

DUNTON HILLS

BRENTWOOD

Representations to Brentwood Borough Council
Draft Local Plan, January 2016

Cultural Heritage

March 2016



ceg:

Dunton Hills Farm, Essex
Heritage Desk-Based Assessment
March 2016

© Orion Heritage Ltd

No part of this report is to be copied in any way
without prior written consent.

Every effort is made to provide detailed and accurate
information, however, Orion heritage Ltd cannot be held
responsible for errors or inaccuracies within this report.

© Ordnance Survey maps reproduced with the
sanction of the controller of HM Stationery Office.

Licence No: 100056706

Report
Heritage Desk-Based Assessment

Site
Dunton Hills Farm, Essex

Planning Authority
Brentwood District Council

Site Centred At
564240 188720

Prepared and Approved By
Rob Bourn (BA MA CMIFA)

Report Status
Final

Issue Date
March 2016

Orion Ref
QU-00155/1

Contents

Executive Summary

- 1.0 Introduction
- 2.0 Statutory and Planning Policy Framework
- 3.0 Archaeological and Historical Background
- 4.0 Proposed Development and Predicted Impact on Heritage Assets
- 5.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1 Site Location
- Figure 2 Location of Sites Mentioned in the text
- Figure 3 1846 Horndon Tithe Map
- Figure 4 1885 OS 1:10,000 Scale Map
- Figure 5 1898 OS 1:10,000 Scale Map
- Figure 6 1977 OS 1:10,000 Scale Map
- Figure 7 2006 OS 1:10,000 Scale Map
- Figure 9 Proposed Development

Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This heritage assessment considers land at Dunton Hills Farm, Essex. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.

This assessment has established that based on the available evidence, the study site is considered to have low potential for remains of all archaeological periods. However, the presence of archaeological remains cannot be ruled out entirely. It is anticipated that Essex County Council will require archaeological evaluation across the site comprising of geophysical survey and/or trenching. Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief may be required as a condition of planning permission.

The site contains Dunton Hills Farm (grade II listed building). The proposed development is considered to have a minor effect on the contribution that the setting makes to the farmhouse which is considered to equate to less than substantial harm to its significance. Consequently, the test outlined in para 132 of the NPPF does not apply (i.e. substantial harm) and instead, the test outlined in para 134 (i.e. less than substantial harm) applies in this case. Consequently, as there is less than substantial harm to the significance of designated heritage assets, the economic and public benefits of the planning application submission will need to be weighed against the limited harm to designated heritage assets.

1.0 Introduction

- 1.1 This heritage assessment considers land at Dunton Hills Farm, Essex (Fig. 1). The proposed development comprises a residential scheme. The site is located at grid reference 564240 188720. The site is hereafter referred to as the study site.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk Based Assessments (Chartered Institute for Archaeologists 2014), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological heritage assets within the study site and the setting and significance of nearby designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records and charts historic land-use through a map regression exercise.
- 1.3 The study area used in this assessment is 1km radius from the approximate centre of the study site (Fig. 2).
- 1.4 The underlying geology of the site is London Clay Formation overlain by Head deposits in the majority of the western and southern areas of the study site with a small patch to the north east of Dunton Hills Farm. There is a band of alluvium either side of the stream that cuts through the site. Dunton Hill occupied the north east part of the study site which lies at c. 41m OD. The topography drops to c. 10-12mOD along its western and southern boundaries.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and consider the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

2.0 Planning Background And Development Plan Framework

2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.

Ancient Monuments & Archaeological Areas Act 1979

2.2 The Ancient Monuments and Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Ancient Monuments, but does not afford statutory protection to their settings.

Planning (Listed Buildings and Conservation Areas) Act 1990

2.3 Primary legislation under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

2.4 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

2.5 Section 72 gives local authorities a general duty to pay special attention *'to the desirability of preserving or enhancing the character or appearance of that area'* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework outlined in section 2.6, below.

National Planning Policy Framework (March 2012)

2.6 The National Planning Policy Framework (NPPF) promotes sustainable development as a fundamental theme in planning and provides, to this end, a series of 'Core Planning Principles' (Paragraph 17). These core principles of sustainable development highlight that planning should be a creative exercise in finding ways to enhance and improve the places in which people live their lives; that it should secure high quality design and a good standard of amenity; and that heritage assets should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

2.7 The guidance contained within Section 12, 'Conserving and enhancing the historic environment', Paragraphs 126-141, relates to the historic environment, and developments which may have an effect upon it. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

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

2.9 A Designated Heritage Asset comprises a: *World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.*

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

2.11 Setting is defined as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting*

may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.12 As stated in Paragraph 128, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance. According to Paragraph 129, LPAs are also obliged to identify and assess the significance of any heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.13 Paragraph 131 emphasises that local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.14 Paragraph 132 states that in assessing the effects of development on a heritage asset, the weight given to an asset's conservation should be proportionate to its significance. It states that 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. It emphasises that the weight given to an asset's conservation should be proportionate to its significance, and that clear and convincing justification will be required for loss and harm to heritage assets.
- 2.15 Paragraph 132 states that 'substantial harm' or loss to designated heritage assets of the highest significance (i.e. Grade I and II* listed buildings, grade I and II* parks and gardens, scheduled monuments, wrecks, battlefields and World Heritage Sites) should be wholly exceptional. It also states that substantial harm to grade II listed buildings and parks and gardens should be exceptional. The NPPF does not define what is meant by substantial harm.
- 2.16 Paragraphs 133 and 134 address the balancing of harm against public benefits. This guidance lays down a clear dividing line between causing substantial harm or total loss of significance on the one hand, and those cases where the harm is less than substantial on the other. Proposals that would result in substantial harm or total loss of significance should be refused, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 2.17 The guidance emphasizes that where less than substantial harm will arise as a result of a proposed development, this harm should be weighed against the public benefits of a proposal (para 134). Although the NPPF does not state that there are gradations within the less than substantial harm category, in my professional opinion, less than substantial harm can be sub-divided to reflect the severity of the effect. Consequently, less than substantial harm ranges from a slight effect, through to minor and then moderate toward the higher end of the less than substantial harm range.

The National Planning Policy Guidance

- 2.18 The NPPF is supported by the National Planning Policy Guidance (NPPG) which is an on-line resource that was published in March 2014. In relation to the historic environment, paragraph 18a-001-20140306 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

- 2.19 The key test in NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

“What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. 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.”

- 2.20 Paragraph 134 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). 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 should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.”

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

Local Development Plan Policy

- 2.22 The Brentwood Replacement Local Plan (August 2005) contains the two following relevant historic environment policies:

C16 Development within the Vicinity of a Listed Building

Proposals for development in the vicinity of a listed building will not be permitted where the proposals would be likely to detract from its character or setting.

