

Calcott Hall Farm, Brentwood  
Heritage Desk-Based Assessment  
March 2019

**Calcott Hall Farm, Brentwood  
Heritage Desk-Based Assessment  
March 2019**

**© 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**

Calcott Hall Farm, Brentwood

**Client**

Hallam Land Management

**Date**

March 2019

**Planning Authority**

Brentwood District Council

**Site Centred At**

TQ 58172 94699

**Prepared By**

Dr Rob Bourn BA MA MCIfA

**Approved By**

Rob Smith MCIfA

**Report Status**

Final

**Orion Ref**

PN1686/1

## Contents

- 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** HER Data Plot
- Figure 3** Designated Heritage Assets
- Figure 4** 1777 A map of the county of Essex from an actual survey by John Chapman and John Chapman & Peter André
- Figure 5** 1799 Ordnance Surveyors Drawing
- Figure 6** 1839 Map of that part of the parish of South Weald the tithes of which belong to the Improprate Rector
- Figure 7** 1881 Ordnance Survey 1:10,000 Map
- Figure 8** 1897-1898 Ordnance Survey 1:10,000 Map
- Figure 9** 1945-47 Vertical RAF Photo
- Figure 10** 1974 Ordnance Survey 1:10,000 Map
- Figure 11** 1999 Ordnance Survey 1:10,000 Map
- Figure 12** 2018 Ordnance Survey 1:10,000 Map
- Figure 13** Draft Masterplan of Proposed Development

### List of Plates

- Plate 1** Panoramic View of South Weald Camp from the East Across the Study Site (red arrows outlines extent of the monument)
- Plate 2** View of South Weald Camp from the East Across the Study Site (red arrows outlines extent of the monument)
- Plate 3** Detail of South Eastern Edge of South Weald camp South Weald Camp from the East Across the Study Site
- Plate 4** Panoramic View to the South East from South Weald Camp Across the Study Site
- Plate 5** View to the South East from South Weald Camp Across the Study Site Showing Brentwood Buildings on the Horizon
- Plate 6** Panoramic View to the South East from the South Eastern Corner of South Weald Camp Across the Study Site
- Plate 7** View Toward South Weald Camp from the South Across the South Western Area of the Study Site (red arrow indicates location of the monument)
- Plate 8** View West from Southern End of South Weald Camp
- Plate 9** Extent of Weald Park Registered Park and South Weald Camp Scheduled Monument (extract from Heritage List for England Website)
- Plate 10** View East from the Hillfort toward the Closest Point of the Proposed Spine Road Extend (indicated by the red arrow)

## 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

## 1.0 Introduction

- 1.1** This heritage desk-based assessment considers land at Calcott Hall Farm, Brentwood (Figure 1). The site (hereafter referred to as the 'study site') is located at grid reference TQ 58172 94699. The study site is located to the east of the A12 and is bound to the north by Ongar Road, to the south by Weald Road and to the west by Sandpit Lane (Fig. 1).
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information to establish the potential for non-designated archaeological assets within the study site. 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 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.
- 1.4** The study area used in this assessment is 1 km radius from the red line boundary of the site (Figure 2).

### Location, Topography and Geology

- 1.5** The study site is located on an east and north facing slope dropping from c. 102mAOD at its western boundary to c. 75m AOD at its south eastern corner and c. 92m AOD along its northern boundary.
- 1.6** The underlying geology of the higher western area of the site is Bagshot Formation overlain by Stanmore Gravel Formation. The lower areas of the site to the east, north east and south eastern areas of the site are underlain by Claygate Member.

## 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 and Archaeological Areas Act 1979

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

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

2.3 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.

2.4 Section 66(1) states:

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

2.5 Section 69 of the Act requires local authorities to define as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and Section 72 gives local authorities a general duty to pay special attention 'to the desirability of preserving or enhancing the character or appearance of that area' in exercising their planning functions. These duties are 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 below.

### National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

2.6 Government policy in relation to the historic environment is outlined in section 16 of the National Planning Policy Framework (NPPF), entitled Conserving and Enhancing the Historic Environment. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.

2.7 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

2.8 Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 2.9** Paragraph 197 states that the effect of a proposed development on the significance of non-designated assets should be taken into account and where such an asset(s) are directly or indirectly affected, a balanced judgement is required that has regard to the scale of any harm or loss and the significance of the asset(s).
- 2.10** *Heritage Assets* are defined in Annex 2 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.11** *Archaeological Interest* is defined as: a heritage asset which holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- 2.12** *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas.
- 2.13** *Significance* is 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.
- 2.14** *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.
- 2.15** The NPPF is supported by the Planning Policy Guidance (PPG). In relation to the historic environment, paragraph 18a-001 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'.*
- 2.16** The NPPF is supported by the National Planning Policy Guidance (NPPG). In relation to the historic environment, paragraph 18a-001 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'."*
- 2.17** Paragraph 18a-002 makes a clear statement that any decisions relating to listed buildings and their settings and conservation areas must address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.18** Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.19** The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.



**2.20** Paragraph 18a-013 concludes:

*“The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*

**2.21** 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.”*

**2.22** 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.”*

### Local Planning Policy

**2.23** The Brentwood Local Plan Pre-Submission (Publication Draft) Regulation 19 (October 2018) contains the following policy relating to the historic environment:

**POLICY BE42: CONSERVATION AND ENHANCEMENT OF HISTORIC ENVIRONMENT**

*All development proposals that affect heritage assets and their settings will be required to:*

- a) conserve, sustain and enhance designated and non-designated heritage assets including views into and out of conservation areas and their settings; ensure new development is sensitively sited and integrated in accordance with advice in accordance with national policy and guidance;*
- b) submit a Heritage Statement providing sufficient information on the significance of the heritage asset, the potential impacts of the proposal on their character and setting, how a proposal has been modified to mitigate harm; where archaeological potential is identified this should include an appropriate desk-based assessment and, where necessary, a field evaluation; and*
- c) provide clear justification for any works that would lead to harm or substantial harm to a heritage asset through detailed analysis.*

*Proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's at Risk Register, into appropriate use will be encouraged.*

*When considering proposals for development that affect non-designated heritage assets, the Council will take into account the scale of any harm or loss and the significance of the heritage asset as set out in accordance with national policy and guidance.*

#### **POLICY BE44: LISTED BUILDINGS**

*Proposals for development affecting or within the vicinity of a Listed Building should be accompanied by a Heritage Statement that describes the significance of the Listed Buildings affected and includes full details of the siting, design, access arrangements and external appearance of the development so that it is possible to assess whether the proposals are sympathetic to its character and setting.*

*Changes of use of Listed Buildings and any associated works of alteration, including external illumination, may be permitted where this would contribute economically towards the restoration, retention or maintenance of the Listed Building and/or group of buildings, while protecting the historic, spatial or structural integrity of the building or its setting.*

*Proposals for the alteration or extension of Listed Buildings will only be permitted where these are sympathetic to the buildings' character and appearance, and whether features of special architectural or historic interest are preserved, restored or complemented.*

*Proposals involving the partial demolition or full demolition of a grade II Listed Building will only be permitted in exceptional circumstances; development involving the partial demolition or full demolition of a grade I or II\* Listed Building will only be permitted in wholly exceptional circumstances 56, where all of the following criteria are met:*

