222863, MCC3615; NHLE Ref. 1222924, MCC3618; NHLE Ref. 1222981, MCC4723; NHLE Ref. 1222982 and MCC4725; NHLE Ref. 1387251).
- 5.38. Several Grade II Listed Buildings dated to between the late 17th and 19th century are known from within the study area and include: (MCC4174; NHLE Ref. 1267662, MCC4175; NHLE Ref. 1267663, MCC4176; NHLE Ref. 1267664, MCC3569; NHLE Ref. 1222684, MCC3578; NHLE Ref. 1222770, MCC3583; NHLE Ref. 1267618, MCC3597, NHLE Ref. 1222839, MCC3598; NHLE Ref. 1222841, MCC3599; NHLE Ref. 1267587, MCC3600; NHLE Ref. 1222847, MCC3601; NHLE Ref. 1222850, MCC3602; NHLE

- Ref. 1222851, MCC3603; NHLE Ref. 1222853, MCC3604; NHLE Ref. 1222854, MCC3605; NHLE Ref. 1222893, MCC3606; NHLE Ref. 1222857, MCC3607; NHLE Ref. 1267594, MCC3608; NHLE Ref. 1222858, MCC3611; NHLE Ref. 1222861, MCC3612; NHLE Ref. 1222923, MCC3613; NHLE Ref. 1222862, MCC4365; NHLE Ref. 1224023, MCC4445; NHLE Ref. 1266511 and MCC4446; NHLE Ref. 1225137).
- A World War Two era ammunition shelter was located c. 890m northeast of Site (MCC7642). Available records describe the “*Erection of Anderson Shelter for storage of ammunition. Land at rear of Woodlands Farm, Great Horkesley. Map ref. 429492*”. It has since been demolished.
- 5.39. A signpost from the 1920s is located c. 650m northeast of Site (MCC5556). Made of cast iron and manufactured by Maldon Iron Works, it is on the Local List (DCC26145).
- 5.40. Artefacts and archaeological remains recorded during field-walking and metal-detecting included the PAS recorded a 16th to 17th century dress fastening c. 850m southeast of Site (MCC5473).
- Undated
- 5.41. Several undated remains have been identified, primarily as cropmarks visible on the ground surface. These include: MCC4742, MCC7768, MCC7769, MCC8633, MCC8634, MCC9333, MCC9334.
- 5.42. An earthwork dyke that follows the course of Salary Brook and Black Brook, is recorded c. 760m east of Site (MCC10067). Recorded in 17th-century documents, there is currently no archaeological evidence for this feature.
- 5.43. A field named ‘Old House Field’ is recorded east of Breewood Hall c. 800m north of Site (MCC7207). It is possible it is related to Old House, which lies just north of Site and thus belongs to the Post-Medieval period.
- Statement of Archaeological Potential and Significance**
- 5.44. The southern extent of the Site appears to have experienced some activity related to the Great Horkesley Brickworks which surrounded the Site to the south and west. The results of the recent geophysical survey and trial trenching in the southern extent of the Site, shows there is a strong potential for the preservation of archaeological remains though these were mainly related to Post-Medieval agricultural practices and charcoal production. There is thus a medium potential for the preservation of archaeological remains within the remainder of the Site where conditions appear similar.
- 5.45. There is a small amount of Prehistoric activity within the wider landscape. This was mainly confined to chance finds encountered during fieldwalking or survey works, though the Late Iron Age Pitchbury Hillfort lies c. 645m southwest to Site. Such remains, if present within the Site, would likely be of local significance.
- 5.46. Likewise, there is a small amount of Romano-British activity from the wider landscape. This was mainly confined to chance finds encountered during fieldwalking or survey works and included coins from various imperial periods, and potential burials located within the earthworks of Pitchbury Hillfort. The course of a Romano-British Road is posited to follow the current Causeway. Such remains, if present within the Site, would likely be of local significance.



- 5.47. The settlement of Great Horkesley has Medieval origins. Great Horkesley was called 'Old Horkesley' in 1219 with settlement focused east of the church at that time. During this time brick making industries begin to flourish in the wider landscape, as evidenced by the many kilns and kiln wasters recorded. The wider landscape was also characterised by many open green spaces, heaths and commons which gradually decreased in size. Such remains, if present within the Site, are likely to be of local significance.
- 5.50. Numerous designated heritage assets (DHA) are known from the study area and can be seen on Figure 1 in **Appendix 2**.
- 5.51. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

- 5.48. The Post-Medieval period was characterised by a number of listed buildings dating to between the 16th and 19th centuries, as well as the persistence of brick making as a local industry. The Great Horkesley Brick Works possibly encroached into the southern extent of the Site. Subsequent geophysical survey and trial trenching in that area of the Site revealed field boundaries from the 19th century, which correlate to historic mapping, and evidence of charcoal production. The latter could be related to the brickworks. Such remains, if present within the Site, would likely be of local significance.

- 5.49. There were no Modern remains of note within the study area. Remains from this period, if present within the Site, would likely be of local significance.

Designated Heritage Assets

6. Setting Assessment

Step 1

- 6.1. Step 1 of the methodology recommended by GPA3 (see methodology), is to identify which heritage assets might be affected by a proposed development.²³
- 6.2. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a heritage asset, or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view.
- 6.3. It is however widely accepted (paragraph 213 of the NPPF) that not all parts of a heritage asset will necessarily be of equal significance.²⁴ In some cases, certain elements of a heritage asset can accommodate substantial changes whilst preserving the significance of the asset.
- 6.4. Significance can be derived from many elements, including the historic fabric of a building or elements of its surrounds.
- 6.5. Consideration, based upon professional judgement and on-site analysis, was therefore made as to whether any of the heritage assets present within the surrounding area may include the site as part of their setting, whether the site contributes to their overall heritage significance, and

whether the assets may potentially be affected by the proposed scheme as a result.

6.6. It has been observed that the following heritage assets have the potential to be sensitive to the development proposals and thus these have been taken forward for further assessment below:

- The Grade II Listed Woodhouse Farmhouse c.300m south-west of the site, which has been misplotted by Historic England as immediately west of the site (1222684);
- The Grade II Listed Tile House c.125m east of the site, which has been misplotted by Historic England as c. 170m north-east of the site (1222984);
- The Grade II Listed Little Simons c.135m north of the site (1222858); and
- The complex of Listed Buildings associated with Old House Farm c.215m north of the site, including:
 - The Grade II Listed Old House Farmhouse (1222850);

²³ Historic England, GPA-3, p. 4.

²⁴ DLUHC, NPPF, para. 213.



Specifically with regards to the Scheduled Pitchbury Ramparts, located c. 515m west of the site (1019959), it is acknowledged that hillfort features are often located in prominent areas of the landscape, with clear views both from and towards the monument. Within this context it should be noted that the earthwork remains of the Monument are located on ground at a similar AOD to the site, and thus it does not occupy an area of higher ground in relationship to the site and the immediate land to the north. In addition, the earthwork remains of the monument have been impacted upon by ploughing, and some elements are located within woodland. As a result, despite the general trend for surviving hillforts, Pitchbury Ramparts is not a prominent feature within the landscape to the north, and in particular does not retain commanding views towards the site. This is further enforced by the mature vegetation surrounding the Site to the south and west, and as such during the Site visit no intervisibility between the site and the monument was identified. In addition, research has indicated that the primarily strategic focus of Pitchbury Ramparts was to the south, i.e. away from the site. It is therefore considered that the land within the site does not contribute to the overall heritage significance of the Scheduled Pitchbury Ramparts, and the monument has not been taken forwards for further assessment.

6.9.

- Cart Lodge With Grain Store Over at Oldhouse Farm (1267594);
- Granary at Oldhouse Farm (1222857);
- Barn, Aligned East West at Oldhouse Farm (1222854);
- Barn to North of Barn Aligned East West at Oldhouse Farm (1222893);
- Barn at Oldhouse Farmyard, Aligned North South (1222853); and
- Coachouse to West of Old House Farmhouse (1222851).

6.7. It should be noted that the former agricultural buildings at the Old House complex have been mislabelled, based on their descriptions, a review of historic planning records and available imagery. However, given their former functions as agricultural buildings all associated with Old House Farm, they will be assessed collectively.

6.8. With regard to other heritage assets in the vicinity of the site, assessment has concluded that the site does not form any part of setting that positively contributes to overall heritage significance due the nature of the asset and a lack of visual connections, spatial relationships or historic connections. Accordingly, the proposed development is not anticipated to result in a change that would impact upon the overall heritage significance of these assets. Other heritage assets have therefore been excluded from further assessment within this Report.

6.10. A map of all designated heritage assets in the vicinity of the site is included at **Appendix 2**.

Step 2

Woodhouse Farmhouse

6.11. The Grade II Listed Woodhouse Farmhouse has been misplotted by Historic England as immediately west of the site (1222684). The asset actually lies c. 300m south-west of the site. Woodhouse Farmhouse was added to the National List on 27th January 1982 with the following description:

“C18 and earlier house, fronted in Flemish bonded red brick with range of 5 sash windows without horns and pedimented door between the third and fourth windows. Five matching windows on first storey with bricked up recess over door. Roofs hipped and slated with red tile bonnets. Plan a ‘U’ with 3 gabled pegtiled wings at rear, all having rendered walls. The whole renovated within. Neo-classical fire surrounds remain and a circa 1600 joisted ceiling in the front range.”

6.12. The full List Entry is included in **Appendix 7**.

6.13. The asset lies within a surrounding garden plot which includes a swimming pool and tennis court. The immediate surrounds of Woodhouse Farmhouse comprise agricultural land to the north; Woodhouse Farm and converted office buildings to the east; The Old Stables (a dwelling) to the south; and agricultural land to the west.



Plate 9: View west from the junction of Coach Road and Woodhouse Lane in the direction of Woodhouse Farmhouse (no visibility)

6.14. At the time of the Tithe Apportionment of Great Horkesley of 1840, Woodhouse Farmhouse was under the ownership of Lord Ashburton and under the occupancy of Philip Brown, who also owned and occupied land within the western extent of the site. Therefore, there is a weak historic functional association between the land within the site and Woodhouse Farmhouse. Lord Ashburton and Philip Brown also owned and occupied a large amount of the land within the parish of Great Horkesley.

6.15. During the latter half of the 20th century and into the 21st century it appears as though Woodhouse Farmhouse was separated from Woodhouse Farm, and the asset ceased to be used as a farmhouse. Formerly associated

outbuildings to the east of the asset have been converted to office use. Therefore, it appears that the historical and functional association with Woodhouse Farmhouse and its surrounds have been severed.

- 6.16. There is no clear intervisibility between the land within the site and Woodhouse Farmhouse due to the natural topography of the landscape and due to the presence of intervening vegetation and built form. The asset is best appreciated from its associated garden plot and from the approach along Woodhouse Lane.