C18 Ancient Monuments and Archaeological Sites

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

- 2.23 The Brentwood Draft Local Plan (January 2016) contains the following policy relating to the historic environment:

Policy 9.1: Historic And Natural Environment Landscape Character

The Council is committed to safeguarding the diversity and local distinctiveness of the Borough, including its varied landscapes, heritage, biodiversity and habitats. Development should foster a sense of place and local identity, and respect, and where possible, enhance the character of the area. In assessing individual proposals, regard will be given to:

- a) sensitivity of an area to change;*
- b) importance of retaining the individual identity of separate settlements and parts thereof;*
- c) protecting, conserving and, where appropriate, enhancing heritage assets and their settings in order to conserve their significance;*

- d) *potential impact of development on non-designated heritage assets including archaeology;*
- e) *conserving and enhancing biodiversity and habitats, including through the creation of new habitats; f. Thames Chase Plan; and*
- f) *cumulative impact of development on heritage assets and the natural environment.*

The Council will designate and keep under review Conservation Areas in order to protect or enhance their special architectural or historic interest, and will seek to protect the character, significance, and setting of Listed Buildings, Historic Parks and Gardens, and Protected Lanes.

Historic Environment Good Practice Advice In Planning Note 2 Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

2.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a 6 stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development. This is:

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

Historic Environment Good Practice Advice in Planning Note 3 The Setting of Heritage Assets (Historic England 2015)

2.25 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.

2.26 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.

2.27 The Good Practice Advice Note sets out a five staged process for assessing the implications of proposed developments on setting:

1. Identification of heritage assets which are likely to be affected by proposals
2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset
3. Assessing the effects of proposed development on the significance of a heritage asset
4. Maximising enhancement and reduction of harm on the setting of heritage assets.
5. Making & documenting the decision and monitoring outcomes

2.28 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Archaeological and Historical Background

3.1 The locations of sites mentioned in the text are shown on Fig. 2.

Non-Designated Heritage Assets

Prehistoric

3.2 There are no prehistoric remains recorded within the study site.

3.3 The only record of prehistoric remains within the study area is that of 4 fragments of burnt flint c. 700m to the north west of the study site (MEX1032269).

3.4 The cropmark of an undated, but presumed prehistoric date, ring ditch has been recorded c. 450m to the south west of the study site (MEX41054).

3.5 The lack of prehistoric remains may be the product of a lack previous systematic survey within the study area. However, the presence of a ring ditch of probable Bronze Age date to the south west of the study site indicates that there was activity in the area during at least the Bronze Age. However, based on the available evidence, the potential for prehistoric remains is considered to be low, although the presence of such remains cannot be ruled out entirely.

Roman

3.6 There are no Roman remains recorded within the study site.

3.7 The only record of Roman remains within the study area is that of a brick of possible Roman date c. 600m to the north west of the study site (MEX1032268 & 1032270).

3.8 The lack of Roman remains may be the product of a lack previous systematic survey within the study area. However, the almost total absence of Roman finds or features within the study area indicates that the site is likely to have low potential for Roman remains.

Saxon

3.9 There are no Saxon remains recorded within the study site. The site is located away from nearby settlements that have Saxon origins. This, combined with the paucity of Saxon remains recorded within the study area, indicate that the study site has low potential for Saxon remains.

Medieval

3.10 The study site lies in the Manor in East Horndon (aka Torninduna) which was held by Henry de Cornhill in the 12th century. In c. 1195 his daughter, Joan, brought it in marriage to Hugh de Nevill. Hugh, with the consent of his son John Nevill, subsequently granted the Manor and area around to Waltham Abbey. After the dissolution of the religious houses, the Estate passed to Henry VIII. The King sold the reversion of the Manor to Sir William Petre and it remained in the hands of the family until the estate was sold 1923. The family seat was at Ingastone Hall.

3.11 The only Medieval remains that have been recorded within the study site is that of 'a findspot of Medieval date' (MEX1044083). The record does not elucidate on what this find actually was.

3.12 The only other Medieval remains/structures recorded within the wider study area is the Church of All Saints and its tower at East Horndon (MEX17748 & MEX17752) and the Church of All Saints at West Horndon and tomb monument in its churchyard (MEX1002699 & MEX1002660).

3.13 The study site was located beyond the historic core of nearby settlements and would have been within agricultural land throughout the period. Consequently, on the basis of the available evidence, the study site is considered to have low potential for Medieval remains, although agricultural remains such as ridge and furrow may survive.

Post-Medieval

3.14 There are a number of Post-Medieval finds/features/structures recorded on the HER within the study site. These have no bearing on the study site and so will not be discussed in this report. These are a bottle (MEX177544); two listed buildings in East Horndon (MEX1002814 & 1010565) and a former WWII army camp that was in Thorndon Park to the north west of the site (MEX1037644).

- 3.15 The East Horndon tithe map (1846) includes the part of the site which formed part of Dunton Hills Farm, part of the Petre-owned Estate (Fig. 3). At the time of the tithe survey the estate was in the ownership of Lord William Henry Francis Petre and the farm was leased to Joseph Squier.

Plots:

178	Little Ashlands	Arable	17a 0r 14p
184	Barn Field	Arable	17a 2r 7p
186	Barn Mead	Grass	8a 2r 31p
187	Dunton Hills (part of)	Arable	12a 0r 16p
188	Stable Mead	Grass	11a 2r 32p
190	Great Mead	Grass	22a 3r 31p

Other parts of the site within Petre-owned land were farmed by George Willis
 ?179 Bean Croft Arable 11a 2r 4p

- 3.16 The first edition OS map (1885) depicts the site as comprising of a number of fields with Dunton Hills Farm in the approximate centre of the site (Fig. 4). The 1898 OS map is the first to depict the railway line that forms the southern boundary of the site (Fig. 5). Much of the site remained unchanged on subsequent OS maps. The A12 is first depicted on the 1977 OS map (Fig. 6), and the Dunton Hills golf course is first depicted on the 2006 OS map (Fig. 7).

Designated Heritage Assets

- 3.17 Dunton Hills Farm which is located in the approximate centre of the site is a grade II listed building. The listing describes it as follows:

House with cottage attached. C17, c1800, C20. Black brick with red brick dressings and diapering at N end. Rear and cottage much restored in C20 red brick and weatherboarding. Peg-tiled hipped roofs. Plan, L-shaped, principal N-S range with smaller rear parallel range on E side and N end lean-to with cottage projecting E. W front elevation c1800. EXTERIOR: 2 storey and attics with brick pilaster buttresses at N & S and at S reinforced by later battered buttress. 7 principal bays and 6 original window range, all principal windows sashes 4x4 panes, thin glazing bars, some old glass. Ground floor voussoir segment heads. Smaller C20 2x2 paned sashes intruded at N end on both floors. Central bay, C20 front doorway and door; dentilled gabled head, fluted jambs, fielded panelled door, decorative red brick pattern above. 3 equally spaced hipped pegtiled dormer windows with C20 double casements 2x2 panes. Principle stack off centre towards N, also end stacks through roof hip pitches. N end has lean-to wall c1800 with some burnt brick. S end continued by conservatory. Rear E elevation - total rebuilding in C20 with windows of wood and metal casements with rectangular leaded panes. Centre - principal range with catslide roof over rear lean-to. To S 2-storeyed block behind front range with own hipped roof. To N, 2-storeyed cottage wing extending to E. S block ground floor, 2 boarded doors with bull's-eye light, one with simple head. 2 single and 2 double casement windows. Battered buttress at S end. First floor weatherboarded, windows - one double casement, 2 triple casements and one of cross form. Centre, lean-to wall has 2 double casements and a large 8x4 paned fixed window. Above, through roof pitch, one double casement hipped roofed dormer, adjacent, protruding hipped roof stair tower; weatherboarded with rear casement window. Principal house stack at roof apex. Cottage wing S elevation irregular fenestration all of C20 rebuild, similar windows to rest of ground floor, one single casement, one of 3 casements; first floor 2 of 2 casements one of 3 casements. Cottage wing E elevation, plain gabled wall with exterior stack, said to wholly be of C20. N end elevation, similar to rear in that considerably rebuilt in C20 with windows same as on rear elevation. Hipped roof of principal range continues down as catslide, stack through centre. Below, boarded door with bull's-eye. 3 double casement windows to N principal cottage elevation. Ground floor, boarded door with bull's-eye and single casement window; first floor windows one of 2 casements one of 3 casements. Roof peg tiled as rest. C20 weatherboarded gable at the S end. S end elevation twin hipped ends of principal and rear range. Battered buttresses on E & W sides. c1800 black brick stack through principal roof pitch, plain exterior stack to rear block. Principal front unit has C20 ground floor French windows now covered by C20 conservatory. First floor two C20, 2x2 paned top hung casement windows.

- 3.18 The significance of the house resides primarily its architectural and historic interest.
- 3.19 The core setting of the house incorporates its gardens, the associated former and existing farm buildings located to the north, north east and south west of the farmhouse. The house is approached down a drive from the west that cuts through an area of grassland on the west side of the house. Beyond the farm complex and the grassfield, the house is located within agricultural fields, with the golf course and railway line on its south side and the A12

on its northern side. Due to the elevated nature of the hill on which the house is built on, there are views out from the study site to the west. There is a wind turbine located a short distance to the north east of the house. The area in the immediate vicinity of the house has a positive contribution to the significance of the house as it places it within a farm context. The wider agricultural landscape within which it is located has a mildly positive contribution to its significance as the house has historical functional links with the land. The golf course area has a neutral contribution to the significance of the house. The railway, A12 and the wind turbine have negative contributions to the significance of the house.

- 3.20 Thorndon Park is a grade II* registered park is a large landscape park located c. 500m to the north west of the study site at its closest point to the study site (Fig. 2 MEX27439). This is a very large park associated with Thorndon Hall which is located toward the northern of the park. The park is described as follows in the designation record:

The park surrounding Thorndon Hall, which sits in the north-east corner of the site, is extensive and contains remnants of the early C18 layout, together with features of Lancelot Brown's work, all partly overlaid by C20 developments. To the north of the Hall, an area of open parkland which survived as a softened form of the early C18 formal landscape until at least 1805 (Clayton map) has, during the C20, been developed as a golf course, now planted with ribbon strips of trees. To the west of the Hall lies the extensive mixed woodland known as The Forest, which now (2000) contains the country park visitors' centre. Also within this dense woodland lies the walled kitchen garden (see below) and the private Petre family Roman Catholic Chantry Chapel and Mausoleum (listed grade II), built of ragstone under a red clay tiled roof in the Gothic style in c 1850.

The open park lies to the south of the Hall and contains the Thorndon Park Golf Club, with the clubhouse situated immediately beyond the garden boundary. Within the course, which has been planted with blocks of woodland, lies New Hall Pond c 750m south-south-east of the Hall. The pond was created by Lancelot Brown and was remodelled, probably by Richard Woods, in the late C18 (F Cowell pers comm, 2000). The C20 planting in the golf course has partly obscured the views through the south park created by Brown using remnants of the eighth Lord Petre's great formal avenue. To the south-west of the golf course a more open area of parkland has, since the 1990s, been planted with groups of mixed species trees by the Woodland Trust and here on the western border of the park stands the red-brick Hatch Farm (listed grade II), built by Samuel Wyatt in 1776 as an animal feeding place for Thorndon Park.

Below the new woodland and the golf course lie some of the oldest features of the Thorndon landscape. Located centrally in this southern section are Menagerie Plantation within which lies Old Hall Pond, and below it Mill Wood. The woodlands were developed from the mid C18 onwards although Old Hall Pond was retained from the early C18 formal scheme. To the west of Menagerie Plantation stands the site of the Old Hall, now (2000) enclosed in a small plantation. Immediately to the east of the Plantation, earthwork remains of the formal gardens survive while c 150m to the south-west is Pigeon Mount, a feature also associated with the gardens of the Old Hall. On the west side of Menagerie Plantation, the land to the south of the golf course is partly under the plough and partly under grass. In the middle of this area, on the west side of the late C20 car park associated with the country park, stands Octagon Plantation, c 700m to the east of the Old Hall site. This feature dates from the early C18. It was retained by Brown and has survived although its distinct outline has become somewhat obscured during the C20.

- 3.21 The significance of the park resides in its historical interest. The study site is separated from the park by East Horndon and the A12 and is considered to lie beyond the setting of the park.

4.0 Proposed Development and Predicted Impact on Heritage Assets

Site Conditions

- 4.1 The site comprises of a number of arable fields, Dunton Hill Golf Course, and the Dunton Hill Farm complex.

The Proposed Development

- 4.2 The site is being promoted for a residential development (Fig. 8).

Potential Archaeological Impacts

- 4.3 The assessment has established that based on the available evidence, the site can be considered to have low potential for remains of all archaeological periods as there is a paucity of archaeological remains recorded on the HER in the study area. However, this lack of recorded remains could be the result of a lack of systematic previous archaeological survey in the area. Consequently, the presence of archaeological remains cannot be entirely ruled out
- 4.4 It is anticipated that Essex County Council are likely to require archaeological evaluation of the site. This is likely to entail geophysical survey and trenching. The scope and timing (i.e. pre/post-determination) of these works will need to be agreed with Essex County Council.
- 4.5 Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief may be required as a condition of planning permission. The need and scope of such works would need to be agreed with Essex County Council based on the results of the evaluation works and the layout of the proposed development.

Designated Heritage Assets

- 4.6 The study site lies within the setting of the Dunton Hills Farm which is a grade II listed building. The proposed development will be a change within the settings of the farmhouse. The proposed development will result in the modern agricultural fields within which the house is located and the golf course to the south, becoming areas of housing. The buildings associated with the farmhouse will be retained with tree planting on the northern, eastern and southern sides of the house and farm complex. The driveway to the west of the farmhouse will be retained through an area of enhanced grassland. Extensive areas of informal open space and landscaping will be to the east of the house. This will enhance the setting of the farmhouse within these areas and it is within these areas that the contribution that the setting makes to the significance is greatest. The proposed development will result in the loss of the contribution that the current modern arable fields makes to the significance of the farmhouse. However, this contribution is secondary to the significance that resides in the house itself and its more immediate surroundings. Due to the elevated position of the house, the views of the agricultural landscape to the west of the study site will be retained.
- 4.7 It is considered that there will be a minor adverse effect on the significance of the farmhouse. The architectural and historic interest of the farmhouse itself (i.e. its form and fabric) will be unaffected by the proposed development. This effect equates to less than substantial harm. As a consequence, the NPPF para 132 test does not apply in this instance and it is the para 134 test that is applicable here.