- a) The building cannot be used for its existing, previous or original purpose or function; nor can it be changed to any reasonable and viable use;*
- b) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
- c) The historic character or appearance of the main building would be maintained or improved by the demolition of a curtilage building(s);*
- d) The harm or loss is outweighed by the benefit of bringing the site back into use;*
- e) Substantial benefits to the community would derive from the nature, form and function of the proposed development; and*
- f) Demolition would not result in the creation of a long-term cleared site to the detriment of adjacent Listed Buildings.*

*Where development is authorised subject to the above criteria, permission will be subject to agreement that any consequential demolition shall not be carried out until all relevant details of the proposed development have been approved and a contract has been entered into for its subsequent execution.*

#### **POLICY BE44: CONSERVATION AREAS**

*Buildings or parts of buildings, open spaces, trees, vistas or other features which make a positive contribution to the character, appearance or significance of the Conservation Area should be preserved or enhanced.*

*All development or redevelopment in or within the vicinity of a Conservation Area will only be permitted where the Council is satisfied that:*

- a) Development does not adversely affect the streetscape, skyline or significant views;*
- b) The development is proportional in scale, and complementary in design, with the adjoining buildings and wider area;*

- c) Where any or part demolition is proposed, the structure makes no material contribution to the character or appearance of the area, or the structure is considered to make a negative contribution to the appearance of the Conservation Area;
- d) Where a change of use is proposed, there will be no adverse effect on the appearance or setting of the building; and
- e) Where an alteration is proposed, it is appropriate and sympathetic in design, scale, materials and colour to the rest of the building.

Proposals for any scheme, including alteration or replacement of shopfronts within a designated Conservation Area must include a historic and architectural evaluation within the Design and Access Statement. The level of detail provided should be proportionate to the importance of the heritage asset. Proposals will be expected to be of a high quality design and detailed information will be required.

Outline planning permission will not be given for new buildings in a Conservation Area.

#### **POLICY BE45: LOCAL HERITAGE ASSETS**

There is a general presumption in favour of the retention of local heritage assets, including buildings, structures, features and gardens of local interest as detailed in the Council's Local List. In addition, the Council will conserve the traditional landscape and nature conservation character of Protected Lanes, including their verges, banks, ditches and natural features such as hedgerows and other structural elements contributing to the historic features of the lanes.

Where planning permission is required, proposals will be favourably considered where they retain the significance, appearance, character or setting of local heritage assets.

Any proposals that would have a materially adverse impact on the physical appearance of Protected Lanes or generate traffic of a type or amount inappropriate for the traditional landscape and nature conservation character of a Protected Lane, will not be permitted.

#### **POLICY BE46: SCHEDULED MONUMENTS AND ARCHAEOLOGICAL REMAINS**

The desirability of preserving a Scheduled Monument or their equivalent and its setting is a material consideration in the determination of planning applications. Planning permission will not be permitted for development which would adversely affect a Scheduled Monument, or other locally or nationally important sites and monuments, or their settings.

A full Archaeological Assessment must be included with any planning application affecting areas of known or suspected archaeological importance to ensure that provision is made for the preservation of important archaeological remains. In areas considered less likely to have significant remains, full investigation or a watching brief may be required by planning condition.

Where proposals affect archaeological sites and other designated assets, preference will be given to preservation in situ unless it can be shown that archaeological mitigation through recording, assessment, analysis report and deposition of archive is more appropriate.

Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

#### **Guidance**

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 seven-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:

- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- 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 (Second Edition, Historic England 2017)*

**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; and
5. Making and 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 Figure 2.

#### Non-Designated Heritage Assets

##### *Prehistoric*

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

3.3 A single Mesolithic flint axe has been recorded c. 140m to the south of the study site (MEX2339).

3.4 There are no Neolithic or Bronze Age remains recorded within the study area.

3.5 South Weald camp is an Iron Age hillfort that is located immediately to the west of the study site (MEX2124). It is a scheduled monument (list no 1013833). The scheduling document describes the hillfort as follows:

*The monument includes a slight univallate hillfort situated on the crest of a ridge of sands and gravels at c.100m OD. The site is almost circular and includes a defensive bank and external ditch enclosing an area of approximately 2.8ha. The bank is visible on the west side of the monument as a slight earthwork. The modified scarp slope between the bank and ditch on this side is up to 3m deep. On the remaining sides the surrounding ditch, which has become partly infilled over the years, survives as a buried feature where it is no longer visible from ground level and the bank has been levelled so that it shows only as a slight break in slope. Two trial trenches excavated in 1990 revealed that the buried ditch is up to 1.4m deep and 3.4m wide with a symmetrical and steep-sided profile and a flat bottom c.1.5m wide. Pottery sherds recovered from just above the ditch floor were dated to about the first century BC/first century AD.*

3.6 The defensive ditch appears to have been re-cut in the medieval period probably when Weald Park medieval deer park was created.

3.7 The significance of the hillfort resides in its archaeological evidential and historic interest. The eastern two thirds of the hillfort is occupied by a cricket ground and its associated pavilion with its boundary lined by tall mature trees. The western third of the hillfort lies within Weald Park and is separated from the rest of the fort by Sandpit Lane. It has a very limited presence within the surrounding landscape. From the east (i.e. from within the study site), it appears more as a landscape feature through the tall trees on its boundary than an archaeological feature (Plates 1 & 2). Its archaeological form in such views is not readily apparent. It is only in relatively close quarters that the break in slope described in the scheduling description is apparent (Plate 3).

3.8 The hillfort has a contrasting setting. To the east, south and north of the hillfort the setting is comprised of arable fields, commercial Christmas tree crops and fruit crops (Plates 4, 5 6 & 7). The land drops relatively sharply to the east of the hillfort and the rolling topography and vegetation masks views of Calcott Hall Farm and the nearest residential areas of Brentwood. However, buildings that are located in Brentwood town centre can be seen on the horizon and the top of larger buildings located in the lower land to the south east of the hillfort (Plates 4, 5 & 6). To the west, the setting comprises of Weald Park, which is a grade II registered park and garden. The land to the west of the hillfort drops sharply and is tree covered (Plate 8).



**Plate 1** Panoramic View of South Weald Camp from the East Across the Study Site (red arrows outlines extent of the monument)



**Plate 2** View of South Weald Camp from the East Across the Study Site (red arrows outlines extent of the monument)



**Plate 3** Detail of South Eastern Edge of South Weald camp South Weald Camp from the East Across the Study Site



**Plate 4** Panoramic View to the South East from South Weald Camp Across the Study Site



**Plate 5** View to the South East from South Weald Camp Across the Study Site Showing Brentwood Buildings on the Horizon



**Plate 6** Panoramic View to the South East from the South Eastern Corner of South Weald Camp Across the Study Site



**Plate 7** View Toward South Weald Camp from the South Across the South Western Area of the Study Site (red arrow indicates location of the monument)



**Plate 8** View West from Southern End of South Weald Camp

- 3.9** The setting of the hillfort has a positive contribution to the significance of the hillfort as it enables the topographic defensive location of the monument to be appreciated. Due to the tree cover on its western side, the ability to appreciate its topographic location has been limited to a degree (Plate 8) but the sharp drop in slope on its western side does enable an observer to appreciate its defensive position. Views toward the hillfort have a positive contribution to its significance but this is limited due to its archaeological form being hard to discern beyond its immediate surroundings within the study site.
- 3.10** The general paucity of prehistoric remains within the study area implies that the study site has low potential for prehistoric remains. However, the presence of South Weald Camp is indicative of activity in the area from at least the Iron Age. The absence of indicators of prehistoric activity may be a product of a lack of previous archaeological survey in the area. Consequently, the presence of prehistoric remains cannot be ruled out.