Plate 10: View east from the junction of Coach Road and Woodhouse Lane towards the site (no visibility)



Plate 11: View south-west from within the site in the direction of Woodhouse Farmhouse (no visibility)

- 6.17. As a Grade II Listed Building, Woodhouse Farmhouse is a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.18. Woodhouse Farmhouse principally derives its significance from the architectural interest of its historic fabric, and its historic illustrative interest as a former farmhouse constructed during the 18th century and earlier. As well as this, the asset derives some of its significance through setting. The main element of its setting comprises its associated garden plot, and this is where the asset is best appreciated from. Immediately adjacent agricultural land is considered to contribute to the significance of Woodhouse Farmhouse as part of its historic rural setting. The historical association between

- the site and the asset has been severed and is no longer legible, and the site is not considered to contribute towards the heritage significance of the Listed Building.
- 6.19. The proposed development will result in the construction of residential built form some distance to the north-east of Woodhouse Farmhouse and the character of the land within the site will be altered from arable to modern residential development. The vegetation along the southern boundary of the site adjacent to Coach Road will be retained and strengthened. Agricultural land in the vicinity of the dwelling will remain unchanged, and there is no intervisibility between the land within the site and the asset.
- 6.20. On this basis, the proposed development within the site will result in no harm to the significance of the Grade II Listed Woodhouse Farmhouse.
- Tile House
- 6.21. The Grade II Listed Tile House has been misplotted by Historic England as 170m north-east of the site (1222984). The asset actually lies c. 125m east of the site boundary. Tile House was added to the National List on 27th January 1982 with the following description:
- “Early C19 house. On a square plan and of 2 storeys with rendered walls and hipped roof, clad with machine made red tiles. South front with central front door in a 3 centred arch with a pair of Regency sashes left and right, each 2 paned with marginal lights. Two matching windows above with blind recess over front door.”***
- 6.22. The full List Entry is included in **Appendix 8**.
- 6.23. The asset lies within an associated garden plot which surrounds the former farmhouse. The farmhouse was previously associated with a wider farm complex known as Tile House. The wider farm complex was demolished during the early 21st century in order for redevelopment of the area for housing.
- 6.24. Tile House now lies at the northern edge of a modern housing estate, which has incorporated the asset into its layout.
- 6.25. At the time of the Tithe Apportionment of Great Horkesley of 1840, Tile House, known as *Tyle House*, was under the ownership of William Hobson and under the occupancy of William Partridge, who also owned and occupied land within the eastern extent of the site. Therefore, there is a weak historic functional association between the land within the site and Tile House, which has since been severed.
- 6.26. There is intervisibility between the land within the northern spur of the site (the current character of which comprises a thin strip of grassland immediately adjacent to modern housing) and Tile House, with the view also including modern residential development and the new village hall. Intervisibility in the remainder of the is not clear due to the presence of intervening built form, agricultural land and hedgerow vegetation.
- 6.27. As a Grade II Listed Building, Tile House is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.28. Tile House principally derives its significance from its built form, which has architectural and historic interest as an example of an early-19th century house. The asset now

lies at the northern edge of a modern residential development and all intelligibility of its former farm setting has been removed, and the asset is only evident as a relic of a former landscape with no indication as to its former use or its siting. As a result, the setting of the asset is no longer considered to be a factor which contributes to its heritage significance.

6.29. There is intervisibility between the land within the northeastern parcels of the site and Tile House. The rest of the site has filtered intervisibility.

6.30. Although the proposed development will be visible Tile House, the development is not considered to impact upon the significance of the asset, which is now considered to be very largely associated with its physical fabric, and architectural and historical interest. The land within the site is not considered to contribute to the overall heritage significance of the Grade II Listed Tile House.

6.31. The development proposals include the attenuation basins and community facilities on the eastern part of the site as well as the reinforcement of existing boundary planting to this site.

6.32. On this basis, the proposed development within the site will result in no harm to the heritage significance of the Grade II Listed Tile House.



Plate 12: The Grade II Listed Tile House.



Plate 13: View north-west towards Tile House, seen in association with the modern residential development in its vicinity.



Plate 14: View from the site with Tile House indicated in red.



Plate 15: View from the site with Tile House indicated in red.

Little Simons

The Grade II Listed Little Simons is located c.135m to the north of the application site and was added to the National List on 27th January 1982 with the following description:

“C17 cottage. Timber framed and plastered with fly-hipped gambrel roof, pegtiled and having 2 flat topped dormers on south slope, with casements. Modern gabled porch with sets of 3 casements on left and right, square plan red brick chimney stack. Larger 2 storey red brick addition of circa 1900 on east with ridge and gabled roof mounting a central red brick chimney with 4 diagonals shafts.”

6.33.

- 6.34. The full List Entry is included in **Appendix 9**.
- 6.35. The asset lies within an associated garden plot which surrounds the cottage. According to 1840 Tithe records, the cottage had associations with the Old House farm complex across Old House Road from the Listed Building as indicated by the same owner and occupier of that complex – William Stebbing Sadler. The complex no longer has an agricultural use and has been converted into self-contained dwellings. Little Simons no longer retains a functional association with those Listed Buildings.
- 6.36. Little Simons faces south towards Old House Road and the site. The Tithe Records confirm that parcels within the site, namely 561 and 562 on the maps, had the same ownership and occupancy as Little Simons. There may have been a historic, functional association between the Listed Building and the site, such as the cottage being occupied by someone working the farm. Later historic mapping from 1962–3 shows these parcels occupied by orchards alongside other parcels associated with Tile House Farm. Therefore, there may have been a change in ownership at some point between these maps.
- 6.37. Intervisibility between the building and the site are limited due to the mature vegetation bounding the garden of the Listed Building combined with vegetation to the east of Old House Road and the northern boundary of the site. Glimpses may be possible in winter months from the upper levels of the Listed Building.
- 6.38. As a Grade II Listed Building, Little Simons is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.
- 6.39. Little Simons principally derives its significance from its historic physical fabric, which has architectural and historic interest as a 17th-century cottage. The rural surrounds of the asset have been retained, but the relationship between the asset and the Old House Farm complex which it had historic associations with has been severed. Nonetheless, the immediate rural surrounds of the site are considered to contribute to the significance of the Listed cottage through setting.
- 6.40. As the application site in part has historic associations with the Listed Building and has retained its rural character, which could be glimpsed from the upper floor of the Listed Building, it is considered that the northern parcel of the application site contributes to the significance of the Listed Building through setting.



Plate 16: Little Simons as viewed from Old House Road.



Plate 17: Approach on Old House Road near the northern corner of the site looking towards Little Simons (indicated in red).



Plate 18: Little Simons as viewed from the northern boundary of the application site (indicated in red).



6.41. The proposed development will result in the construction of residential built form to the south of Little Simons and the character of the land within the site will be altered from arable to modern residential development. The vegetation along the northern and western boundaries of the site, including along Old House Road, will be retained and strengthened. Agricultural land in the immediate vicinity of the dwelling, i.e. opposite Old House Road from the cottage, will remain unchanged. Intervisibility from the upper level of the site may still be possible, particularly in winter months, so the presence of the new built form could be perceived in views from the Listed Building.

6.42. Therefore, the proposed development would result in a degree of harm through the erosion of the rural surroundings of the Listed Building. As mentioned, the vegetation will

be strengthened in the proposals and a parcel of undeveloped land will remain between the Listed Building and the site, thereby limiting the impact.

6.43. This harm would be deemed as 'less than substantial' and at the lower end of the spectrum.

Old House Farmhouse

6.44. The Grade II Listed Old House Farmhouse is located c.280m to the north of the application site and was added to the National List on 27th January 1982 with the following description:

“C18 and C19 house with older origins. East front of gault brick with blind set back bay on south and a range of 7 sashes on the first storey, pairs of hornless 6-pane with voussoired straight heads and stone sills. These beneath mutated cornice and stone coped parapet. Central front door on ground storey of 6 fielded panels within panelled reveals and under Ionic portico with 2 round wooden columns and 2 semi-circular pilasters. Concave sides to plan of entablature which are dentilled. Gault chimney stack on right, roof hipped and pegtiled with leaded ridges. L-plan. Joints in Flemish bond walls falsified. Red brick walls to yard and slate roofed, C19 summerhouse on south side.”

6.45. The full List Entry is included in **Appendix 10**.

6.46. The Old House complex comprises a farmhouse and several former agricultural outbuildings which were historically and functionally associated with each other. Old House Farmhouse lies at the northern end of the complex close to Old House Road to the northwest, but its principal entrance faces northeast where it is

accessed by a formal drive leading from Old House Road. An ancillary access is also provided by Old House Road which leads to a private yard to the rear of the house as well as its granny annexe (the Grade II Listed Barn to North of Barn Aligned East West at Oldhouse Farm).

6.47. The wider farm complex no longer has an agricultural use and has been converted into self-contained dwellings, so the only physical and functional association that remains is with the Grade II Listed Barn to North of Barn Aligned East West at Oldhouse Farm, which was converted to a granny annexe in 2003 (LB/COL/O3/O356) and the Grade II Listed Coach house to West of Old House Farmhouse, which was converted to become space ancillary to the residential dwelling in 1996 (96/1265) and physically linked to Old House Farmhouse in 1998 (98/O260).

6.48. The building is mainly L-shaped with the two wings oriented SW-NE and NW-SE. The L-shape therefore opens up towards the south and the application site. There is a large extent of garden to the south, occupying the entirety of Plot 435 on the 1840 Tithe Map. There are views across the garden from the Listed Building, but the garden contains more modern features now in comparison with historic mapping, such as an open-air pool, solar panels and greenhouses. There is also a mix of formal and informal planting with the informal planting areas more towards the southern end of the garden.

6.49. Intervisibility between the Listed Building and the application site is limited to one extent along the site's northern boundary where there is a gap between mature trees and no hedging. The informal planting within the garden of the Listed Building creates a considerable buffer in most views, but this gap along the northern parcel of the site allows for views up the upper level of

the building above the hedge bounding the garden of the Listed Building. Existing views from the Listed Building towards the site would largely comprise open fields and limited built form.

6.53.

As the application site comprises some parcels with shared historic ownership and occupancy of the site that can be appreciated from the Listed Building, the northern parcels of the site are considered to contribute to the significance of the Listed Building through setting.

6.50. As a Grade II Listed Building, Old House Farmhouse is considered to be a designated heritage asset of less than the highest significance, as defined by the NPPF.

6.51. Old House Farmhouse principally derives its significance from its historic physical fabric, which has architectural and historic interest as an 18th-century house with earlier origins and 19th-century additions. The plots historically associated with the Listed Building and its former agricultural complex according to 1840 Tithe Records have largely remained rural, apart from a plot to the southeast of the Listed Building and northeast of the site which now comprises a dwelling that was built between 1923 and 1963. As mentioned with respect to Tile House, the ownership between the land of the site and Listed Building may have changed between 1840 and 1963 as orchards were indicated in 1963 on most of the parcels within the application site. Therefore, whilst still technically agricultural in use, views across the site from the Listed Building would have contained orchards rather than arable fields. The wider rural surrounds have also changed in recent years through the incorporation of dwellings, but these are not visible from the Listed Building.

6.52. The remaining rural surrounds, particularly the land historically associated with the Listed Building, are continued to contribute to the significance of the Listed Building through setting as a representation of the agricultural context in which the Listed Building is sited.



Plate 19: The Listed Building as viewed from Old House Road.



Plate 20: View from the northern boundary of the application site towards the Listed Building, whose upper floor is visible (indicated in red).

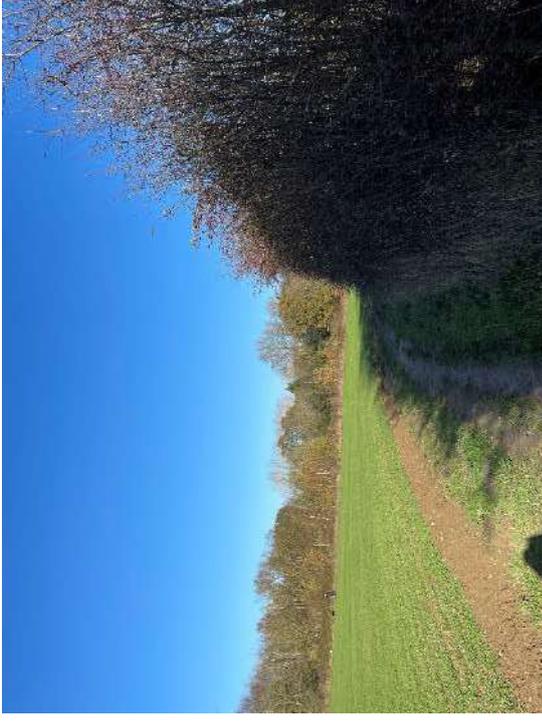


Plate 21: View from the eastern boundary of the application site (within the northern parcel) where the vegetation within the garden of the Listed Building can be seen, but the Listed Building itself is not appreciable.

6.54.

The proposed development will result in the construction of residential built form to the south of Old House Farmhouse and the character of the land within the site will be altered from arable to modern residential development. The vegetation along the northern boundary of the site, will be retained and strengthened, notably where the gap in vegetation is along this boundary where the Listed Building can be seen from the site. Agricultural land in the immediate vicinity of the dwelling, i.e. the parcel between the Listed Building and the site, will remain unchanged. Intervisibility from the upper level of the site may still be possible, particularly in winter months, so the presence of the new built form could be perceived in views from the Listed Building.