5.0 Summary and Conclusions

- 5.1 This heritage desk-based assessment considers land at Dunton Hills Farm, Essex. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 5.2 This assessment has established that based on the available evidence, the study site is considered to have low potential for remains of all archaeological periods. However, the presence of archaeological remains cannot be ruled out entirely.
- 5.3 It is anticipated that Essex County Council will require archaeological evaluation across the site comprising of geophysical survey and/or trenching. Should the evaluation works reveal archaeological remains in areas where development impacts are unavoidable, further mitigation excavation and recording and/or watching brief may be required as a condition of planning permission.
- 5.4 The site contains Dunton Hills Farm (grade II listed building). The proposed development is considered to have a minor effect on the contribution that the setting makes to the farmhouse which is considered to equate to less than substantial harm to its significance. Consequently, the test outlined in para 132 of the NPPF does not apply (i.e. substantial harm) and instead, the test outlined in para 134 (i.e. less than substantial harm) applies in this case. Consequently, as there is less than substantial harm to the significance of designated heritage assets, the economic and public benefits of the planning application submission will need to be weighed against the limited harm to designated heritage assets.

Sources

General

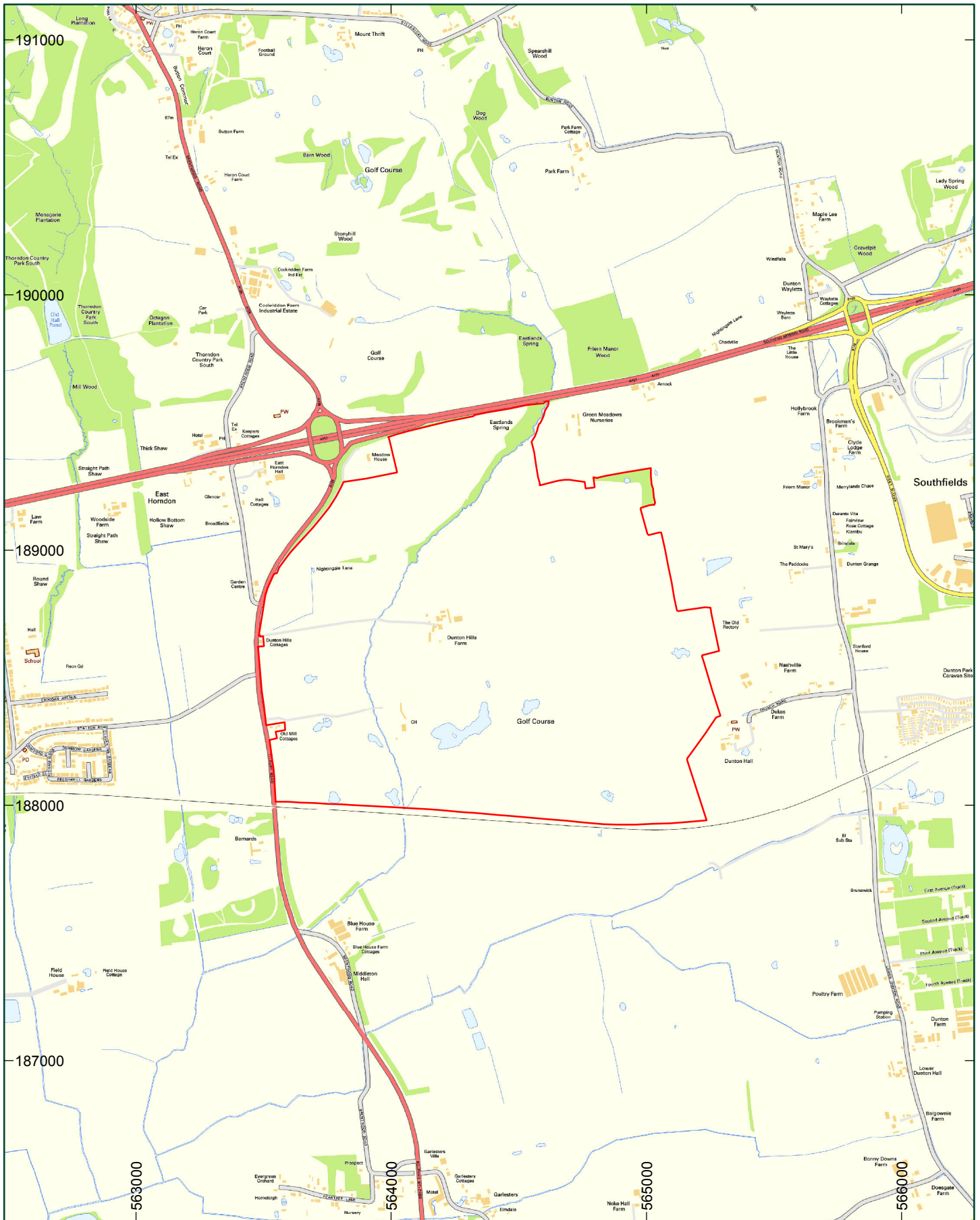
National Heritage List for England (NHLE)
Essex Historic Environment Record
Essex record Office
British Library
National Archive
Pastscape

Cartographic

1799 Ordnance Surveyors Drawing
1846 Tithe Map of Dunton
1872 OS 1:10,000Scale Map
1898 OS 1:10,000Scale Map
1921 OS 1:10,000Scale Map
1938 OS 1:10,000Scale Map
1960 OS 1:10,000Scale Map
1968 OS 1:10,000Scale Map
1972 OS 1:10,000Scale Map
1975 OS 1:10,000Scale Map
1980 OS 1:10,000Scale Map
1987 OS 1:10,000Scale Map
1992 OS 1:10,000Scale Map
2006 OS 1:10,000Scale Map
2016 OS 1:10,000Scale Map

Archival Material

c. 1910 Valuation Office Record Book for Childerditch, East Horndon, West Horndon, Ingrave,
Great Warley, Little Warley
1952 Sales particulars for Dunton Hills Farm
1987 Sales particulars for Dunton Hills Farm