*Roman*

- 3.11** There are no Roman remains recorded within the study site.
- 3.12** The only Roman remains recorded within the wider study area is the Roman road from London to Colchester that passes NE-SW through the centre of Brentwood c. 800m+ at its nearest point to the study site (MEX2262).
- 3.13** Given the almost total lack of Roman remains within the study area, the study site is considered to have low potential for Roman remains.

*Saxon/Early Medieval*

- 3.14** There are no Saxon/Early Medieval remains recorded within the study site or study area. Consequently, the site is considered to have low potential for remains of this period.

*Medieval/Post-Medieval*

- 3.15** The study site is located within South Weald parish. According to VCH as late as 1086 the only settlements in the parish of South Weald appear to have been two small manors, one at Calcott, the other probably in the area of South Weald village. The two Domesday manors contained together 2½ hides and were probably no more than clearings in a district still largely forest. They were evidently not representative of the entire parish, and later manorial history suggests that parts of South Weald were then included in Childerditch, Cranham, and possibly also in Corringham and South Ockendon.
- 3.16** The parish church in Weald Road, was in existence by c. 1150 and became the village centre (MEX1032780, 2462 & 2465). The hamlet of Brook Street developed about 800 m south of the village where a leper hospital was founded by 1201. By the 16<sup>th</sup> century there was scattered settlement north-west of the village at Wealdside and Coxtie Green, and north-east at Pilgrims Hatch and Crow Green. There existed a belt of common wastes, surviving from the forest, along the northern borders of South Weald; the north-eastern corner of the parish, called Doddinghurst List, was then in Barstable hundred, not Chafford and included the medieval manor of Bawds.
- 3.17** The manor of South Weald belonged to Waltham Abbey, and Calcott to Stratford Langthorne Abbey, passing to laymen after the Dissolution, when South Weald, Calcott, and Costed manors formed one large estate centred on the newly built manor house of Weald Hall, which stood north of Weald Road, near the church. None of South Weald's medieval manor houses have survived, although Boyles, Ropers, and Calcott, have been rebuilt. During the later 19<sup>th</sup> century a few streets were laid out in the south-east corner of the parish, adjoining Brentwood station, and there was scattered building in the north of the parish at Bentley and Pilgrims Hatch. Development at Bishop's Hall, east of Ongar Road, started c. 1902, and on the Homestead estate, north of Brook Street, by 1914. After the First World War there was some building at Pilgrims Hatch, and in the western suburbs of Brentwood; Westwood Avenue was laid out in 1932. Since the Second World War there has been much building at Pilgrims Hatch, mainly of smaller houses, including council estates at Danes Way and Bishop's Hall.
- 3.18** The manor of South Weald comprised the north-west part of the parish, including the village and the parish church, and was one of the initial endowments of the college, later abbey, of Waltham Holy Cross, granted in 1062 by Harold son of Godwin. The manor of South Weald remained with Waltham until the dissolution of the abbey in 1540, and in 1541 it was granted by the Crown to Sir Brian Tuke who devised it to his second son George who in 1548 sold it to Lord Rich, the lord chancellor. He sold it in 1548 to Antony Browne, later chief justice of Common Pleas, and founder of Brentwood school. Browne also bought Calcott and Costed manors and the estate remained with the family until 1668 when it was sold to Sir William Scroggs, lord chief justice.



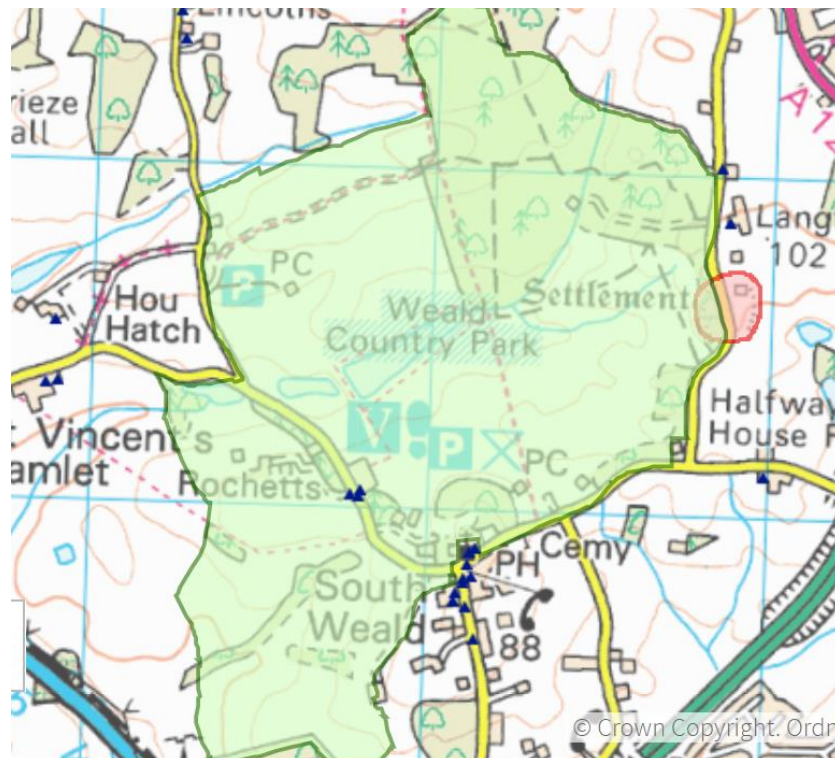
**3.19** In 1685 the estate was sold to merchant Erasmus Smith or Heriz and passed through the family by marriage; in 1752 Lord Strange sold the estate to Thomas Tower of Iver; it remained with the family until 1946. The Tower family left Weald Hall soon after the death of Christopher C. Tower in the First World War. After the War the house and park were in the hands of caretakers and a shooting syndicate. During the Second World War the park was used for military purposes and the house was badly damaged by fire. The contents of Weald Hall were sold in 1946 and the house was demolished in 1950. The South Weald estate was sold in 1946 by Captain Christopher T. Tower and was broken up. Weald Hall and park were bought by Metropolitan Railway Country Estates Co. After demolition of the house Essex County Council purchased the park in 1953 with contributions from London County Council and Brentwood Urban District Council, for use as a public open space.