- 6.55. Therefore, the proposed development would result in a degree of harm through the erosion of the rural surrounds of the Listed Building. As mentioned, the vegetation will be strengthened in the proposals and a parcel of undeveloped land will remain between the Listed Building and the site, thereby limiting the impact.
- 6.56. This harm would be deemed as 'less than substantial' and at the lower end of the spectrum.
- Barn to North of Barn Aligned East West at Oldhouse Farm
- 6.57. The Grade II Listed Barn to North of Barn Aligned East West at Oldhouse Farm has been misplotted by Historic England. The actual site of the barn has been confirmed by Colchester City Council's interactive map as about 250m north of the site. The Barn to North of Barn Aligned East West was added to the National List on 27th January 1982 with the following description:
- “Barn to north of barn aligned east-west at TL 92 NE 8/7 Oldhouse Farm II GV 2. Circa 1700. One storey building framed in timber with thatched hip-roof. Three tie-beams and, 2 end-frames with one stud central to each bay. Zig zag bracing nailed to top-plates and studs, all elm roof, collar and purlins.”***
- 6.58. The full List Entry is included in **Appendix 11**.
- 6.59. The List Entry describes the building as having a thatched, hipped roof, but this is no longer the case. It currently comprises a peg tile, pitched roof.
- 6.60. This building is positioned between the Farmhouse, Coach house and the main agricultural courtyard. It faces south to the yard more closely associated with the Farmhouse and Coach house, but this may have been interconnected with the rest of the farmstead historically.
- 6.61. The building was later converted into a granny annexe associated with the Farmhouse in 2003 (LB/COL/O3/O356). As a result, evidence of its former agricultural use has been diminished. Whilst a large central entrance has been retained as a window, further windows and doorways have been incorporated, giving it a more domestic appearance.
- 6.62. The roof of the Listed Building can be seen from the northern boundary of the application site in the background of views of the agricultural complex as a whole. Whilst views from the roof storey of the Listed Building of the site are possible, the building would not have had rooflights or such views until the conversion. The specific historic function of the barn is not clear, and its position and orientation suggest that it was not designed to overlook any specific fields but rather to serve the complex it was associated with.
- 6.63. The significance of the Listed Building is principally embodied in its remaining historic fabric, which could include the structure of the building, as well as remaining features which exhibit its original function, i.e. the large, central entrance which has been retained as a window.
- 6.64. Its setting also contributes to its significance, albeit to a lesser degree than its physical fabric. The elements of its setting which contribute, include:
- The physical proximity to the Grade II Listed Old House Farmhouse, which it served;

This harm would be deemed as 'less than substantial' and at the lower end of the spectrum.



Plate 22: The Barn as viewed from Old House Road.

6.68.

- The physical proximity to the other Listed Buildings of Old House Farm, with which the building has group value; and
- The rural surrounds which are appreciable from the building that reflect its original setting as a former agricultural building.

6.65. The site is considered to represent the rural surroundings of the Listed Building; however, given the limited intervisibility, the change in ownership between the site and Listed Building and the superseding of the agricultural use of the Listed Building, it is considered that the site only makes a very limited contribution to the significance of the Listed Building through setting.

6.66. The proposed development will result in the construction of residential built form to the south of the Listed Barn, and the character of the land within the site will be altered from arable to modern residential development. The vegetation along the northern boundary of the site, will be retained and strengthened, notably where the gap in vegetation is along this boundary where the Listed Building can be seen from the site. Agricultural land in the immediate vicinity of the dwelling, i.e. the parcel between the Listed Building and the site, will remain unchanged. Intervisibility from the upper level of the Listed Building may still be possible, particularly in winter months, so the presence of the new built form could be perceived in views from the Listed Building.

6.67. Therefore, the proposed development would result in a degree of harm through the erosion of the rural surrounds of the Listed Building. As mentioned, the vegetation will be strengthened in the proposals and a parcel of undeveloped land will remain between the Listed Building and the site, thereby limiting the impact.



Plate 23: The roof of the barn visible from the northern boundary of the application site (indicated in red).

Coachhouse to West of Old House Farmhouse

6.69. The Grade II Listed Coachhouse to the West of Old House Farmhouse is located c.270m to the north of the application site and was added to the National List on 27th January 1982 with the following description:

“Coachhouse to west of TL 92 NE 8/13 Old House Farmhouse II GV 2. C18 range of red brick in Flemish bond. North elevation of 5 blind arcades, round headed, with impost band of 2 raised courses. Roof ridged and fly-hipped, slate-clad.”

6.70. The full List Entry is included in **Appendix 12**.

6.71. Historically, the Coachhouse would have directly served the farmhouse. Its position to the rear of the Coachhouse and as an ancillary building means it would not have had direct, functional associations with any of the agricultural land associated with the farm. Its role was to support transport for the Farmhouse. As described previously, the Coachhouse was converted in 1996 to become part of the Grade II Listed Old House Farmhouse. It was physically linked with the Farmhouse in 1998.

6.72. Its principal frontage is to the yard to the south which remains associated with the Coachhouse, Farmhouse and Barn to North of Barn Aligned East West at Oldhouse Farm. The rear elevation can be seen from Old House Road, as well as its physical connection and close proximity to the Farmhouse.

6.73. Its significance is principally embodied in its historical physical fabric and architectural and historic interests as an 18th-century coach house. This can be appreciated

through its retained openings to the yard and the blind windows to the road frontage.

- 6.74. Its setting also contributes to its significance, albeit to a lesser degree than its physical fabric. The elements of its setting which contribute, include:
- The physical proximity to the Grade II Listed Old House Farmhouse, which it served; and
 - The close position and relationship to Old House Road, the historic thoroughfare which served the site and which access was to.

6.75. It is not considered that the application site contributes to the significance of the Listed Building despite the historic shared ownership, given the historic and present function of the Listed Building. Therefore, it is not considered to be sensitive to the development proposals and will not be taken forward for further assessment.



Plate 24: The Coachhouse as viewed from Old House Road.

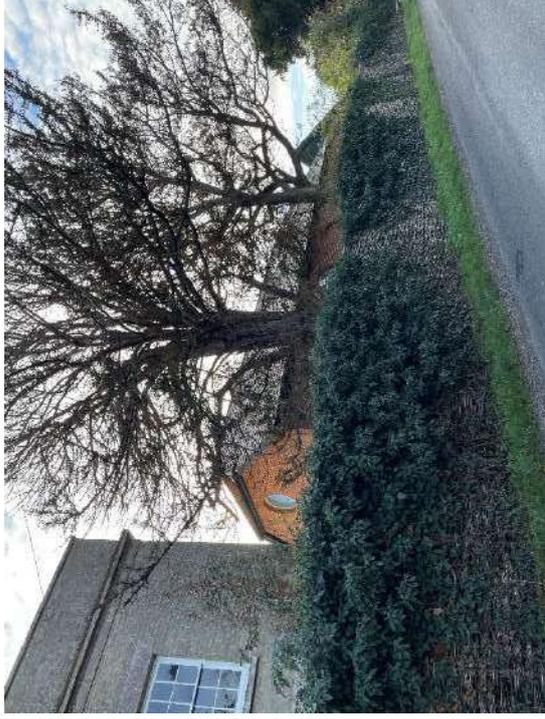


Plate 25: The Coach House as viewed from Old House Road and its proximity to Old House Farmhouse.

Oldhouse Farm Buildings

6.76. As mentioned, there appears to be confusion over the labelling of the buildings at Oldhouse Farm, so they will be assessed altogether. For clarity, and based on the descriptions, it is considered that the Barn at Oldhouse Farmyard and Cart Lodge With Grain Store Over have been mislabelled and should essentially be swapped.

6.77. The Grade II Listed Cart Lodge With Grain Store Over at Oldhouse Farm was added to the National List on 27th January 1982 with the following description:

“Cart Lodge with grain store over at Oldhouse Farm TL 92 NE 8/10 II GV 2. Circa 1700. Black weatherboard with



- ridged and gabled roof clad in corrugated iron. Four bays long with first floor on binder and knees. End walls open at first storey at each end. Roof collar and side purlins."*
- 6.78. The full List Entry is included in **Appendix 13**.
- 6.79. The Grade II Listed Granary at Oldhouse Farm was added to the National List on 27th January 1982 with the following description:
- "Granary at Oldhouse Farm TL 92 NE 8/12 II GV 2. Circa 1700. Originally of one storey and 6 bays with one bay added later at each end. Clad with black weatherboards, roof ridged and fly-hipped, thatched with eyebrow dormer central on west slope. Whole timber framed with binders close to eaves, on bolted hanging knees. Common joists haunch-tenoned. Roof with collars and side purlins."**
- 6.80. The full List Entry is included in **Appendix 14**.
- 6.81. The Grade II Listed Barn, Aligned East West At Oldhouse Farm is located was added to the National List on 27th January 1982 with the following description:
- "Circa 1700 barn of 5 bays, timber framed with thatched fly-hipped roof and north facing midstrey. Main posts without jowls, side girts, tie beams on hanging knees, primary braces in upper walls. Timber elm, with re-used oak."**
- 6.82. The full List Entry is included in **Appendix 15**.
- 6.83. The Grade II Listed Barn at Oldhouse Farmyard, Aligned North South was added to the National List on 27th January 1982 with the following description:
- "Barn at Oldhouse farmyard, aligned TL 92 NE 8/11 north-south II GV 2. Circa 1700 barn of 5 bays. Timber framed in elm with thatched fly-hipped roof and tiled valleys. Midstrey facing west, main-posts without jowls, high side-girts, tie-beams on hanging-knees lapped collars and side-purlins."**
- 6.84. The full List Entry is included in **Appendix 16**.
- 6.85. The above four Listed Buildings are arranged around a central courtyard and all open to this courtyard. This is likely to have been the case historically based on historic mapping. The courtyard was accessed by a track from Old House Road, and at no point in the historic mapping does a track appear directly to the land associated with the Farm in the 1840 Tithe. There could have been access to the smaller yard associated with the Coach House and Farmhouse to the north.
- 6.86. The above four Listed Buildings have all been converted to a domestic use, some of which into self-contained dwellings. Aerial imagery shows distinct boundary treatments around the gardens associated with the new dwellings, whilst the northeastern Listed Building (mislabelled as a barn but was a cart shed) has been retained as a cart shed.
- 6.87. Intervisibility from the Listed Buildings and their immediate surrounds and the site could have been possible historically prior to vegetation maturing and the erection of other farm buildings and the Old House Cottages as depicted on historic mapping. Views of the

roofs of these buildings is possible from the northern boundary of the site currently, so there may be views of the site from the roof storeys of the buildings. It should be noted that the Cart Lodge (mislabelled as a Barn) is single-storey and cannot be seen from the site.

6.88. The significance of these buildings is principally embodied in their remaining historic fabric which has architectural and historic interest as evidence of the former agricultural use of the site. This has been eroded through the conversion of the buildings to residential, which has allowed for domestication of the buildings. The relationship with the wider landscape has thus also been diminished to a degree.

6.89. Its setting also contributes to its significance, albeit to a lesser degree than its physical fabric. The elements of its setting which contribute, include:

- The physical proximity to the Grade II Listed Old House Farmhouse, which it served;
- The physical proximity to the other Listed Buildings of Old House Farm, with which the building has group value; and
- The rural surrounds which are appreciable from the building that reflect its original setting as a former agricultural building.

6.90. The site is considered to represent the rural surroundings of the Listed Buildings; however, given the limited intervisibility, the change in ownership between the site and Listed Buildings and the superseding of the agricultural use of the Listed Buildings, it is considered that the site only makes a very limited contribution to the significance of the Listed Building through setting.



Plate 26: The complex as viewed from the northern boundary of the site (grouping indicated in red).