Legend

 Site

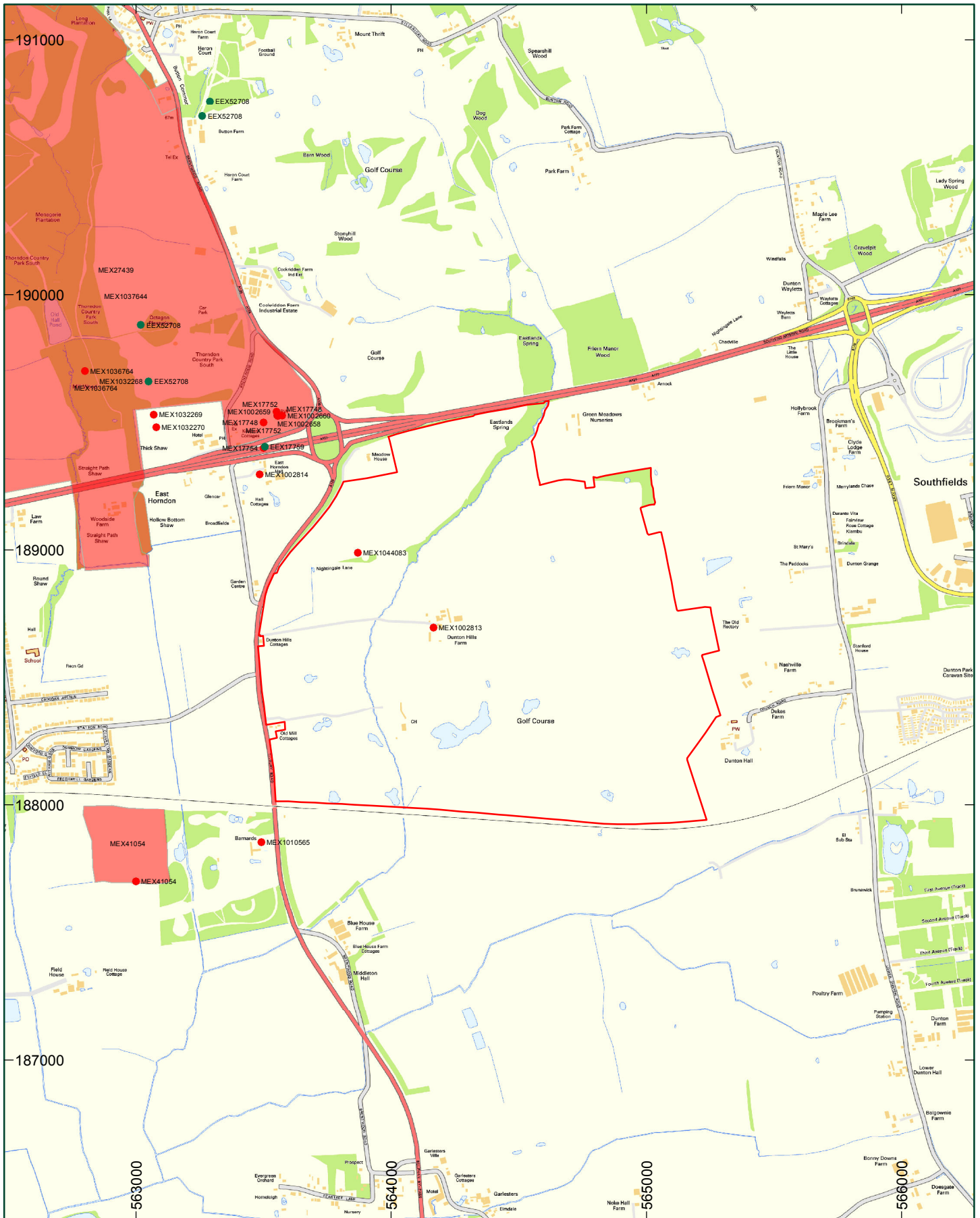
1:20,000 at A4



Title:
Fig. 1: Site Location
Address:
 Land at Dunton Hills Farm, East Horndon



orion.



Legend

- Site
- Monuments
- Events
- Monument polygons

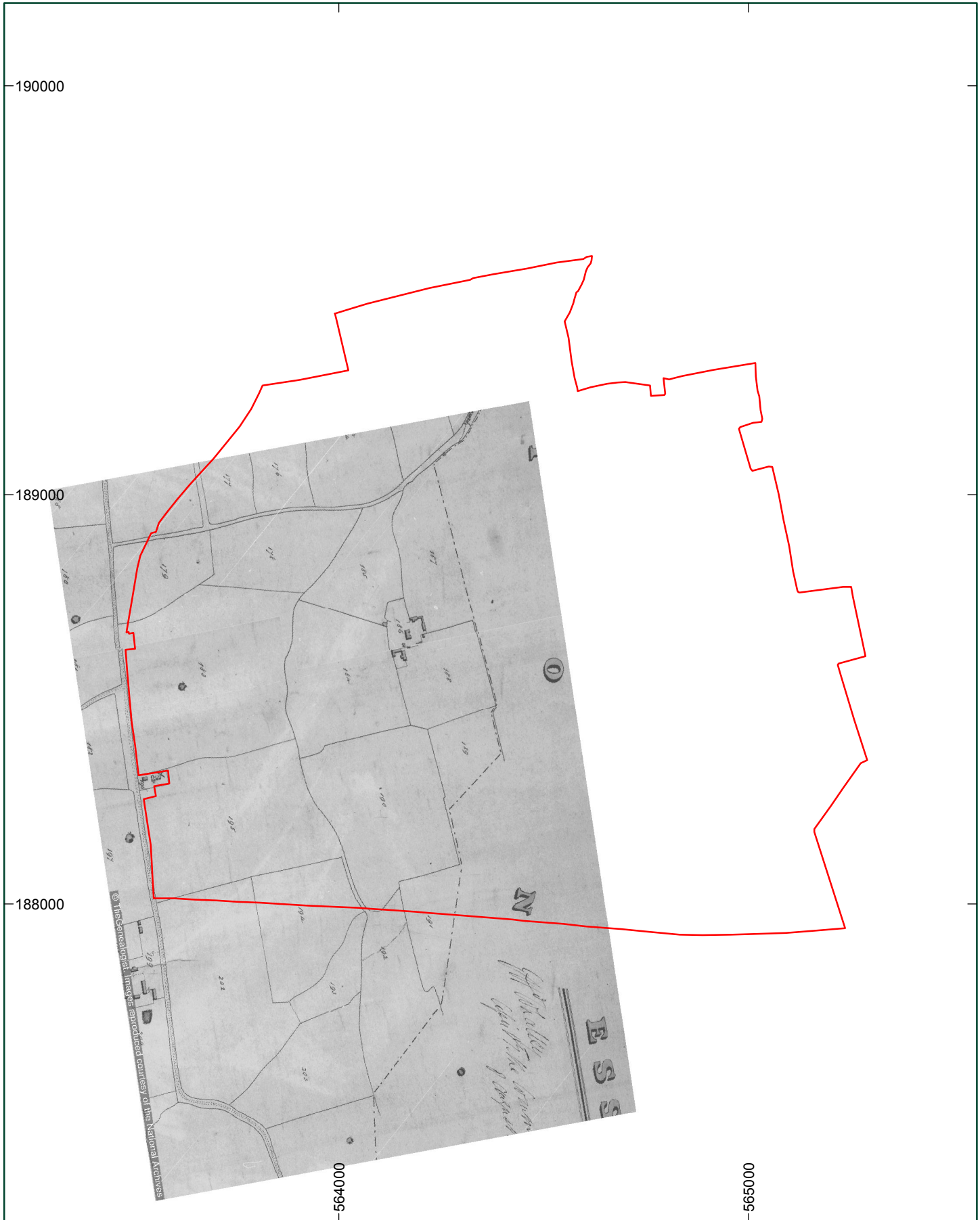
1:20,000 at A4



Title:
Fig. 2: Location of Sites Mentioned in the Text
Address:
Land at Dunton Hills Farm, East Horndon



orion.