**3.20** Weald Park is a grade II registered park and garden and a conservation area (MEX24016 and listing no 1000747). It is located on the west side of Sandpit Lane immediately to the west of the study site. The Weald Park Conservation Area has the same boundaries as the registered park. The registered park designation document describes the park as follows:

*From 1062 until the Dissolution, the manor of South Weald belonged to Waltham Abbey and during the C12 a deer park was formed. Henry VIII sold the manor to Sir Brian Tuke who built an H-plan hall just to the north-west of the church. Sir Brian died in 1545 and the estate passed into the ownership of Lord Rich who sold it in 1548 to Sir Anthony Browne, during whose ownership a north-west wing was added. The South Weald estate remained in the Browne family until 1688 when another Sir Anthony sold it to Sir William Scroggs, Lord Chief Justice. A painting from the late C17 or early C18 (Harris 1979) records the hall surrounded by a series of walled courtyards. Sir William was succeeded in 1683 by his son, also William, who sold the estate to Erasmus Smith. It passed in succession to his sons Erasmus (d 1707), Samuel (d 1732), and Hugh (d 1745) but during their collected period of ownership the Smith family made many improvements to the hall and the grounds. A map, commissioned by Samuel Smith in 1738 and attributed to Monsieur Bouginion, records a series of formal walled gardens around the hall, a Belvedere tower on a mount surrounded by a wilderness, and an extensive formal park landscape. Hugh Smith's daughters sold the estate in 1752 to Thomas Tower of Iver in Buckinghamshire, whose son Christopher extended the park to the north, deformed the water, and in 1778 commissioned Robert Adam (1728-92) to make further changes to the hall. These changes are recorded on a survey of 1788 which shows the enclosures around the house had been removed but the Belvedere Mount retained. Christopher Tower died in 1810 and was succeeded by his eldest son Christopher Thomas, who died in 1867 at the age of ninety-two. Weald was inherited by his grandson Christopher John Hume, who extended the park south of the road into an area known as the Front Park. The estate remained in the Tower family until 1946 when it was sold by Captain Christopher Tower and broken up. Weald Hall and the park was purchased by the Metropolitan Railway Country Estate company. The hall was demolished in 1951, leaving only a C19 granary and the C16 Queen Mary Chapel. Two years later the park, excluding the C19 addition to the south, was bought by Essex County Council who turned it into a country park.*

**3.21** The significance of the park resides primarily in its historic and artistic/aesthetic interest. It is a large designation of which part of its eastern boundary abuts Sandpits Lane (Plate 9). The southern parts of the study site's western boundary abuts the eastern side of Sandpit Lane. Sandpit Lane runs along the top of a ridge that separates the study site from Weald Park. The topography of the eastern side of the park is such that views out from the park over the study site are not possible. This, combined with the lack of historic associations between the study site and the park, means that the study site is considered to be outside of the setting of the park. However, it is possible to get partial views into Weald Park from locations along the western boundary of the study site and consequently get at least some appreciation of the very eastern edge of the park. Consequently, it is important that the western edge of the study site is kept

free from built development as this could impinge upon this appreciation of the Weald Country Park.



**Plate 9** Extend of Weald Park Registered Park & Conservation Area and South Weald Camp Scheduled Monument (extract from Heritage List for England Website)

- 3.22** Calcott Hall Farm is located on the site of Calcott Manor (MEX1032781). The manor of Calcott originated as an estate of one hide held in 1066 by Sprot, and in 1086 by Ralph, as tenant of Robert Gernon. The Domesday Survey of 1086 records 1 plough team, woodland for 40 swine, 1 villein, and 6 bordars. This estate was given at least in part by William or Richard de Montfitchet to the abbey of Stratford Langthorne, which in 1303 held it for ¼ knight's fee. It remained with Stratford until Dissolution in 1538. In 1544 the Crown granted it to haberdasher Henry Becher, who in 1566 sold it to Sir Antony Browne. Much of Calcott subsequently descended along with the manor of South Weald, although part of it, namely Calcott Hall Farm, with about 110 a., appears to have been detached before the early 18<sup>th</sup> century, when it was held by the Combers family, but in 1785 lord of the manor of South Weald, Christopher Tower, who was already leasing the farm, bought the freehold, thereby uniting both parts of Calcott within his South Weald manor estate.
- 3.23** In 1788 Calcott manor comprised 376 a., including 138 a. of demesne, 157 a. of copyholds, 76 a. of freeholds, and 5 a. of waste. The demesne was let in several parts, of which the largest was Calcott Hall farm, with 113 a. Calcott Hall was rebuilt in red brick in the later 19<sup>th</sup> century.
- 3.24** There are two medieval finds recorded within the study area. These are a coin in the south eastern part of the site (MEX144014) and a pendant to the north of Calcott Hall Farm (MEX1044014). Medieval Essex HER records within the wider study area include Brentwood (MEX2109), a jug handle (MEX2121) and a pit (MEX1031068).
- 3.25** There are no Post-Medieval remains recorded within the study site. There are a number of post-medieval features/structures recorded within the wider study area. Immediately to the west of the study site is South Weald Park (MEX24016), which contains a number of related structures (Belvedere Mound (MEX27252 & 37156), a ha-ha around Belvedere Mound (MEX1034386) and The Lodge (MEX1034390). Other Post-Medieval features include Shoreditch industrial school (MEX1034802), a garden feature

associated with St Faith's Hospital (MEX31069), Brentwood radio station & WWII radar station and air raid shelter (MEX1035272), a WWII road barrier (MEX1035534), a boundary marker (MEX1036146) and barns and outbuildings at South Weald (MEX1038728).

#### *Map Regression*

- 3.26** The 1777 Chapman and André map of Essex is detailed for the time showing Weald Hall and park and Calcott Farm to the west. The 1799 Ordnance Surveyors Drawing depicts the site as essentially the same as the Chaman and André map but it shows the field boundaries (Fig. 4). The 1839 South Weald Tithe map has little topographical or land use detail (Fig. 5). The site is contained within Plot 24, in the ownership of Christopher Thomas Tower [Lord of the Manor]. The VCH states that the tithe provisions of 1839 in relation to Calcott, which in 1275 had been assigned to the vicar, were in 1839 part of the tithe-free demesne of the impropiator.
- 3.27** The first edition OS map depicts the study site as comprising a number of fields along with South Weald Camp, High Wood and two small areas of woodland in the centre of the site (Fig. 7). Although the wider landscape to the east and north of the study site has changed radically since the 1<sup>st</sup> edition OS map was surveyed, the site itself has remained essentially unchanged with the exception of some field loss (Figs. 8-12).
- 3.28** In areas of the site which have not been subject to 19<sup>th</sup> and 20<sup>th</sup> century ground disturbance, a moderate/low archaeological potential from the prehistoric, Roman, Medieval and Post-Medieval periods is noted.

#### **Designated Built Heritage Assets**

- 3.29** There are four listed building and once conservation area within the vicinity of the study site (Fig. 3). As outlined above (paras 3.20 & 3.21), the Weald Park Conservation Area has exactly the same boundaries as the Weald Park registered park and garden and consequently, will not be reconsidered in this section.

#### *Langtons*

- 3.30** Langtons is a grade II listed building located on the east side of Sandpit Lane. The listing description describes the house as follows:

*"Mid-C16, early C17, C18, C19. Red brick, peg-tiled roof. Original rectangular plan with irregular rear additions creating a cluster of units both of 'L' and parallel block form."*

- 3.31** Its significance resides primarily within its vernacular architectural interest and its historic interest. Its setting comprises of its large garden which contains a number of outbuildings to the east side of the house. It is within this area that the setting is considered to have a strong positive contribution to the significance of the house. Tall trees and hedges also screens views out from the grounds of the house to the west, except for a short section along Sandpit Lane immediately adjacent to the entrance to the farm house. The eastern boundary of the garden is lined by tall trees and other tall vegetation which screens the study site from the listed building. The study site is considered to lie beyond the setting of the house.