Plate 27: The complex as viewed from Old House Road (grouping indicated in red).



the site. Agricultural land in the immediate vicinity of the dwelling, i.e. the parcel between the Listed Buildings and the site, will remain unchanged. Intervisibility from the upper levels of the Listed Buildings may still be possible, particularly in winter months, so the presence of the new built form could be perceived in views from the Listed Buildings.

6.92. Whilst the Cart Lodge is single-storey and visibility from the site is limited to its roof, the rural location of the farmstead was a key factor in its establishment, and thus, the Cart Lodge's function was also dependent on that. It has retained its function for car parking and is still closely related to the surrounding former farm buildings, all of which related to the fields on the site. Thus, the incorporation of built form to the rural surrounds of the Cart Lodge and its host agricultural complex would still erode that element of its significance.

Plate 28: The complex as viewed from Old House Road (grouping indicated in red).

6.91. The proposed development will result in the construction of residential built form to the south of former farm complex, and the character of the land within the site will be altered from arable to modern residential development. The vegetation along the northern boundary of the site, will be retained and strengthened, notably where the gap in vegetation is along this boundary where the Listed Buildings can be seen from

6.93. Therefore, the proposed development would result in a degree of harm through the erosion of the rural surrounds of the Listed Buildings. As mentioned, the vegetation will be strengthened in the proposals and a parcel of undeveloped land will remain between the Listed Buildings and the site, thereby limiting the impact.

6.94. This harm would be deemed as 'less than substantial' and at the lower end of the spectrum.

7. Conclusions

Archaeology

- 7.1. The Site experienced little direct development prior to the 19th century. The HER indicates the Great Horkesley Brick Works (1830s – 1870s) may have impacted upon the southern extent of the Site. Subsequent geophysical survey and trial trench evaluation showed this may have been characterised by charcoal production if so. The majority of the Site was agricultural in nature historically.
- 7.2. There was a small amount of Prehistoric activity within both the Site itself and the wider landscape. These included examples of stone tools, flint debitage and pottery, likely indicative of transient activity within the wider study area. A Late Iron Age hillfort is recorded some distance to the southwest of Site. There is no indication that this activity extended into the Site itself. The potential for remains of archaeological significance from this period is low.
- 7.3. Romano-British activity within the wider landscape is equally limited and confined to chance finds, burials and a posited road. There is no indication that this activity extended into the Site itself. The potential for remains of archaeological significance from this period is low.
- 7.4. The area around the current settlement of Great Horkesley is first documented during the Medieval period. Brick making industries began to characterise the area as evidenced by the many kilns and kiln wasters recorded from across the study area. The agricultural character of the study area is demonstrated by the large open green spaces, heaths and commons. The potential for other

remains of archaeological significance from this period is low.

- 7.5. Many more HER records are available for the Post-Medieval period. These predominantly relate to the many Grade II Listed Buildings which are mostly timber-framed and domestic in character. The continued prevalence of the brick making industry is also well attested by large kiln sites across the study area one of which may have impacted the Site's southern extent. The potential for other remains of archaeological significance from this period is medium – high.
- 7.6. Modern activity was very limited within the study area. The potential for remains of archaeological significance from this period is low.

Built Heritage

- 7.7. The application site does not contain or any Listed Buildings or Scheduled Ancient Monuments, nor does it fall within the boundaries of any Conservation Areas, but it is in close proximity to the following Listed Buildings:
- The Grade II Listed Woodhouse Farmhouse c.300m south-west of the site, which has been misplotted by Historic England as immediately west of the site (1222684);
 - The Grade II Listed Tile House c.125m east of the site, which has been misplotted by Historic England as c. 170m north-east of the site (1222984);



- The Grade II Listed Little Simons c.135m north of the site (1222858); and
 - The complex of Listed Buildings associated with Old House Farm c.215m north of the site, including:
 - The Grade II Listed Old House Farmhouse (1222850);
 - Cart Lodge With Grain Store Over at Oldhouse Farm (1267594);
 - Granary at Oldhouse Farm (1222857);
 - Barn, Aligned East West at Oldhouse Farm (1222854);
 - Barn to North of Barn Aligned East West at Oldhouse Farm (1222893);
 - Barn at Oldhouse Farmyard, Aligned North South (1222853); and
 - Coachhouse to West of Old House Farmhouse (1222851).
- 7.8. Less than substantial harm at the lower end of the spectrum is considered to occur to the significance of the Grade II Listed Little Simons, and the former agricultural buildings of Old House Farm (5no. buildings) due to the historic, functional associations between the land of the site and the buildings as well as the intervisibility of the development proposals, which will change the character of the existing arable land. As per Paragraph 215 of the NPPF, the harm should be weighed against the public benefits of the proposals.



Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Event Type
ECC2916	Desk-Based Assessment of the NGAUE site, Colchester	EVP
ECC2994	A trial-trenched evaluation at the Northern Growth Area Urban Extension (NGAUE), Colchester 2011	EVT
ECC2994	A trial-trenched evaluation at the Northern Growth Area Urban Extension (NGAUE), Colchester 2011	EVT
ECC2994	A trial-trenched evaluation at the Northern Growth Area Urban Extension (NGAUE), Colchester 2011	EVT
ECC3137	PART EXCAV by Persons unknown,	AI
ECC3138	PART EXCAV by Crusoe and Ward-Perkins,	AI
ECC3139	PART EXCAV by Col Excav Comm,	AI
ECC3285	SALV EXCAV by Colchester Archaeol Trust,	AI
ECC3465	The Old House.	AI
ECC3472	The Old House.	AI
ECC3563	Stage 2 trial-trenched evaluation at Northern Growth Area Urban Extension (NGAUE), Colchester, 2014	EVT
ECC3582	Desk-based assessment for land at North Colchester, Colchester, 2008	EVP



ECC3685	An archaeological fieldwalking evaluation at Tile House Farm, Great Horkesley, 2005	FSR
ECC3827	Aerial photograph of cropmarks north-east of Horkesley Heath, Great Horkesley, 2000	FSR
ECC3828	Aerial photograph of cropmarks east of Great Horkesley, 2000	FSR
ECC3837	Aerial photograph of cropmarks of Pitchbury Ramparts, Great Horkesley, 2005	FSR
ECC3915	Heritage Statement for the Northern Courtyard, Westwood Park, Little Horkesley, 2016	EVP
ECC4075	Heritage Statement of the Coach House, Westwood Park, Little Horkesley, 2017	EVP
ECC4355	Geophysical survey on land to the east of Nayland Road, Great Horkesley, 2019	FSR
ECC4371	Historic building recording at Domus, The Causeway, Great Horkesley, 2019	EVS
ECC4431	Trial-trenched evaluation on land north of Coach Road, Great Horkesley, 2020	EVT
ECC4455	Geophysical survey on Land North of Coach Road, Great Horkesley, 2019	EVS
ECC4464	Archaeological desk-based assessment for Land off Coach Road, Great Horkesley, 2019	EVP
ECC4482	Archaeological desk-based assessment of Land around Great Horkesley Manor, Great Horkesley, 2019	EVP
ECC4500	Heritage Statement for a new Orangery, Westwood Park, Little Horkesley, 2018	EVP
ECC4552	Historic building recording of a garden building at Westwood Park, London Road, Little Horkesley	FSR
ECC4605	Archaeological excavation at Nayland Road, Great Horkesley, 2021.	AI



Mon UID	Pref Ref	Name	Mon Type	Period
MCC7601	6788	Blackbrook Road	FS	Early Neolithic to Early Bronze Age
MCC7738	6370	Lexden - All Saints Road	FS	Lower Palaeolithic to Late Bronze Age
MCC8103	6451	Pitchbury hillfort	FS	Prehistoric
MCC7767	6860	Woodhouse Farm	MON	Prehistoric
MCC7074	8260	West of Severalls Hospital	MON	Prehistoric
MCC7048	6731	Pitchbury Ramparts, Great Horkesley	MON	Early Iron Age to Late Iron Age
MCC6256	8830	A Portable Antiquities Scheme findspot of Early Mesolithic to Late Neolithic date.	PAS	Early Mesolithic to Early Bronze Age
MCC4742	4089	Undated cropmarks, North of Gean Trees, Great Horkesley	MON	Undated
MCC7207	5867	East of Breewood Hall	MON	Undated
MCC8633	7464	Brookhouse Farm	MON	Undated
MCC8634	7465	Cropmark N of Armoury Farm	MON	Undated
MCC7768	8261	Ponders Farm	MON	Undated
MCC7769	8262	East of West Bergholt	MON	Undated
MCC9333	11305	Cropmarks east of Great Horkesley	MON	Undated



MCC9334	11307	Undated cropmarks east of Great Horkesley	MON	Undated
MCC10067	12148	The Rampers, Horkesley Heath, Great Horkesley	MON	Undated
MCC5948	8520	A Portable Antiquities Scheme findspot of Late Iron Age to Roman date.	PAS	Late Iron Age to Early Roman Colonia
MCC5949	8521	A Portable Antiquities Scheme findspot of Late Iron Age to Roman date.	PAS	Late Iron Age to Early Roman Colonia
MCC9470	11475	Great Horkesley (known as)	PAS	Late Iron Age
MCC7205	5865	Great Horkesley	MON	Medieval
MCC7206	5866	Medieval kiln site, Shrublands, The Causeway, Great Horkesley	MON	Medieval
MCC7640	6211	Near Mile End	MON	Medieval
MCC8631	6894	Cropmark N of Alcrofts Farm	MON	Medieval Colchester I. to Modern
MCC9145	10811	Bergholt Heath	MON	Medieval Colchester I. to Post Medieval Colchester ²
MCC9147	10813	Westwood Green, Little Horkesley	MON	Medieval Colchester I. to Post Medieval Colchester ²
MCC9148	10814	Horkesley Heath	MON	Medieval Colchester I. to Post Medieval Colchester ²



MCC9149	10817	Boxted Heath	MON	Medieval Colchester I. to Post Medieval Colchester 2
MCC10297	12588		PAS	Medieval Colchester I. to Medieval Colchester II.
MCC10298	12589		PAS	Medieval Colchester I. to Medieval Colchester II.
MCC4167	4010	Woodlands, The Causeway, Great Horkesley	BLD	Medieval Colchester I. to Medieval Colchester II.
MCC4918	5370	The Old House, Old House Road, Great Horkesley.	MON	Medieval Colchester II.
MCC4898	5352	The Old House, Old House Road, Great Horkesley.	MON	Medieval Colchester II. to Post Medieval Colchester 1
MCC4725	12305	Otters Brook Cottage, Broad Lane, Spratts Marsh, Great Horkesley	BLD	Medieval Colchester II.
MCC4166	4009	Rookery House, A134, Great Horkesley	BLD	Medieval Colchester II.
MCC4168	4011	Barn to NW of Woodlands, The Causeway, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC4170	4013	Danbury Cottage, The Causeway, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC4171	4014	Wisteria, The Causeway, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1



MCC3582	4775	Spring House, London Road, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC3614	4807	New Barn House, School Lane, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC3615	4808	Barn to S of New Barn House, School Lane, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC3618	4811	Highlands, School Lane, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC4723	5311	Yew Tree Cottage, School Lane, Great Horkesley	BLD	Medieval Colchester II. to Post Medieval Colchester 1
MCC6524	9109	A Portable Antiquities Scheme findspot of Medieval to Post Medieval date.	PAS	Medieval Colchester II. to Post Medieval Colchester 1
MCC5345	5740	Manor Farm Brickworks, West Bergholt	IND	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC7204	5864	East of Great Horkesley	MON	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC7604	6174	West of Woodside Farm	MON	Post Medieval Colchester 1 to Post Medieval Colchester 2



MCC7642	6213	Mile End, Colchester	FS	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC5347	8250	Great Horkesley Brickworks	IND	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC5235	12678	Milestone, London Road, Great Horkesley	MON	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3578	4771	Knights Farmhouse, London Road, Great Horkesley	BLD	Post Medieval Colchester 1
MCC3608	4801	Little Simons, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1
MCC4446	5233	Rookery Farm (Blackheath Bulb Co), Nayland Road, West Bergholt	BLD	Post Medieval Colchester 1
MCC6520	9105	A Portable Antiquities Scheme findspot of Post Medieval date.	PAS	Post Medieval Colchester 1
MCC3603	4796	Barn at Oldhouse farmyard aligned N-S, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3604	4797	Barn aligned E-W at Old House Farm, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3605	4798	Barn to N of barn aligned E-W at Old House Farm, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2