Legend

 Site Boundary

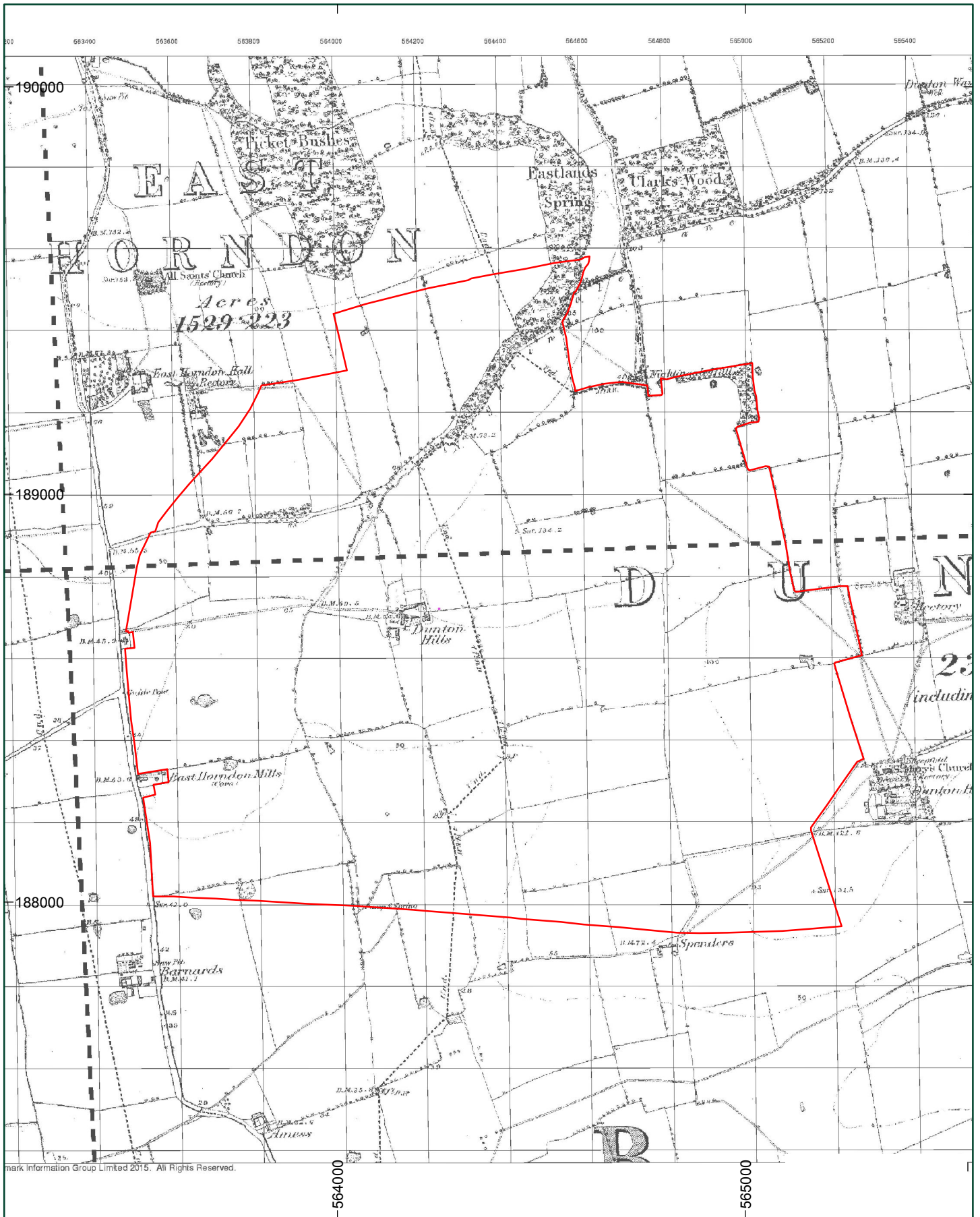
1:12,500 at A4



Title:
Fig. 3: 186 Horndon Tithe Map

Address:
Land at Dunton Hills Farm, East Horndon





Ordnance Survey Map Information Group Limited 2015. All Rights Reserved.