#### *Langtons Forge*

- 3.32** Langtons Forge is a grade II listed building located on the east side of Sandpit Lane to the north of Langtons. The listing description describes the building as follows:

*"House with forge to S end, now house. C18, C20. Red brick, peg-tiled mansard roof, C18 stack at each gable end. Rectangular plan."*

- 3.33** Its significance resides primarily within its vernacular architectural interest and its historic interest. It is considered have a restricted setting. The house located fronting Sandpit Lane with a small garden on its eastern side beyond which is a pasture field. It is within this area that its setting has a positive contribution to the significance of the

house. A line of tall trees and a hedge along the northern boundary of the land that belongs to the house, blocks views of the study area.

*Halfway House Farm*

- 3.34** Halfway House farm is a grade II listed house located on the south side of Weald Road beyond the southern mid-part of the study site's southern boundary. The listing descriptions describes it as follows:

*"Early C18, early C19. Timber-framed and rough-cast, pebble dash, hipped, peg-tiled roof. 2 early C19 stacks rising through hip pitch at E and W sides. Rectangular plan with brick C19 out-shut to W and central projection at rear."*

- 3.35** Its significance resides primarily within its vernacular architectural interest and its historic interest. Its setting primarily comprises of its associated farmyard and farm buildings on its eastern and southern side. It is within this area where the setting has a strong positive contribution to its significance. There are relatively extensive views out to the south over agricultural fields towards (including) the built form of Brentwood. This land places the house in its agricultural context, albeit that this is now experienced with Brentwood in the background. The house faces north on to Weald Road. There are glimpsed views of the study site to the north through the thick hedge and tall trees, although clear views are largely blocked by a modern farm building just within the field on the north side of the road. The site has a slight visual positive contribution to the appreciation of the farmhouse as it forms a minor element of its agricultural context.

*Rose & Crown*

- 3.36** The Rose and Crown Inn is a grade II building located immediately to the north of the site at the junction of Sandpit Lane and Ongar Road (listing no 1207643). The listing describes the building as follows:

*"Public house. Late C16, early C17, late C17 and C20. Timber-framed, rendered, considerable rendered brick replacement on ground floor, peg-tiled roof. T-shaped plan of 2 units, main range and cross-wing."*

- 3.37** The significance of the pub resides primarily in its architectural and historic interest. The study site is considered to lie beyond the setting of the listed building. The setting of the pub comprises a relatively large tarmac car park, the road and the houses and other buildings that front the Ongar Street, Sandpit Lane and Crow Green Road junction and the modern houses to the south of the pub. The houses comprise a mixture of single storey, two storey houses, a three storey block of flats and a former filling station now hand car wash. Tall mature trees to the rear of the pub block all intervisibility with the study site. The modern houses and the garage have a negative contribution to the significance of the pub as they are neither sympathetic in design nor reflect any of the former setting of the building before the growth of Pilgrim's Hatch. Historically the pub was at the southern end of the small village of Pilgrim's Hatch (Fig. 5). The former rural setting of the pub has been completely lost and therefore, its current setting provides no understanding of the origins of the pub as part of a small rural village.

## 4.0 Proposed Development and Predicted Impact on Archaeological Assets

### Site Conditions

- 4.1 The study site comprises a number of arable fields, summer fruit crops and commercial Christmas tree crops. There are two small reservoirs located in the central southern part of the site. Calcott Hall Farm is located immediately to the east of the study site.

### The Proposed Development

- 4.2 The proposals are for a residential scheme of up to 800 dwellings, primary school, and 26ha of formal open space. The emerging masterplan is shown in Fig. 12.

### Potential Non-Designated Heritage Constraints & Recommendations

- 4.3 The assessment has established that the available evidence indicates that the site could be interpreted as having low potential for all archaeological periods. However, the presence of South Weald Camp Iron Age hillfort immediately to the west of the site is indicative of activity in the area from at least the Iron Age. The absence of indicators of prehistoric activity may be a product of a lack of previous archaeological survey in the area. Consequently, the presence of prehistoric remains cannot be ruled out. Should such remains prove to be present, they are considered unlikely to be of more than local significance and consequently, below ground remains are not considered to be a design constraint. However, it is recommended that a geophysical survey of the site is undertaken to inform the necessity / scope of further evaluation trenching at the planning application stage of the process.

### Potential Designated Heritage Constraints & Recommendations

- 4.4 There are no Registered Battlefields either within or immediately adjacent to the study site.
- 4.5 *South Weald Camp*  
South Weald Camp Iron Age hillfort is a scheduled monument located immediately to the west of the study site. As outlined in section 3, it is not a prominent feature in the landscape and is experienced more as a tree landscape feature than an archaeological feature except for in relatively close proximity to the monument. The study site is considered to be located within the eastern side of the setting of the hillfort. This aspect of the setting has a positive contribution to the significance of the monument as it enables the topographic defensive position that the hillfort was built to exploit.
- 4.6 The majority of the proposed development areas of the site is shielded from view by the topography of the site in views from the hillfort to the east/south east. It is primarily the fields that are in the immediate vicinity of the site that can be experienced from the hillfort with buildings in the centre of Brentwood visible in the relative distance (Plates 1-7). The layout of the emerging masterplan has been designed to take the presence of the hillfort and its setting into account. A 100m+ buffer of formal open space has been allowed for thereby leaving the foreground of the hillfort unencumbered from development. The open space and provision of a car park for Weald Country Park will provide an opportunity to provide interpretative material about the hillfort for the new community and visitors to the park, thereby improving the appreciation of the monument. Beyond the buffer, the topography of the site will result in the majority of the proposed development being shielded from view from the hillfort and its immediate surroundings. Therefore, the majority of the proposed development will have no effect on the setting of the monument.

- 4.7** The primary impact area will be the western edge of the proposed residential area in the south eastern corner of the field immediately to the south east of the hillfort and the spine road that will connect the southern and northern areas of the development (Plates 4-7 & Fig. 12). The edge of the housing will be at least 100m+ away from the hillfort. The topography of the area (which has a relatively steep valley crossing it in a NW-SE direction dropping from the hillfort) will mean that the nearest edge of the housing will be significantly lower than the hillfort. A second shallower valley will result in the housing further to the south east to be lower relative to the hillfort.
- 4.8** The spine road that connects the northern and southern parts of the development will pass N-S c. 90m to the east of the hillfort. At its closest point it will pass between a pond to the south east of the monument and the smaller of the two reservoirs. This area is c. 10m lower than the hillfort and views of it are either filtered by trees (Plate 10) or shielded by the topography.