MCC3606	4799	Granary at Oldhouse Farm, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3607	4800	Cart Lodge with grain store over at Oldhouse Farm, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC4063	5009	Westwood Park (Old Peoples Home), London Road, Little Horkesley	BLD	Post Medieval Colchester 1
MCC3569	4762	Woodhouse Farmhouse, Coach Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3583	4776	Barn to E of Spring House, London Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3601	4794	Old House Farmhouse, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC3602	4795	Coach house to W of Old House Farmhouse, Old House Road, Great Horkesley	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC4445	5232	Scarletts, Nayland Road, West Bergholt	BLD	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC4175	4018	Aldercar, The Causeway, Great Horkesley	BLD	Post Medieval Colchester 2



MCC3597	4790	Terrace Hall, Nayland Road, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3599	4792	The Roundhouse, Nayland Road, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3600	4793	Mascot, Nayland Road, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3619	4812	Tile House, Tile House Road, Great Horkesley	BLD	Post Medieval Colchester 2
MCC4365	5012	North Lodge to Westwood Park, London Road, Little Horkesley	BLD	Post Medieval Colchester 2
MCC4176	4019	Church of All Saints with St Johns, The Causeway, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3611	4804	Oak Cottage, School Lane, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3612	4805	School House, School Lane, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3613	4806	Church of England Primary School, School Lane, Great Horkesley	BLD	Post Medieval Colchester 2
MCC3598	4791	Lodge to Terrace Hall, Nayland Road, Great Horkesley	BLD	Post Medieval Colchester 2
MCC4174	4017	Village Hall, The Causeway, Great Horkesley	BLD	Post Medieval Colchester 2
MCC10254	12544	Outbuilding adjacent to Domus, The Causeway, Great Horkesley	BLD	Post Medieval Colchester 2 to Mid 20th Century



MCC4064	5010	South Lodge to Westwood Park, London Road, Little Horkesley	BLD	Early 20th Century to Edwardian
MCC4364	5011	Gates and quadrant plan brick wall to SE of South Lodge to Westwood Park, London Road, Little Horkesley	GRP	Early 20th Century to Edwardian
MCC5556	8084	Signpost on A134 & Old House Road, Great Horkesley	MON	Early 20th Century to Late 20th Century
MCC5473	8033	WWII Ammunition Shelter (destroyed), Woodlands Farm, Great Horkesley	MON	World War 2
MCC6739	9324	A Portable Antiquities Scheme findspot of Roman to Unknown date.	PAS	Late Roman Colonia to Unknown
MCC6738	9323	A Portable Antiquities Scheme findspot of Roman date.	PAS	Late Roman Colonia
MCC7603	6790	3 St Johns Crescent	FS	Late Iron Age to Pre-Boudican Roman Colchester
MCC7135	5778	Vicinity of Great Horkesley	MON	Roman
MCC7148	5789	Roman road, Great Horkesley area	MON	Roman
MCC7148	5790	Roman road, Great Horkesley area	MON	Roman
MCC7641	6212	Near Mile End	MON	Roman
MCC7049	6732	Pitchbury Ramparts	FS	Roman
MCC7602	6789	Within Great Horkesley	FS	Roman



MCC4120	8355	A Portable Antiquities Scheme findspot of Roman to Early Medieval date.	PAS	Colchester Roman Fortress to Early Medieval Colchester 1.
MCC7642	9555	Mile End, Colchester	FS	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC8631	9592	Cropmark N of Alcrofts Farm	MON	Medieval Colchester 1. to Modern
MCC5345	9627	Manor Farm Brickworks, West Bergholt	IND	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC7206	9650	Medieval kiln site, Shrublands, The Causeway, Great Horkesley	MON	Medieval
MCC7769	9736	East of West Bergholt	MON	Undated
MCC7048	9969	Pitchbury Ramparts, Great Horkesley	MON	Early Iron Age to Late Iron Age
MCC7207	10014	East of Breewood Hall	MON	Undated
MCC5347	10043	Great Horkesley Brickworks	IND	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC8633	10146	Brookhouse Farm	MON	Undated
MCC7641	10242	Near Mile End	MON	Roman
MCC7204	10293	East of Great Horkesley	MON	Post Medieval Colchester 1 to Post Medieval Colchester 2



MCC4742	10431	Undated cropmarks, North of Gean Trees, Great Horkesley	MON	Undated
MCC7074	10457	West of Severalls Hospital	MON	Prehistoric
MCC7604	10460	West of Woodside Farm	MON	Post Medieval Colchester 1 to Post Medieval Colchester 2
MCC7640	10463	Near Mille End	MON	Medieval
MCC7768	10535	Ponders Farm	MON	Undated
MCC8634	10542	Cropmark N of Armoury Farm	MON	Undated
MCC8103	10561	Pitchbury hillfort	FS	Prehistoric
MCC7767	10607	Woodhouse Farm	MON	Prehistoric
MCC9145	10812	Bergholt Heath	MON	Medieval Colchester 1. to Post Medieval Colchester 2
MCC9148	10815	Horkesley Heath	MON	Medieval Colchester 1. to Post Medieval Colchester 2
MCC9149	10818	Boxted Heath	MON	Medieval Colchester 1. to Post Medieval Colchester 2
MCC9147	11228	Westwood Green, Little Horkesley	MON	Medieval Colchester 1. to Post Medieval Colchester 2
MCC9333	11306	Cropmarks east of Great Horkesley	MON	Undated



MCC9334	11308	Undated cropmarks east of Great Horkesley	MON	Undated
MCC10254	12545	Outbuilding adjacent to Domus, The Causeway, Great Horkesley	BLD	Post Medieval Colchester 2 to Mid 20th Century
MCC7148	9532	Roman road, Great Horkesley area	MON	Roman
MCC10067	12149	The Rammers, Horkesley Heath, Great Horkesley	MON	Undated

Historic England Data

Historic England Listed Buildings

List Entry	Name	Grade	Eastings	Northings
1267009	WESTWOOD PARK (OLD PEOPLES HOME)	II*	596195	229988
1222665	WISTERIA	II	597770	230414
1222667	MESSRS PEATLING AND CAWDRON	II	597744	230672
1222668	HOUSE ADJOINING AND TO THE NORTH OF PEATLING AND CAWDRON	II	597743	230682
1222684	WOODHOUSE FARMHOUSE	II	597236	229178
1222770	KNIGHTS FARMHOUSE	II	596603	230277
1222774	SPRING HOUSE	II	596279	229836
1222839	TERRACE HALL	II	598445	228943



1222841	LODGE TO TERRACE HALL		598425	228907
1222847	MASCOT		598002	229530
1222850	OLD HOUSE FARMHOUSE		597478	229990
1222851	COACHOUSE TO WEST OF OLD HOUSE FARMHOUSE		597449	229990
1222853	BARN AT OLDHOUSE FARMYARD, ALIGNED NORTH SOUTH		597421	229958
1222854	BARN, ALIGNED EAST WEST AT OLDHOUSE FARM		597410	229961
1222857	GRANARY AT OLDHOUSE FARM		597432	229936
1222858	LITTLE SIMONS		597284	229912
1222861	OAK COTTAGE		597700	230590
1222862	CHURCH OF ENGLAND SCHOOL		597652	230646
1222863	NEW BARN HOUSE		597483	230633
1222893	BARN TO NORTH OF BARN ALIGNED EAST WEST AT OLDHOUSE FARM		597388	229968
1222923	SCHOOL HOUSE		597654	230624
1222924	BARN TO SOUTH OF NEW BARN HOUSE		597491	230602
1222981	HIGHLANDS		597540	230665
1222982	YEW TREE COTTAGE		597735	230512
1222984	TILE HOUSE		597654	229573



1224022	GATES AND QUADRANT PLAN BRICK WALL TO SOUTH EAST OF SOUTH LODGE TO WESTWOOD PARK	II	596147	229742
1224023	NORTH LODGE TO WESTWOOD PARK	II	596426	230106
1225137	ROOKERY FARM (BLACKHEATH BULB COMPANY)	II	595997	229478
1225575	ROOKERY HOUSE	II	597749	230176
1266511	SCARLETTS	II	596355	228712
1267010	SOUTH LODGE TO WESTWOOD PARK	II	596137	229757
1267587	THE ROUNDHOUSE	II	597996	229550
1267594	CART LODGE WITH GRAIN STORE OVER AT OLDHOUSE FARM	II	597412	229940
1267618	BARN TO EAST OF SPRING HOUSE	II	596321	229837
1267662	VILLAGE HALL	II	597758	230624
1267663	ALDECAR	II	597853	229920
1267664	CHURCH OF ST JOHN	II	597962	229520
1267675	DANBURY COTTAGE	II	597746	230658
1267713	WOODLANDS	II	597828	230513
1267714	BARN TO NORTH WEST OF WOODLANDS	II	597814	230522
1387251	OTTERS BROOK COTTAGE	II	598328	230037
1019959	Small Multivallate hillfort known as Pitchbury Ramparts (Scheduled Monument)	N/A	596642	328982