Legend

 Site Boundary

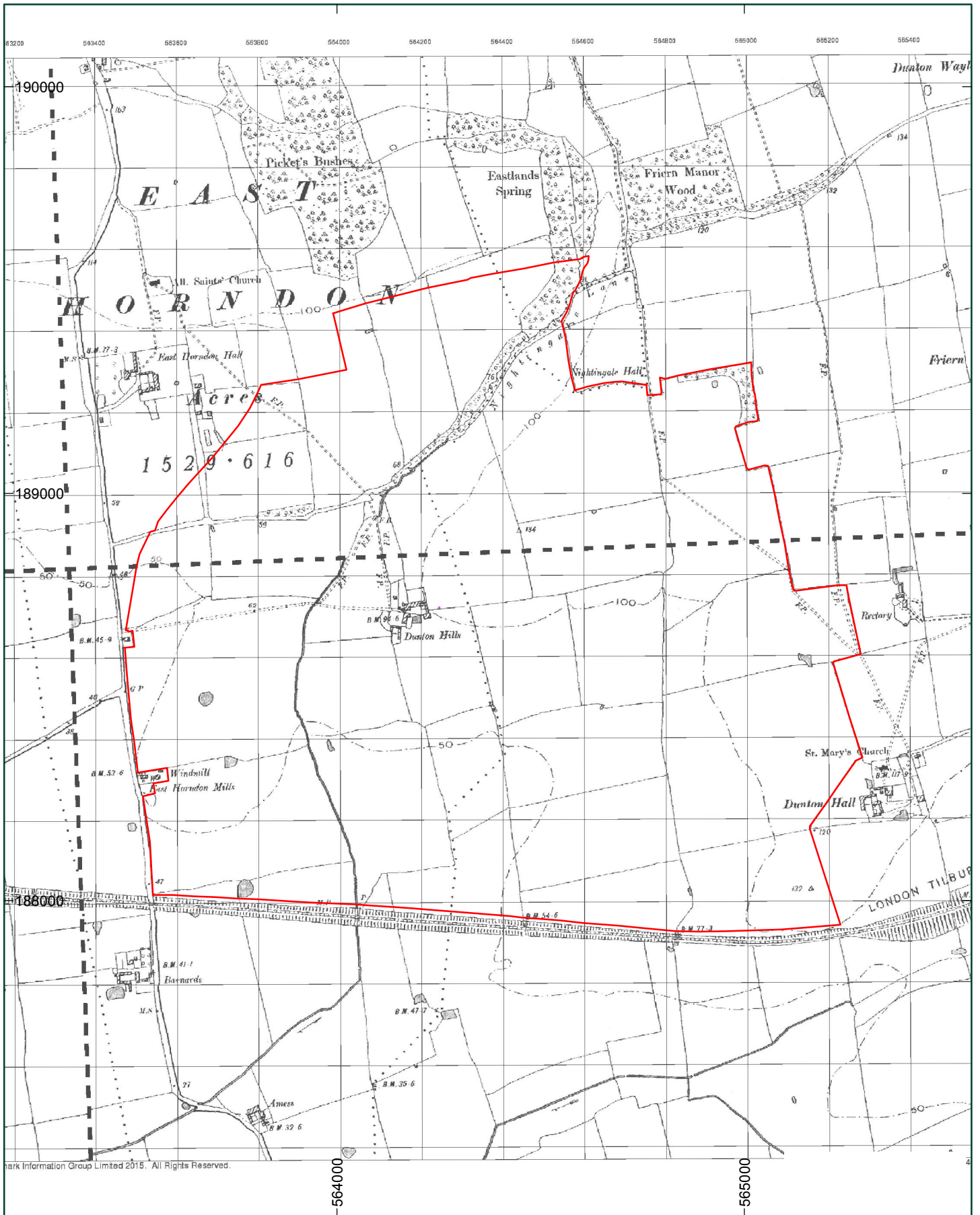
1:12,500 at A4



Title:
 Fig. 4: 1872 OS 1:10,560 Scale Map
Address:
 Land at Dunton Hills Farm, East Horndon



orion.



Ordnance Survey Map Information Group Limited 2015. All Rights Reserved.

Legend

 Site Boundary

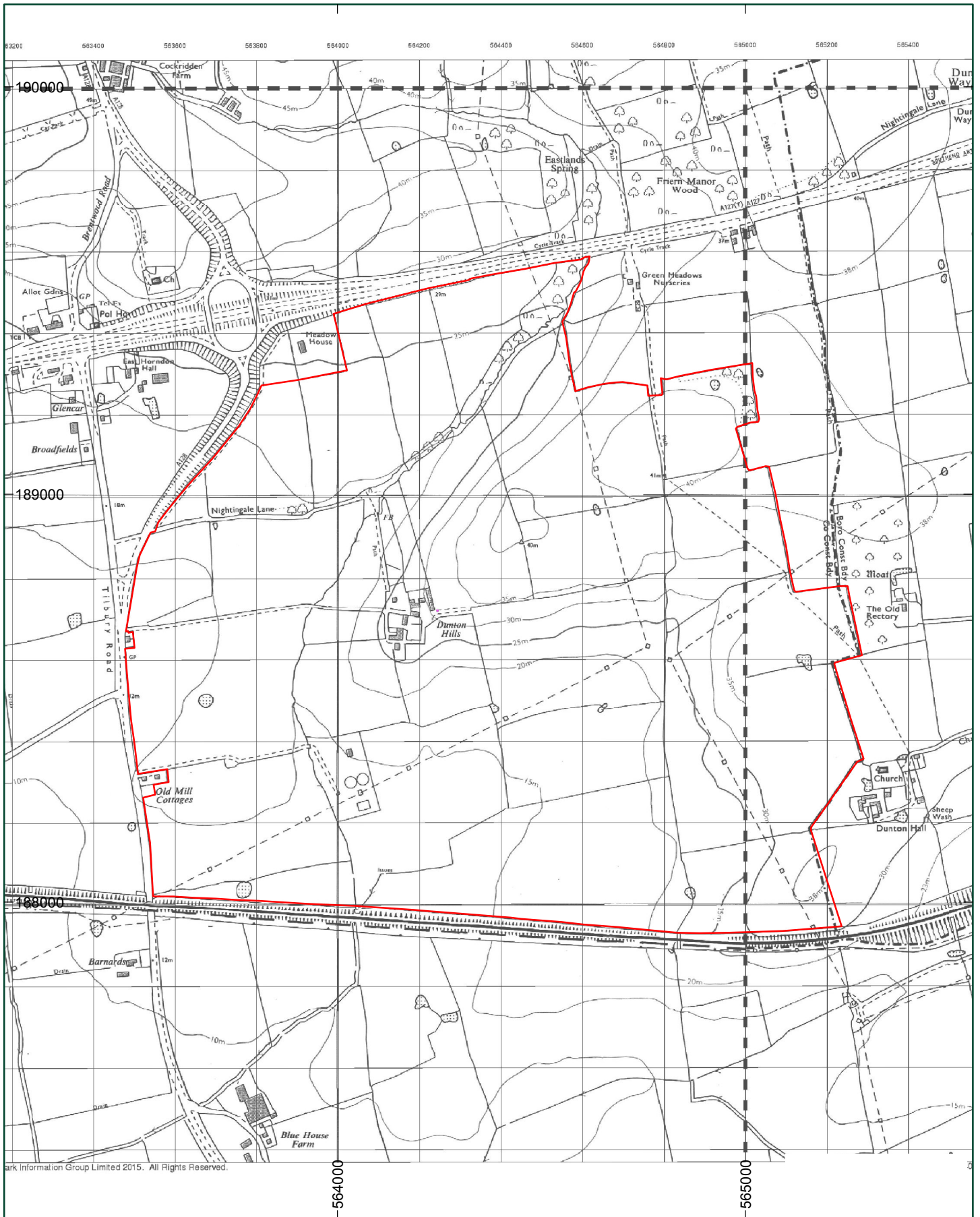
1:12,500 at A4



Title:
Fig. 5: 1898 OS 1:10,560 Scale Map
Address:
Land at Dunton Hills Farm, East Horndon



orion.



ark Information Group Limited 2015. All Rights Reserved.