**Plate 10** View East from the Hillfort toward the Closest Point of the Proposed Spine Road Extend (indicated by the red arrow)

- 4.9** The proposed development will be a change in the aspects of the hillfort outlined above. The combination of the distance of the edge of the developable area of the scheme from the hillfort and the topography of the site, means that while this change will be readily apparent, the development will not reduce the ability to appreciate its topographic defensive position. The area immediately in front of the hillfort will change from arable fields to an area of formal open space. It is within the area of the proposed open space that the archaeological form of the monument can currently be appreciated. The topography of the site will enable the longer distance views out toward the high ground on which the centre of Brentwood is located and the lower lying developed area of Brentwood to the south east (Plates 4, 5 & 6). This will retain the contribution that that these long distance views contributes to the significance of the monument, although there will be a loss of some of the current open space within the field to the SE of the fort.
- 4.10** The setting to the west and north of the hillfort will be entirely unaffected by the built form of the proposed development. A new north-south link road is included as part of the proposals which will offer a new vehicular route between Ongar Road and Weald Road. The intention is that this route will alleviate vehicular pressure on Sandpit Lane thereby allowing it to be downgraded and returned to a quiet rural lane for pedestrians, cyclists and essential access only. This will be a minor beneficial effect on the contribution that the setting makes to the scheduled monument as it will remove the

intrusive current vehicular traffic along the road and will enable a greater level of quiet appreciation of the eastern area of Weald Camp.

- 4.11** In light of the above discussion, it is considered that the proposed development will have a minor adverse effect on the contribution that the setting has to the significance of the monument. This is considered to equate to less than substantial harm as per paragraph 196 of the NPPF. The harm is considered to low within the less than substantial harm range.

*Weald Country Park*

- 4.12** Due to the topography to the west of the study site, there is no intervisibility between the registered park and the study site, except for at the very western edge of the site where partial views into the eastern edge of the park are possible. There is no historic associations between the site and the park. Consequently, only the very western edge of the site could be considered to be within the setting of the park.
- 4.13** The proposed edge of the development is located down slope to the east of the edge of Weald Park, thereby ensuring that the built form of the development will have no visual effects on the park. No element of the built form of the proposed development will be visible from within the park. There is a substantial open space buffer provided along the western side of the proposed development. This will ensure that the views into the eastern edge of the country park will be unaffected. Consequently, proposed development will have no impact on the significance or setting of the grade II registered park.
- 4.14** The increased opportunity for the new community to appreciate the country park from within the open space, along with the provision of a car park on the edge of the open space, will further increase the opportunity for the public to experience and appreciate the eastern edge of Weald and how it exploits the topography to the west of the site. Therefore, there will be a minor benefit to the significance of the park as the existing and new community will have greater opportunity to appreciate and better understand the park.
- 4.15** A new north-south link road is included as part of the proposals which will offer a new vehicular route between Ongar Road and Weald Road. The intention is that this route will alleviate vehicular pressure on Sandpit Lane thereby allowing it to be downgraded and returned to a quiet rural lane for pedestrians, cyclists and essential access only. This will be a minor beneficial effect on the contribution that the setting makes to the park as it will remove the intrusive current vehicular traffic along the road and will enable a greater level of quiet appreciation of the eastern area of Weald Park.

*Langtons*

- 4.16** As outlined in section 3, the setting of this grade II listed building is well contained by trees and hedges which restricts intervisibility between the listed house and the study site. It is within its grounds which contains a number of associated outbuildings that the setting is considered to have a strong positive contribution to the significance of the house. The study site is considered lie beyond the setting of the house and instead forms part of its wider agricultural context. It does not contribute to the significance of the listed house. The listed building is separated from the edge of the proposed development by a thick line of trees and other vegetation which prevents intervisibility between the listed building and the site. The edge of the built form of the proposed development is set back from the western boundary of the site allowing for a c. 50m buffer between the edge of the built form and the edge of the setting of the house. Structural planting is proposed along the site boundary at this point thereby reducing the possibility of glimpsed views in and out of the setting of the house even further. Consequently, the proposed development will have no impact on the significance of Langtons. The downgrading of Sandpit Lane will have a minor beneficia effect on the listed building due to the removal of the current vehicular traffic along the road.

*Langtons Forge*

- 4.17** As outlined in section 3, the setting of this grade II listed building is considered to be restricted in extent. The study site is considered lie beyond the setting of the house and instead forms part of its wider agricultural context. It does not contribute to the significance of the listed house. The listed building is separated from the edge of the proposed development by a grass field on its eastern side that forms a large buffer between the house and the edge of the built edge of the scheme. At its closest point to the listed building, the edge of the built development will be c. 75m to the north east and separated by its garden which contains a number of tall trees which in turn is bounded by tall trees and a hedge which prevents intervisibility between the listed building and the site. Consequently, the proposed development will have no impact on the significance of Langtons Forge. The downgrading of Sandpit Lane will have a minor beneficia effect on the listed building due to the removal of the current vehicular traffic along the road.

*Halfway House Farm*

- 4.18** As outlined in section 3, the setting of Halfway House farm primarily comprises its associated farmyard and farm buildings on its eastern and southern side and it is within this area where the setting has a strong positive contribution to its significance. The house faces north on to Weald Road, the north side of which is bound by tall trees and hedge which heavily filters views into the study site. However, clear views through this gap in the hedge are largely blocked by a modern farm building just within the field on the north side of the road. The study site has a slight visual positive contribution to the appreciation of the farmhouse as it forms a minor part of its agricultural context. The edge of the built form of the proposed development will separated from the house by Weald Road and a c. 50m wide buffer of open space. The southern access road into the proposed development will be located c. 75m to the east of the listed building along Weald Road. Due to the intervening topography, buildings and curve of Weald Road, the experience of the listed building will be unaffected by the proposed access road. However, the loss of part of the agricultural land on the north side of Weald Road will result in a minor reduction of the contribution that this element of the setting makes to the significance of the house. However, this is a minor element of its setting. There will be no effect on the area of the setting (i.e. the farmyard area). Therefore, there will be a very minor adverse impact on the significance of the Halfway House Farm which equates to a very low level of less than substantial harm.

*Rose and Crown Inn*

- 4.19** The study site is considered to lie beyond the setting of the grade II Rose & Crown pub. Consequently, the proposed development will have no impact on the significance of this listed building.



## 5.0 Summary and Conclusions

- 5.1** This archaeological desk-based assessment considers land at Calcott Hall Farm, Brentwood. In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information to clarify the heritage significance and archaeological potential of the site.
- 5.2** The assessment has concluded that based on the available evidence the site could be interpreted as having low potential for all archaeological periods. However, the presence of South Weald Camp Iron Age hillfort immediately to the west is indicative of activity in the area from at least the Iron Age. The absence of indicators of prehistoric activity may be a product of a lack of previous archaeological survey in the area. Consequently, the presence of prehistoric remains cannot be ruled out. Should such remains prove to be present, they are considered unlikely to be of more than local significance and consequently, below ground remains are not considered to be a design constraint. However, it is recommended that a geophysical survey of the site is undertaken to inform the necessity / scope of further evaluation trenching at the planning application stage of the process.
- 5.3** The proposed development will be a change in the eastern side of the setting of the scheduled South Weald hillfort. The combination of the distance of the edge of the developable area of the scheme from the hillfort and the topography of the site, means that while this change will be readily apparent, the development will not reduce the ability to appreciate its topographic defensive position. The provision of a significant amount of open space along the western side of the study site alongside the scheduled monument, allied with the opportunity to provide interpretative material on site, will provide an opportunity for the new community to appreciate the hill fort. It is considered that the proposed development will have a minor adverse effect on the contribution that the setting has to the significance of the monument. This is considered to equate to less than substantial harm as per paragraph 196 of the NPPF. The harm is considered to be quite low within the less than substantial range.
- 5.4** There will be no effects on any other designated heritage assets.