Appendix 2: Figures

- KEY**
- Site
 - 1km Study Area
 - HER Events Point
 - HER Events Polygon

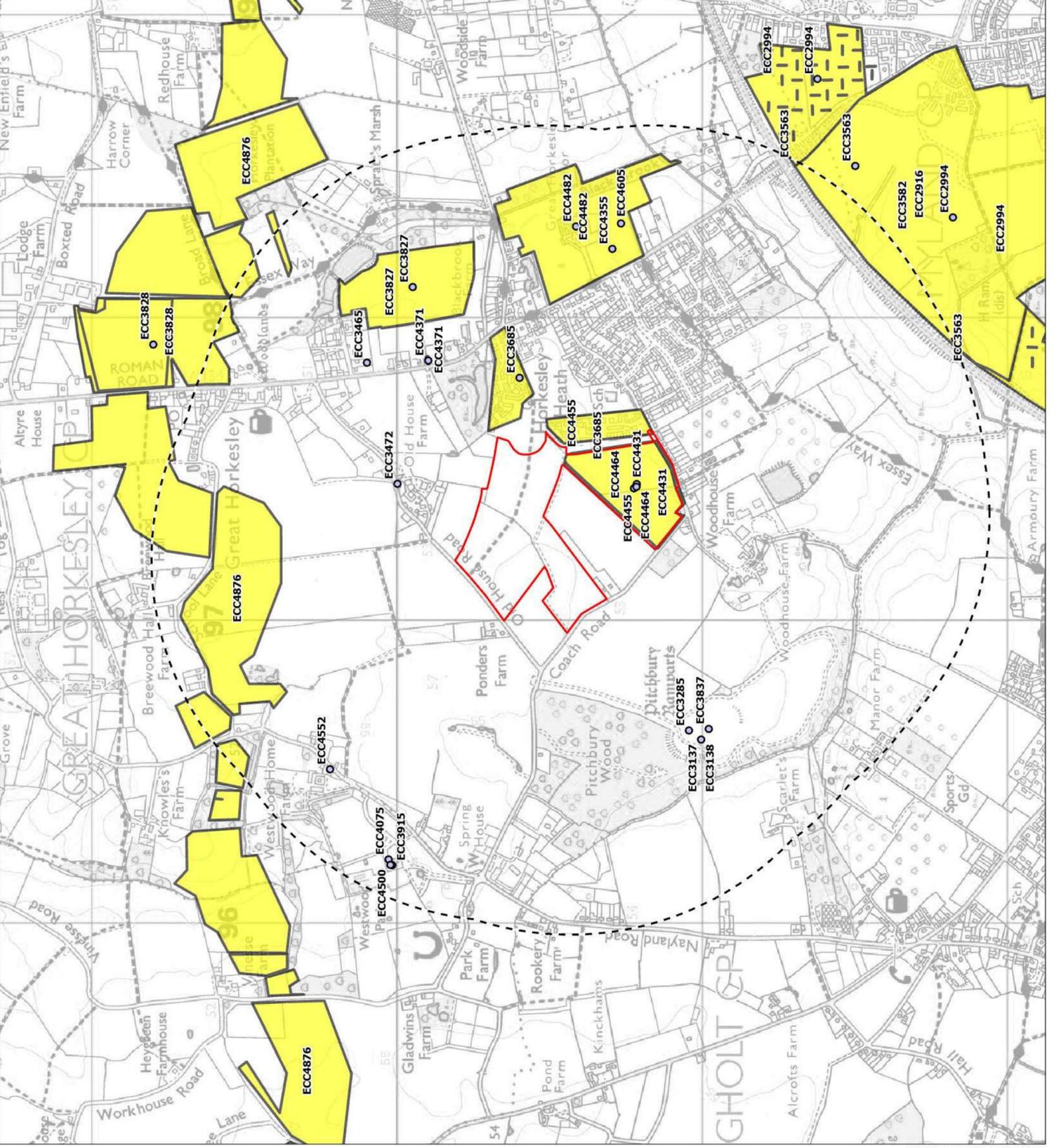


FIGURE 2: HER EVENT DATA

SITE: LAND COACH ROAD, GREAT HORKELEY, ESSEX

CLIENT: BLOOR HOMES

REV	DATE	DESCRIPTION

DATE	SCALE	DRAWN	APPROVED
19/12/2025	1:12,376@A3	OQ	GS

SHEET	REV	N	O	0.3KM
-	A	▲		

DRAWING NUMBER: P19-0982_HT_0002

PEGASUS GROUP

- KEY**
- Site
 - 1km Study Area
 - HER Monuments_Point
 - HER Monuments_Line
 - HER Monuments_Polygon

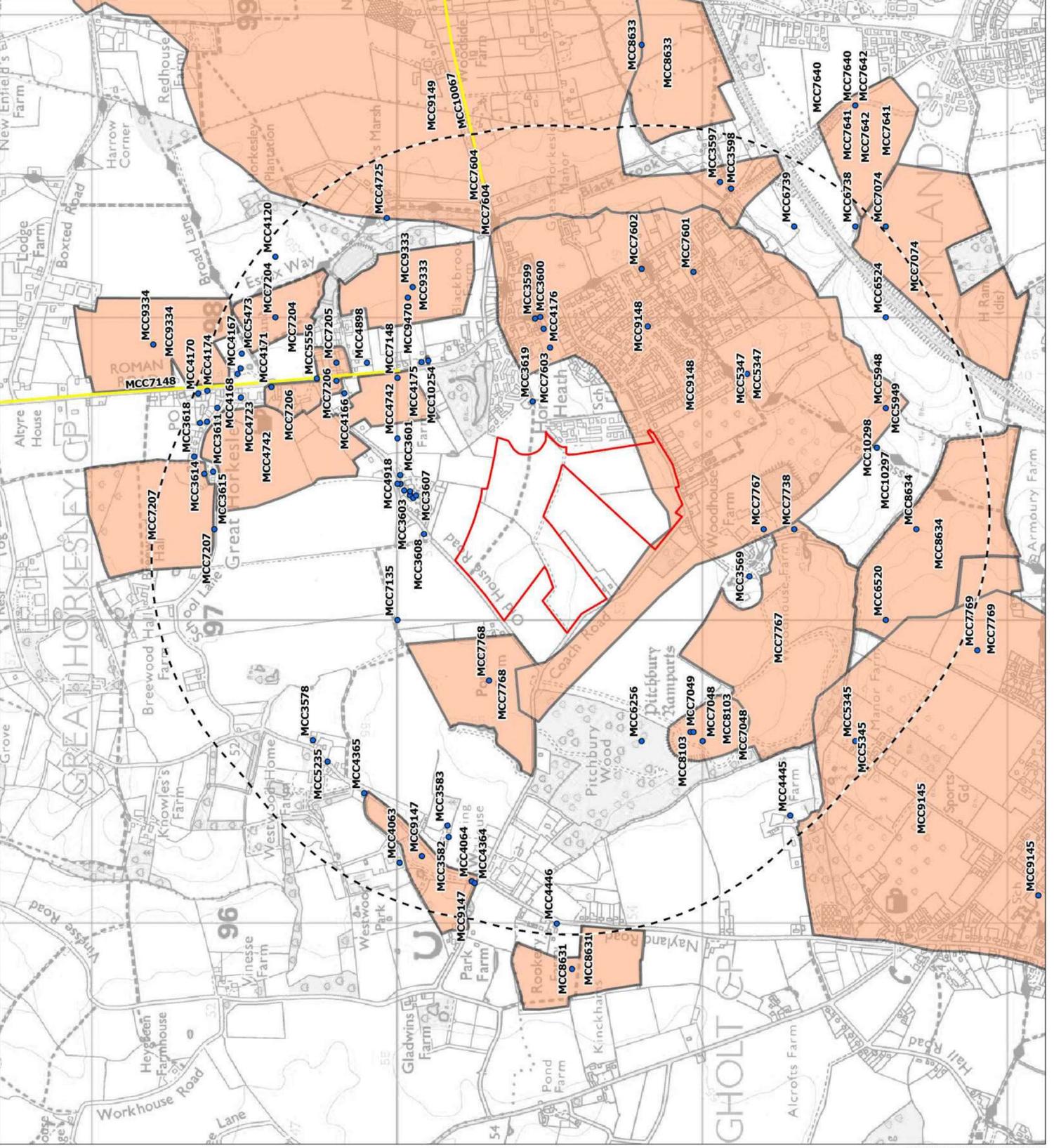


FIGURE 3: HER MONUMENT DATA

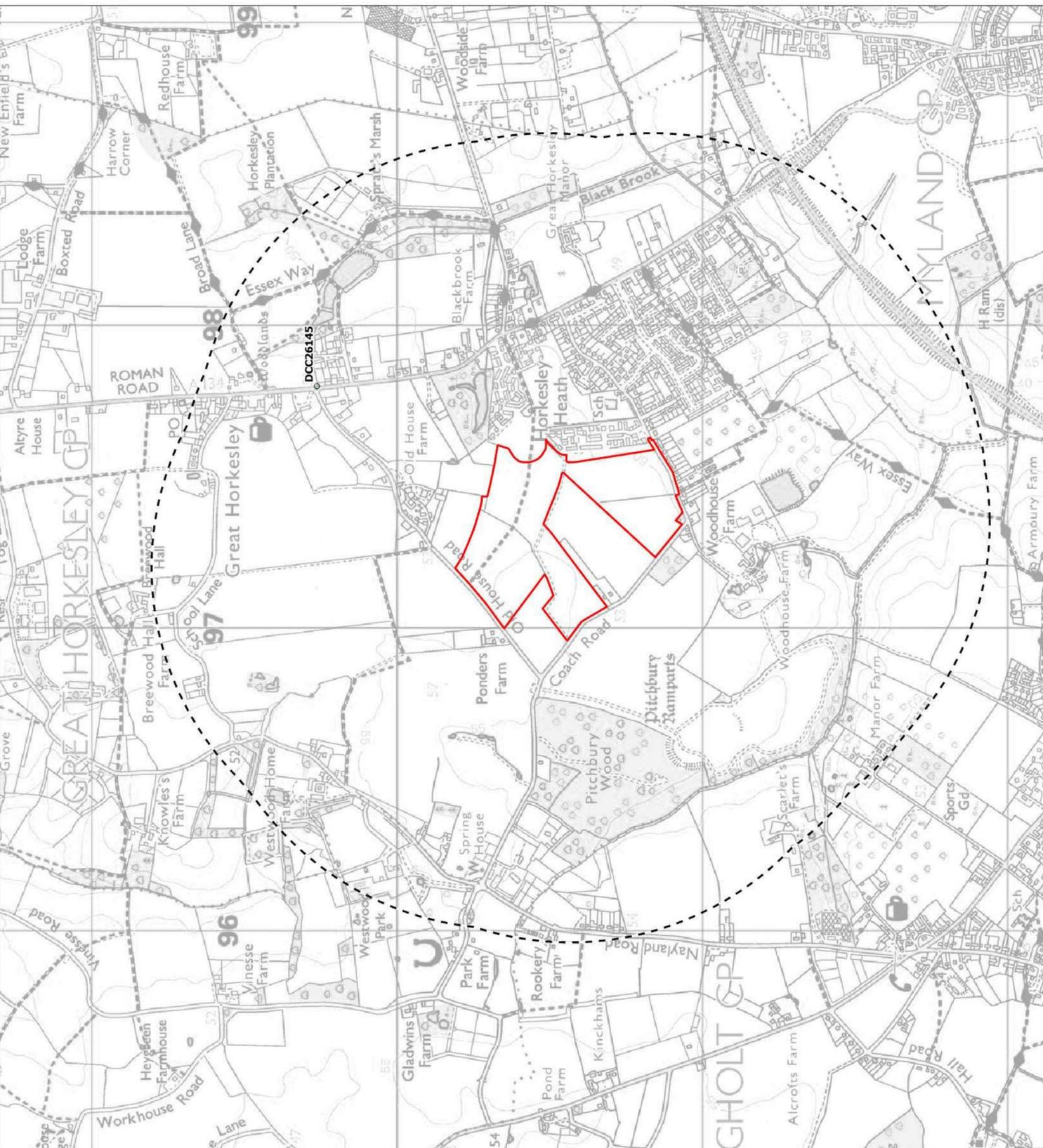
SITE: LAND COACH ROAD, GREAT HORKESLEY, ESSEX

CLIENT: BLOOR HOMES

DATE	SCALE	DRAWN	APPROVED
19/12/2025	1:12,376@A3	OQ	GS
SHEET	REV	N	0
	A	▲	0.3KM
DRAWING NUMBER	PI9-0982_HT_0003		



KEY
 - - - 1km Study Area
 - - - HER Local List
 o



REV DATE DESCRIPTION
 FIGURE 4: NON-DESIGNATED HERITAGE ASSETS (NDHA)

SITE: LAND COACH ROAD, GREAT HORKESLEY, ESSEX

CLIENT: BLOOR HOMES

DATE	SCALE	DRAWN	APPROVED
19/12/2025	1:12,376@A3	OQ	GS
SHEET	REV	N	0
-	A	▲	0.3KM

DRAWING NUMBER
 P19-0982_HT_0004



Appendix 3: Assessment Methodology

Assessment of significance

In the NPPF, heritage significance is defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”²⁵

Historic England’s GPA:2 gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.²⁶

In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage’s *Conservation Principles*.²⁷ These essentially cover the heritage ‘interests’ given in the glossaries of the NPPF and the PPG which are archaeological, architectural and artistic, and historic.²⁸

The PPG provides further information on the interests it identifies:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy

Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a

²⁵ MHCLG, NPPF, Annex 2.

²⁶ Historic England, GPA:2.

²⁷ Historic England, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values

are identified as being ‘aesthetic’, ‘communal’, ‘historical’ and ‘evidential’, see idem pp. 28–32.

²⁸ MHCLG, NPPF, Annex 2; MHCLG, PPG, paragraph 006, reference ID: 18a-006-2019072.

place and can symbolise wider values such as faith and cultural identity.²⁹

Significance results from a combination of any, some, or all of the interests described above.

Historic England guidance on assessing heritage significance, *HEAM:12*, advises using the terminology of the *NPPF* and *PPG*, and thus it is that terminology which is used in this Report.³⁰

Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

As defined in the *NPPF*:

“Significance derives not only from a heritage asset’s physical presence, but also from its setting.”³¹

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.”³²

Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to *GPA:3*, particularly the checklist given on page 11. This advocates the clear articulation of “*what matters and why*”.³³

In *GPA:3*, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquility, sense of enclosure, accessibility, rarity and land use.

Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

²⁹ MHCLG, *PPG*, paragraph 006, reference ID: 18a-006-20190723.

³⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12* (Swindon, October 2019).