Legend

Site Boundary

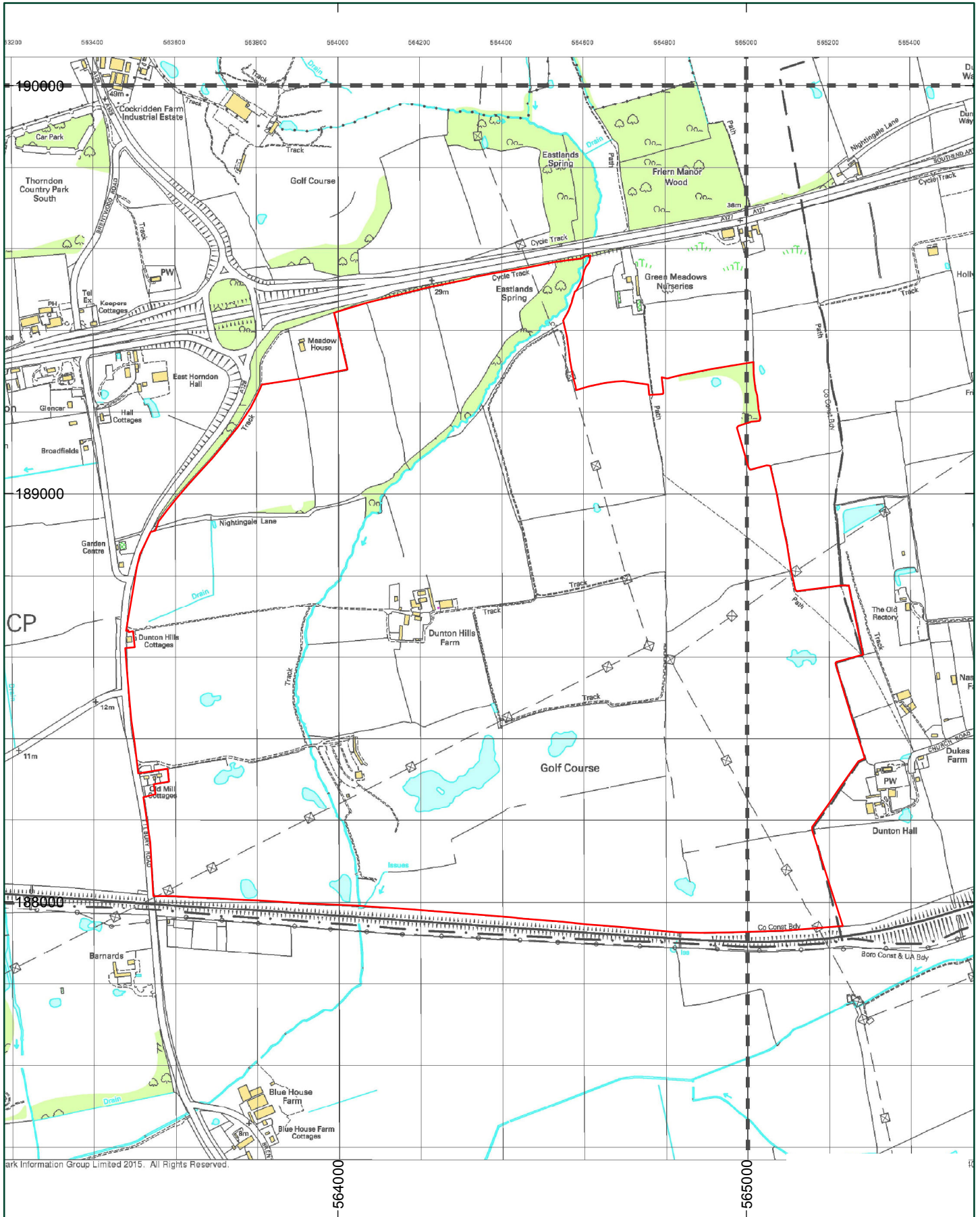
1:12,500 at A4



Title:
 Fig. 6: 1977 OS 1:10,000 Scale Map
Address:
 Land at Dunton Hills Farm, East Horndon



orion.



ark Information Group Limited 2015. All Rights Reserved.

Legend

□ Site Boundary

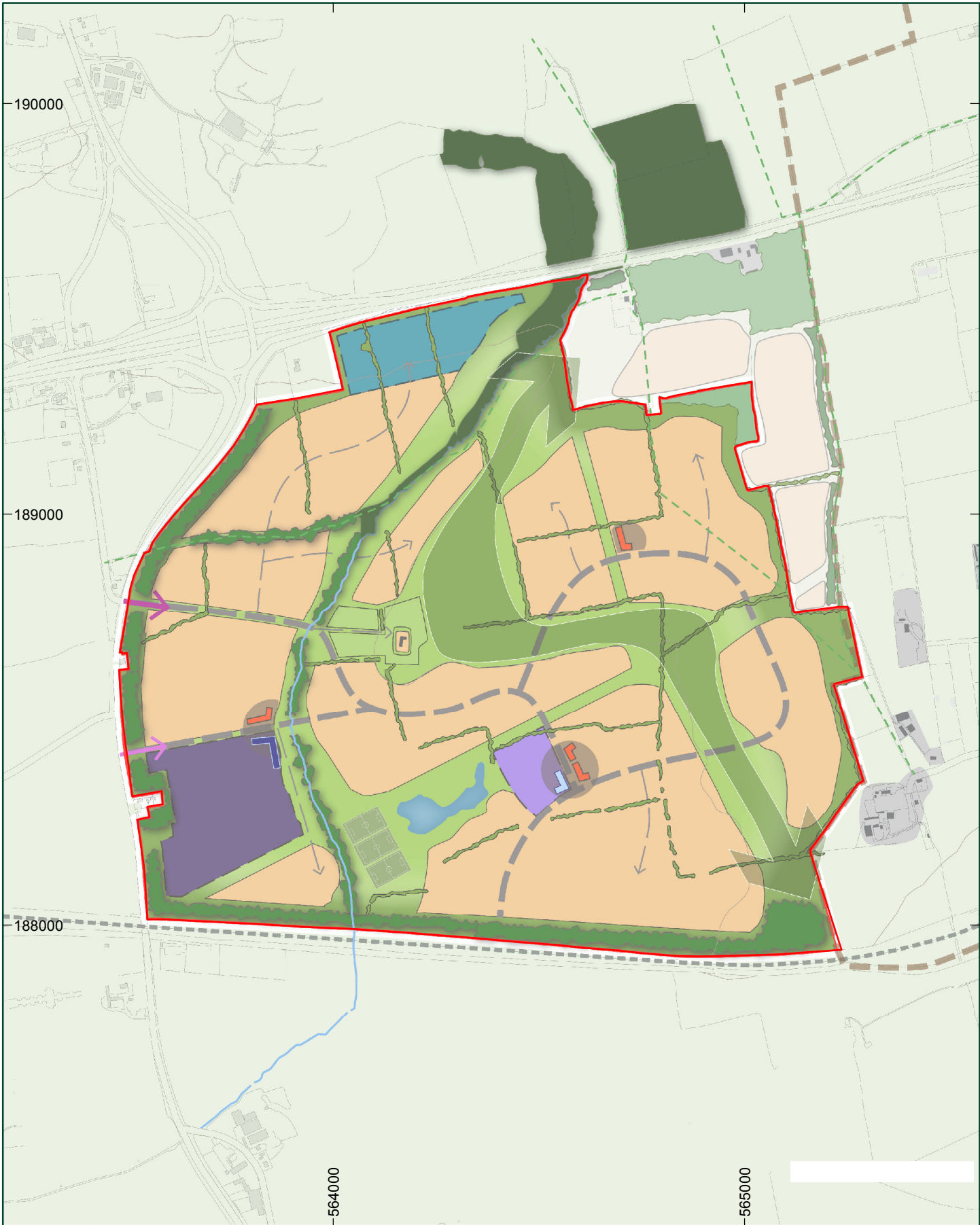
1:12,500 at A4



Title:
Fig. 7: 2006 OS 1:10,000 Scale Map
Address:
Land at Dunton Hills Farm, East Horndon



orion.



Legend

 Site Boundary

1:12,500 at A4



Title:
Fig. 8: Proposed Development

Address:
Land at Dunton Hills Farm, East Horndon



orion.

DUNTONHILLS

BRENTWOOD