## Sources

### General

Essex Historic Environment Record  
 Essex Record Office  
 The British Library  
 The National Archives

### Cartographic

#### *Essex Record Office Documents*

- 1743 Map of South Weald Surveyed by Richard Hawkins Ref: ERO D/DTw P2  
 1777 A map of the county of Essex from an actual survey by John Chapman and John Chapman & Peter André Sheet XVII Ref: ERO MAP/CM/37/4  
 1799 Ordnance Surveyors Drawing Ref: BL OSD 138Pt2  
 1839 Map of that part of the parish of South Weald the tithes of which belong to the Improprate Rector Ref: ERO D/CT 388/2B  
 1946 Sales Particulars of the Weald hall Estate Ref: SALE/B6867

#### *OS 1:10,000 Scale Maps*

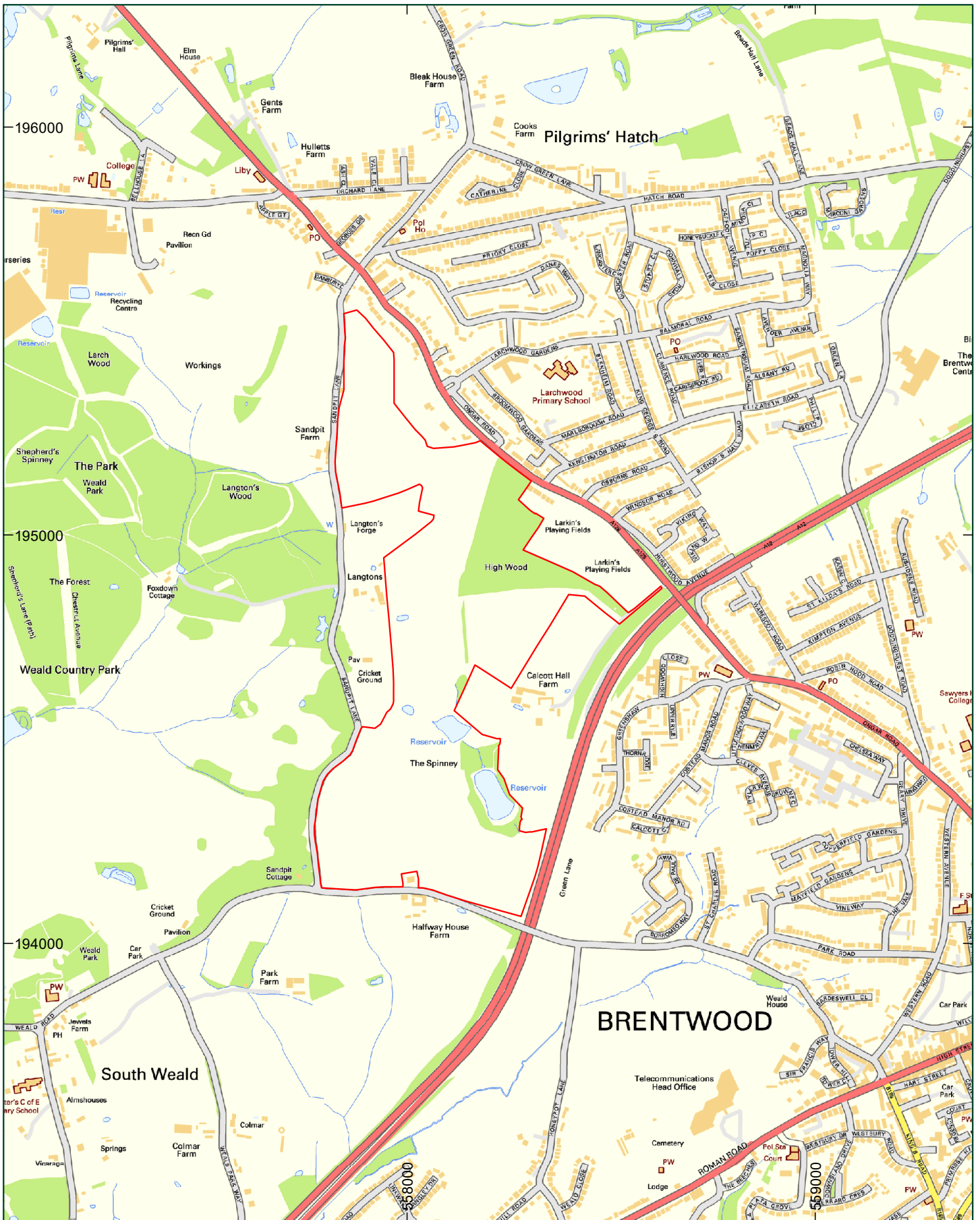
1881, 1897 – 1898, 1921. 1938, 1945 – 1947, 1961, 1967, 1974, 1985, 1985, 1990, 1999, 2006, 2018

### Websites

Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
 Historic England - The National Heritage List for England - [historicengland.org.uk/listing/the-list](http://historicengland.org.uk/listing/the-list)  
 MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)

### Bibliographic

'Parishes: South Weald', in *A History of the County of Essex: Volume 8*, ed. W R Powell, Beryl A Board, Nancy Briggs, J L Fisher, Vanessa A Harding, Joan Hasler, Norma Knight and Margaret Parsons (London, 1983), pp. 74-90.  
*White's Directory of Essex* 1848