³¹ MHCLG, *NPPF*, Annex 2.

³² MHCLG, *NPPF*, Annex 2.

³³ Historic England, *GPA:3*, pp. 8, 11.



A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement):

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56)”.

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a–O13–20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may

include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”³⁴

Levels of significance

Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 75 of the NPPF,³⁵
- **Designated heritage assets of less than the highest significance**, as identified in paragraph 213 of the NPPF, comprising Grade II Listed Buildings and Grade II Registered Parks and

³⁴ Catesby Estates Ltd. v. Steer [2018] EWCA Civ 1697, paras. 25 and 26.

³⁵ MHCLG, NPPF, para. 213 and fn. 75.



Gardens (and also some Conservation Areas),³⁶ and

- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.³⁷

Additionally, it is of course possible that sites, buildings or areas have no heritage significance.

Grading significance

There is no definitive grading system for assessing or categorising significance outside of the categories of Designated Heritage Assets and Non-Designated Heritage Assets, specifically with regards to the relative significance of different parts of an asset.

ICOMOS guidance recognises that a degree of professional judgement is required when defining significance:

“...the value of heritage attributes is assessed in relation to statutory designations, internations set out in national, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. Whilst this method should

be used as objectively as possible, qualitative assessment using professional judgement is inevitably involved.”³⁸

This assessment of significance adopts the following grading system:

- **Highest significance:** Parts or elements of a heritage asset, or its setting, that are of particular interest and are fundamental components of its archaeological, architectural, aesthetic or historic interest, and form a significant part of the reason for designation or its identification as a heritage asset. These are the areas or elements of the asset that are most likely to warrant retention, preservation or restoration.
- **Moderate significance:** Parts or elements of the heritage asset, or its setting, that are of some interest but make only a modest contribution to the archaeological, architectural, aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that might warrant retention but are capable of greater adaptation and alteration due to their lesser relative significance.
- **Low or no significance:** Parts or elements of the heritage asset, or its setting, that make an insignificant, or relatively insignificant contribution to the archaeological, architectural,

³⁶ MHCLG, NPPF, para. 213.

³⁷ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

³⁸ International Council on Monuments and Sites (ICOMOS), *Guidance on Heritage Impact Assessment for Cultural World Heritage Properties* (Paris, January 2011), paras. 4-10.



aesthetic or historic interest of the heritage asset. These are likely to be areas or elements of the asset that can be removed, replaced or altered due to their minimal or lack of significance and are areas and elements that have potential for restoration or enhancement through new work.

Assessment of harm

Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighting exercise as required by the NPPF.

In accordance with key policy, the following levels of harm may potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** It has been clarified in a High Court Judgement of 2013 that this would be harm that would "have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced".³⁹ and
- **Less than substantial harm.** Harm of a lesser level than that defined above.

With regards to these two categories, the PPG states:

*"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."*⁴⁰

Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle, and upper end of the less than substantial harm spectrum/scale.

With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated whilst having regard to the significance of the asset. Harm to such assets is therefore articulated as a level of harm to their overall significance, using descriptors such as minor, moderate and major harm.

It is also possible that development proposals will cause no harm or preserve the significance of heritage assets. Here, a High Court Judgement of 2014 is relevant. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, "preserving" means doing "no harm".⁴¹

Preservation does not mean no change, it specifically means no harm. GPA:2 states that "Change to heritage assets is inevitable but it is only harmful when significance is damaged".⁴² Thus, change is accepted in Historic England's guidance as part of the evolution of

³⁹ Bedford Borough Council v Secretary of State for Communities and Local Government [2013] EWHC 2847 (Admin), para. 25.

⁴⁰ MHCLG, PPG, paragraph O18, reference ID: 18a-O18-20190723.

⁴¹ R (Forge Field Society) v Sevenoaks District Council [2014] EWHC 1895 (Admin).

⁴² Historic England, GPA:2, p. 9.



the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

As part of this, setting may be a key consideration. When evaluating any harm to significance through changes to setting, this Report follows the methodology given in GPA:3, described above. Fundamental to this methodology is a consideration of “*what matters and why*”.⁴³ Of particular relevance is the checklist given on page 13 of GPA:3.⁴⁴

It should be noted that this key document also states:

“Setting is not itself a heritage asset, nor a heritage designation...”⁴⁵

Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage interests that contribute to this significance, through changes to setting.

With regards to changes in setting, GPA:3 states that:

“Conserving or enhancing heritage assets by taking their settings into account need not prevent change”.⁴⁶

Additionally, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor,

⁴³ Historic England, GPA:3, p. 8.

⁴⁴ Historic England, GPA:3, p. 13.

⁴⁵ Historic England, GPA:3, p. 4.

⁴⁶ Historic England, GPA 3, p. 8.

⁴⁷ Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061.

would necessarily require Planning Permission to be refused. This point has been clarified in the Court of Appeal.⁴⁷

Benefits

Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage interests, and hence the significance, of the assets concerned.

As detailed further in **Appendix 5**, the NPPF (at Paragraphs 214 and 215) requires harm to a designated heritage asset to be weighed against the public benefits of the development proposals.⁴⁸

Recent High Court Decisions have confirmed that enhancement to the historic environment should be considered as a public benefit under the provisions of Paragraphs 214 to 216.⁴⁹

The PPG provides further clarity on what is meant by the term ‘public benefit’, including how these may be derived from enhancement to the historic environment (‘heritage benefits’), as follows:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a

⁴⁸ MHCLG, NPPF, paras. 214 and 215.

⁴⁹ Including – Kay, R (on the application of) v Secretary of State for Housing Communities and Local Government & Anor [2020] EWHC 2292 (Admin); MHCLG, NPPF, paras. 214 and 216.



private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting*
- reducing or removing risks to a heritage asset*
- securing the optimum viable use of a heritage asset in support of its long term conservation.*⁵⁰

Any "heritage benefits" arising from the proposed development, in line with the narrative above, will be clearly articulated in order for them to be taken into account by the decision maker.

⁵⁰ MHCLG, PPG, paragraph 020, reference ID: 18a-020-20190723.



Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*, which provides statutory protection for Listed Buildings and Conservation Areas.⁵¹ It does not provide statutory protection for non-designated or Locally Listed heritage assets.

Section 66(1) of the Act states that:

“In considering whether to grant planning permission [or permission in principle] 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.”⁵²

In the 2014 Court of Appeal judgement in relation to the Barnwell Manor case, Sullivan LJ held that:

“Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given “considerable importance and weight”

when the decision-maker carries out the balancing exercise.”⁵³

A judgement in the Court of Appeal (‘Mordue’) has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 version of the NPPF, the requirements of which are now given in paragraph 215 of the current, revised NPPF, see **Appendix 5**), this is in keeping with the requirements of the 1990 Act.⁵⁴

In addition to the statutory obligations set out within the *Planning (Listed Buildings and Conservation Area) Act 1990*, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.⁵⁵

⁵¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵² UK Public General Acts, Planning (Listed Buildings and Conservation Areas) Act 1990, Section 66(1).

⁵³ Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others [2014] EWCA Civ 137, para. 24.

⁵⁴ Jones v Mordue [2015] EWCA Civ 1243.

⁵⁵ UK Public General Acts, Planning and Compulsory Purchase Act 2004, Section 38(6).



Appendix 5: National Policy Guidance

The National Planning Policy Framework (December 2024)

National policy and guidance is set out in the Government's *National Planning Policy Framework (NPPF)* published in December 2024.

This replaced and updated the previous *NPPF* (December 2023).

The *NPPF* needs to be read as a whole and is intended to promote the concept of delivering sustainable development.

The *NPPF* sets out the Government's economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The *NPPF* continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

The overarching policy applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the 'presumption') sets out the tone of the Government's overall stance and operates with and through the other policies of the *NPPF*. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.

The purpose of the planning system is to contribute to the achievement of sustainable development and the *NPPF* sets out three 'objectives' to facilitate sustainable development: an economic objective, a social objective, and an environmental objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the *NPPF*. The presumption is set out in full at paragraph 11 of the *NPPF* and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development."

For plan-making this means that:

- a. all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;***
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:***
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting***



the overall scale, type or distribution of development in the plan area; or

- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. *approving development proposals that accord with an up-to-date development plan without delay; or*
- b. *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations,*

making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”⁵⁶

However, it is important to note that footnote 7 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

“The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 189) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, a National Landscape, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 75); and areas at risk of flooding or coastal change.”⁵⁷ (our emphasis)

The NPPF continues to recognise that the planning system is planned and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

Heritage Assets are defined in the NPPF 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. It includes designated heritage

⁵⁶ MHCLG, NPPF, para. 11.

⁵⁷ MHCLG, NPPF, para. 11, fn. 7.



assets and assets identified by the local planning authority (including local listing).⁶¹

The NPPF goes on to define a Designated Heritage Asset as a:

“World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation.”⁶²

As set out above, significance is also defined as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”⁶³

Section 16 of the NPPF relates to ‘Conserving and enhancing the historic environment’ and states at paragraph 208 that:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on

⁶¹ MHCLG, NPPF, Annex 2.

⁶² MHCLG, NPPF, Annex 2.

⁶³ MHCLG, NPPF, Annex 2.

a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.”⁶⁴

Paragraph 210 goes on to state that:

“In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and***
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”⁶⁵***

With regard to the impact of proposals on the significance of a heritage asset, paragraphs 212 and 213 are relevant and read as follows:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the

⁶⁴ MHCLG, NPPF, para. 208.

⁶⁵ MHCLG, NPPF, para. 210.



asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”⁶³

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”⁶⁴*

Section b) of paragraph 213, which describes assets of the highest significance, also includes footnote 75 of the NPPF, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

In the context of the above, it should be noted that paragraph 214 reads as follows:

“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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”⁶⁵*

Paragraph 215 goes on to state:

“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, where appropriate, securing its optimum viable use.”⁶⁶

⁶³ MHCLG, NPPF, para. 212.

⁶⁴ MHCLG, NPPF, para. 213.

⁶⁵ MHCLG, NPPF, para. 214.

⁶⁶ MHCLG, NPPF, para. 215.



The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 219 that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”⁶⁷

Paragraph 220 goes on to recognise that “not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance” and with regard to the potential harm from a proposed development states:

“Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 215, 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”⁶⁸ (our emphasis)

With regards to non-designated heritage assets, paragraph 216 of NPPF 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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”⁶⁹

Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it: Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material considerations for application proposals.

National Planning Practice Guidance

The then Department for Communities and Local Government (now the Ministry of Housing, Communities & Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.

⁶⁷ MHCLG, NPPF, para 219.
⁶⁸ MHCLG, NPPF, para. 220.

⁶⁹ MHCLG, NPPF, para. 216.



This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.

The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of ‘significance’ in decision taking is important and states:

“Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.”⁷⁰

In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the individual circumstances and the policy set out within the NPPF. It goes on to state:

“In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm

may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.”⁷¹ (our emphasis)

National Design Guide:

Section C2 relates to valuing heritage, local history and culture and states:

“When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.”⁷²

“Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.”⁷³

⁷⁰ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁷¹ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

⁷² MHCLG, NDG, para. 46.

⁷³ MHCLG, NDG, para. 47.



It goes on to state that:

"Well-designed places and buildings are influenced positively by:

- *the history and heritage of the site, its surroundings and the wider area, including cultural influences;*
- *the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;*
- *the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details – see Identity.*

Today's new developments extend the history of the context. The best of them will become valued as

*tomorrow's heritage, representing the architecture and placemaking of the early 21st century."*⁷⁴

⁷⁴ MHCLG, NDG, paras. 48–49.



Appendix 6: Relevant Development Plan Policies

Applications for Planning Permission and Listed Building Consent where relevant, within Great Horkeley are currently considered against the policy and guidance set out within the **Colchester Borough Council Local Plan 2013–2033 Section 1** which was adopted in February 2021 and the **Colchester Borough Local Plan 2017–2033 Section 2** which was adopted in July 2022.

No relevant policies are contained within the Colchester Borough Council Local Plan 2013–2033 Section 1.

The Colchester Borough Local Plan 2017–2033 Section 2 sets out the following policies pertaining to the historic environment:

“Policy ENV1: Environment

The Local Planning Authority will conserve and enhance Colchester’s natural and historic environment, countryside and coastline. The Local Planning Authority will safeguard the Borough’s biodiversity, geology, history and archaeology, which help define the landscape character of the Borough, through the protection and enhancement of sites of international, national, regional and local importance. The Local Planning Authority will require development to be in compliance with, and contribute positively towards, delivering the aims and objectives of the Anglian River Basin Management Plan.”

“Policy DM16: Historic Environment

Development that will lead to substantial harm to or total loss of significance of a listed building, conservation area, historic park or garden or important archaeological remains (including the setting of heritage assets) will only be permitted in exceptional circumstances where the harm or loss is necessary to achieve substantial public

benefits that outweigh the harm or loss. Where development will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal.

Development affecting the historic environment should seek to conserve and enhance the significance of the heritage asset and any features of specific historic, archaeological, architectural or artistic interest. In all cases, there will be an expectation that any new development will enhance the historic environment or better reveal the significance of the heritage asset unless there are no instances where existing features have a negative impact on the historic environment, as identified through character appraisals (or other methods of identification of historic assets), the Local Planning Authority will request the provision of creative and accessible interpretation of heritage assets impacted by development.

Conservation of the historic environment will also be ensured by:

- i) identifying, characterising, protecting and enhancing Conservation Areas;
- ii) protection and enhancement of existing buildings and built areas which do not have Listed Building or Conservation Area status but have a particular local importance or character which it is desirable to keep;
- iii) preserving and enhancing Listed Buildings, Scheduled Monuments, Historic Parks and Gardens, including their respective settings, and other features, which contribute to the heritage of the Borough; and



- iv) sites of archaeological interest will be clearly identified and protected, and sites that become known, whether through formal evaluation as part of a Planning Application or otherwise, will similarly be protected according to their importance.

Heritage Impact Assessments and/or Archaeological Evaluations will be required for proposals related to or impacting on the setting of heritage assets and/or known or possible archaeological sites, and where there is potential for encountering archaeological sites so that sufficient information is provided to assess the significance of the heritage assets and to assess the impacts of development on historic assets together with any proposed mitigation measures.”

Appendix 7: Woodhouse Farmhouse List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222684

Date first listed: 27-Jan-1982

List Entry Name: Woodhouse Farmhouse

Statutory Address 1: WOODHOUSE FARMHOUSE, COACH ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97236 29178

Details:

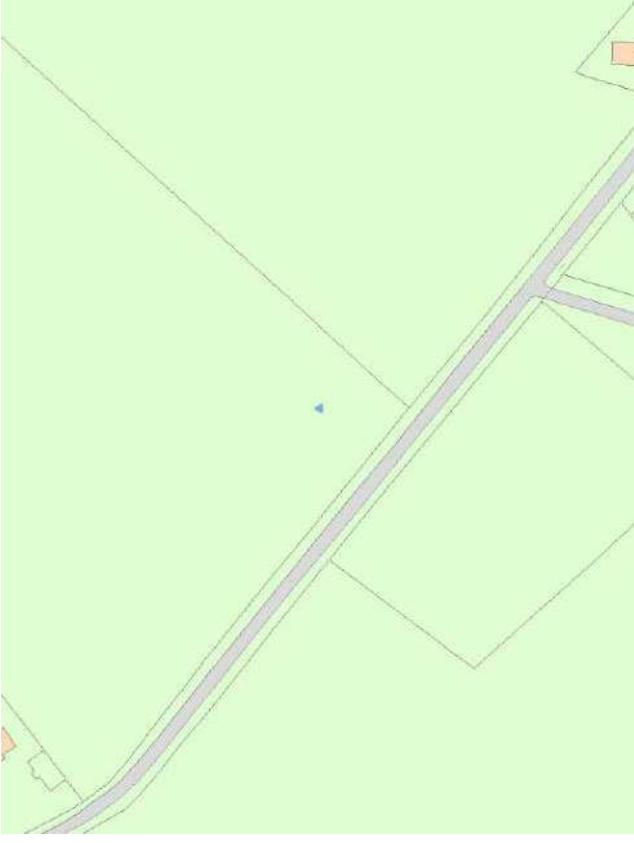
GREAT HORKESLEY COACH ROAD 1. 5214 Woodhouse Farmhouse TL 92 NE 8/17 II 2. C18 and earlier house, fronted in Flemish bonded red brick with range of 5 sash windows without horns and pedimented door between the third and fourth windows. Five matching windows on first storey with bricked up recess over door. Roofs hipped and slated with red tile bonnets. Plan a 'U' with 3 gabled pegtiled wings at

rear, all having rendered walls. The whole renovated within. Neo-classical fire surrounds remain and a circa 1600 joisted ceiling in the front range.

Listing NGR: TL9723629178

Legacy System number: 418098

Legacy System: LBS



Appendix 8: Tile House List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222984

Date first listed: 27-Jan-1982

List Entry Name: Tile House

Statutory Address 1: TILE HOUSE, TILE HOUSE ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97654 29573

Details:

GREAT HORKESLEY TILE HOUSE ROAD 1. 5214 TL 92 NE 8/16 Tile House II 2. Early C19 house. On a square plan and of 2 storeys with rendered walls and hipped roof, clad with machine made red tiles. South front with central front door in a 3 paned arch with a pair of Regency sashes left and right, each 2 paned with marginal lights.

Two matching windows above with blind recess over front door.

Listing NGR: TL9765429573

Legacy System number: 418498

Legacy System: LBS



Appendix 9: Little Simons List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222858

Date first listed: 27-Jan-1982

List Entry Name: Little Simons

Statutory Address 1: LITTLE SIMONS, OLD HOUSE ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97284 29912

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Little Simons TL 92 NE 8/9 II 2. C17 cottage. Timber framed and plastered with fly-hipped gambrel roof, pegtiled and having 2 flat topped dormers on south slope, with casements. Modern gabled porch with sets of 3 casements on left and right, square plan red brick chimney stack. Larger 2 storey red brick addition of circa 1900 on east with ridge

and gabled roof mounting a central red brick chimney with 4 diagonals shafts.

Listing NGR: TL9728429912

Legacy System number: 418308

Legacy System: LBS



Appendix 10: Old House Farmhouse List Entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1222850**

Date first listed: **27-Jan-1982**

List Entry Name: **Old House Farmhouse**

Statutory Address 1: **OLD HOUSE FARMHOUSE, OLD HOUSE ROAD**

County: **Essex**

District: **Colchester (District Authority)**

Parish: **Great Horkesley**

National Grid Reference: **TL9747829990**

Details:

GREAT HORKESLEY OLD HOUSE ROAD
1.5214 TL 92 NE 8/14 Old House Farmhouse II GV 2.
C18 and C19 house with older origins. East front of gault brick with blind set back bay on south and a range of 7 sashes on the first storey, pairs of hornless 6-pane with voussoired straight heads and stone sills. These beneath mutilated cornice and stone coped parapet. Central front door on ground storey of 6 fielded panels within panelled reveals and under Ionic portico with 2 round wooden columns and 2 semi-circular pilasters. Concave sides to plan of

entablature which are dentilled. Gault chimney stack on right, roof hipped and pegtiled with leaded ridges. L-plan. Joints in Flemish bond walls falsified. Red brick walls to yard and slate roofed, C19 summerhouse on south side.

Listing NGR: TL9747829990

Legacy System number: **418294**

Legacy System: **LBS**



Appendix 11: Barn to North of Barn Aligned East West at Oldhouse Farm List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222893

Date first listed: 27-Jan-1982

List Entry Name: Barn to North of Barn Aligned East West at Oldhouse Farm

Statutory Address 1: BARN TO NORTH OF BARN ALIGNED EAST WEST AT OLDHOUSE FARM, OLD HOUSE ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97388 29968

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Barn to north of barn aligned east-west at TL 92 NE 8/7 Oldhouse Farm II GV 2. Circa 1700. One storey building framed in timber with thatched hip-roof. Three tie-beams and, 2 end-frames with one stud central to each

bay. Zig zag bracing nailed to top-plates and studs, all elm roof, collar and purlins.

Listing NGR: TL9738829968

Legacy System number: 418305

Legacy System: LBS



Appendix 12: Coachhouse to West of Old House Farmhouse List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222851

Date first listed: 27-Jan-1982

List Entry Name: Coachhouse to West of Old House Farmhouse

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97449 29990

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Coachhouse to west of TL 92 NE 8/13 Old House Farmhouse II GV 2. C18 range of red brick in Flemish bond. North elevation of 5 blind arcades, round headed, with impost band of 2 raised courses. Roof ridged and fly-hipped, slate-clad.

Listing NGR: TL9744929990

Legacy System number: 418297

Legacy System: LBS



Appendix 13: Cart Lodge With Grain Store Over at Oldhouse Farm List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1267594

Date first listed: 27-Jan-1982

List Entry Name: Cart Lodge With Grain Store Over at Oldhouse Farm

Statutory Address 1: CART LODGE WITH GRAIN STORE OVER AT OLDHOUSE FARM, OLDHOUSE FARM

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97412 29940

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Cart Lodge with grain store over at Oldhouse Farm TL 92 NE 8/10 II GV 2. Circa 1700. Black weatherboard with ridged and gabled roof clad in corrugated iron.

Four bays long with first floor on binder and knees. End walls open at first storey at each end. Roof collar and side purlins.

Listing NGR: TL9741229940

Legacy System number: 418307

Legacy System: LBS



Appendix 14: Granary at Oldhouse Farm List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222857

Date first listed: 27-Jan-1982

List Entry Name: Granary at Oldhouse Farm

Statutory Address 1: GRANARY AT OLDHOUSE FARM, OLD HOUSE ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97432 29936

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Granary at Oldhouse Farm TL 92 NE 8/12 II GV 2. Circa 1700. Originally of one storey and 6 bays with one bay added later at each end. Clad with black weatherboards, roof ridged and fly-hipped, thatched with eyebrow dormer central on west slope. Whole timber framed with binders

close to eaves, on bolted hanging knees. Common joists haunch-tenoned. Roof with collars and side purlins.

Listing NGR: TL9743229936

Legacy System number: 418306

Legacy System: LBS



Appendix 15: Barn, Aligned East West at Oldhouse Farm List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1222854

Date first listed: 27-Jan-1982

List Entry Name: Barn, Aligned East West at Oldhouse Farm

Statutory Address 1: BARN, ALIGNED EAST WEST AT OLDHOUSE FARM, OLD HOUSE ROAD

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL9741029961

Details:

GREAT HORKESLEY OLD HOUSE ROAD

1.

5214

Barn, aligned

east-west at

TL 92 NE 8/8 Oldhouse Farm

II

GV

2.

Circa 1700 barn of 5 bays, timber framed with thatched fly-hipped roof and north facing midstrey. Main posts without jowls, side girts, tie beams on hanging knees, primary braces in upper walls. Timber elm, with re-used oak.

Listing NGR: TL9741029961

Legacy System number: 418304

Legacy System: LBS



Appendix 16: Barn at Oldhouse Farmyard, Aligned North South List Entry

Heritage Category: Listed Building

Listing NGR: TL9742129958

Grade: II

Legacy System number: 418301

List Entry Number: 1222853

Legacy System: LBS

Date first listed: 27-Jan-1982

List Entry Name: Barn at Oldhouse Farmyard, Aligned North South

County: Essex

District: Colchester (District Authority)

Parish: Great Horkesley

National Grid Reference: TL 97421 29958

Details:

GREAT HORKESLEY OLD HOUSE ROAD 1. 5214 Barn at Oldhouse farmyard, aligned TL 92 NE 8/11 north-south II GV 2. Circa 1700 barn of 5 bays. Timber framed in elm with thatched fly-hipped roof and tiled valleys. Midstrey facing west, main-posts without jowls, high side-girts, tie-beams on hanging-knees lapped collars and side-purlins.



Planning (Listed Buildings and Conservation Areas) Act 1990
Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004



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