**Legend**

 Site

1:12,500 at A4

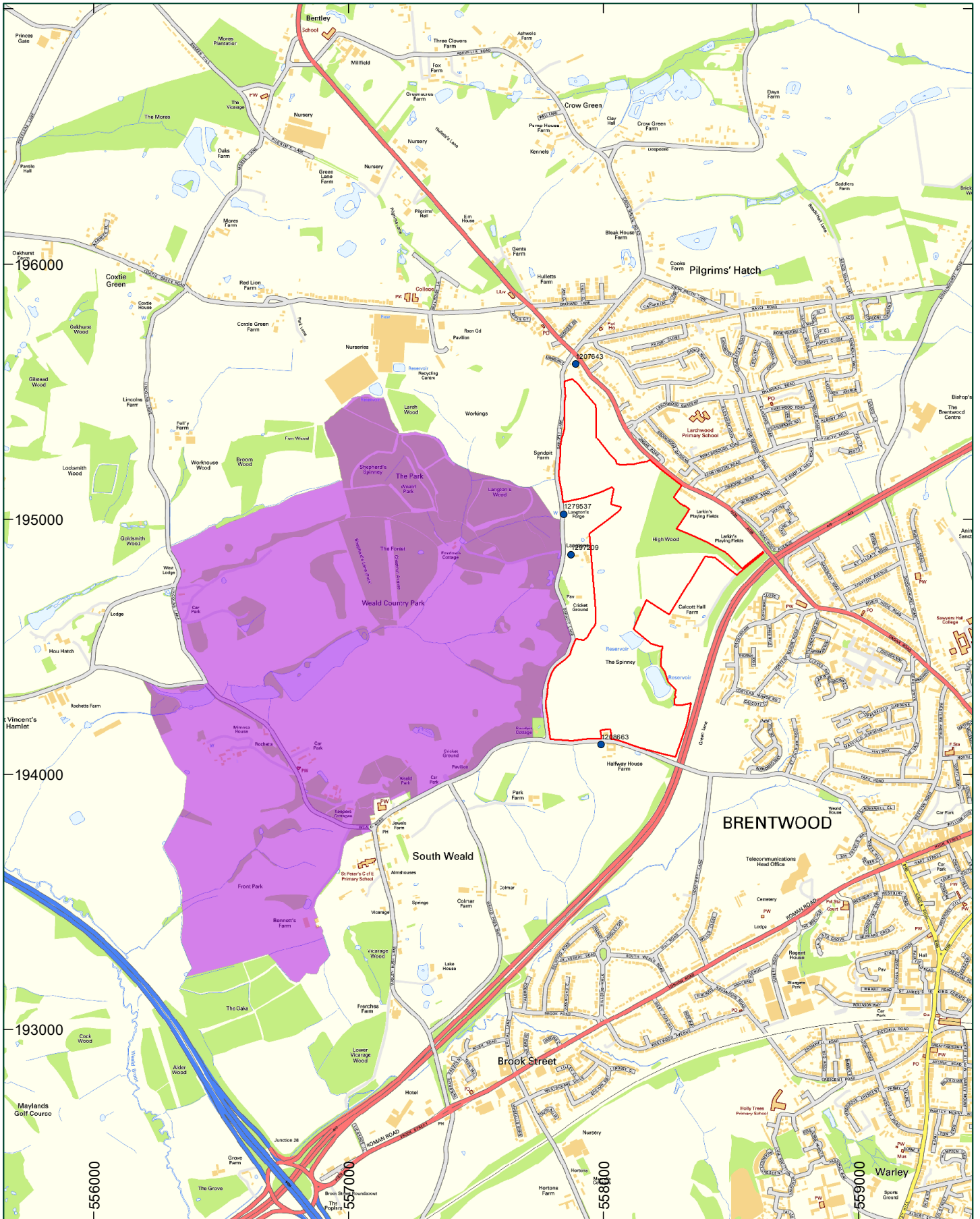


**Title:**  
 Fig. 1: Site Location  
**Address:**  
 Calcott Hall Farm, Brentwood



**orion.**





**Legend**

- Site
- Listed Buildings
- Weald Park Conservation Area

1:20,000 at A4



**Title:**  
**Fig. 3: Designated Assets**  
**Address:**  
 Calcott Hall Farm, Brentwood





**Legend**

 Site (approximate)

1:10,000 at A4



**Title:**

Fig. 4: 1777 A map of the county of Essex from an actual survey by John Chapman and

**Address:** John Chapman and Peter Andre

Calcott Hall Farm, Brentwood



**orion.**



**Legend**

 Site (approximate)

1:10,000 at A4



**Title:**

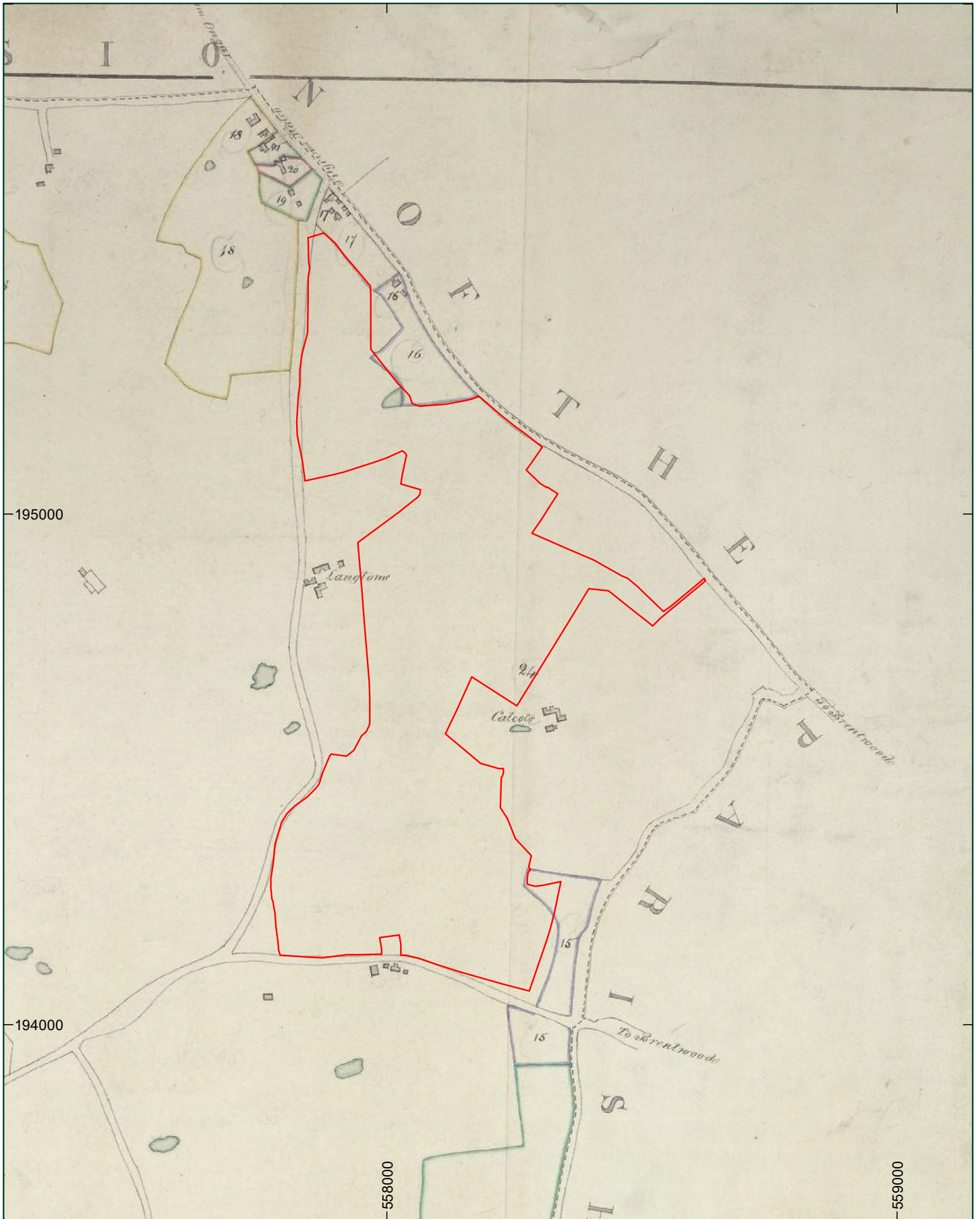
Fig. 5: 1799 Ordnance Surveyors Drawing

**Address:**

Calcott Hall Farm, Brentwood



**orion.**



**Legend**

 Site

1:10,000 at A4

0 250m



**Title:**

Fig. 6: 1839 Map of that part of the parish of South Weald the tithes of which belong to the Improprate Rector

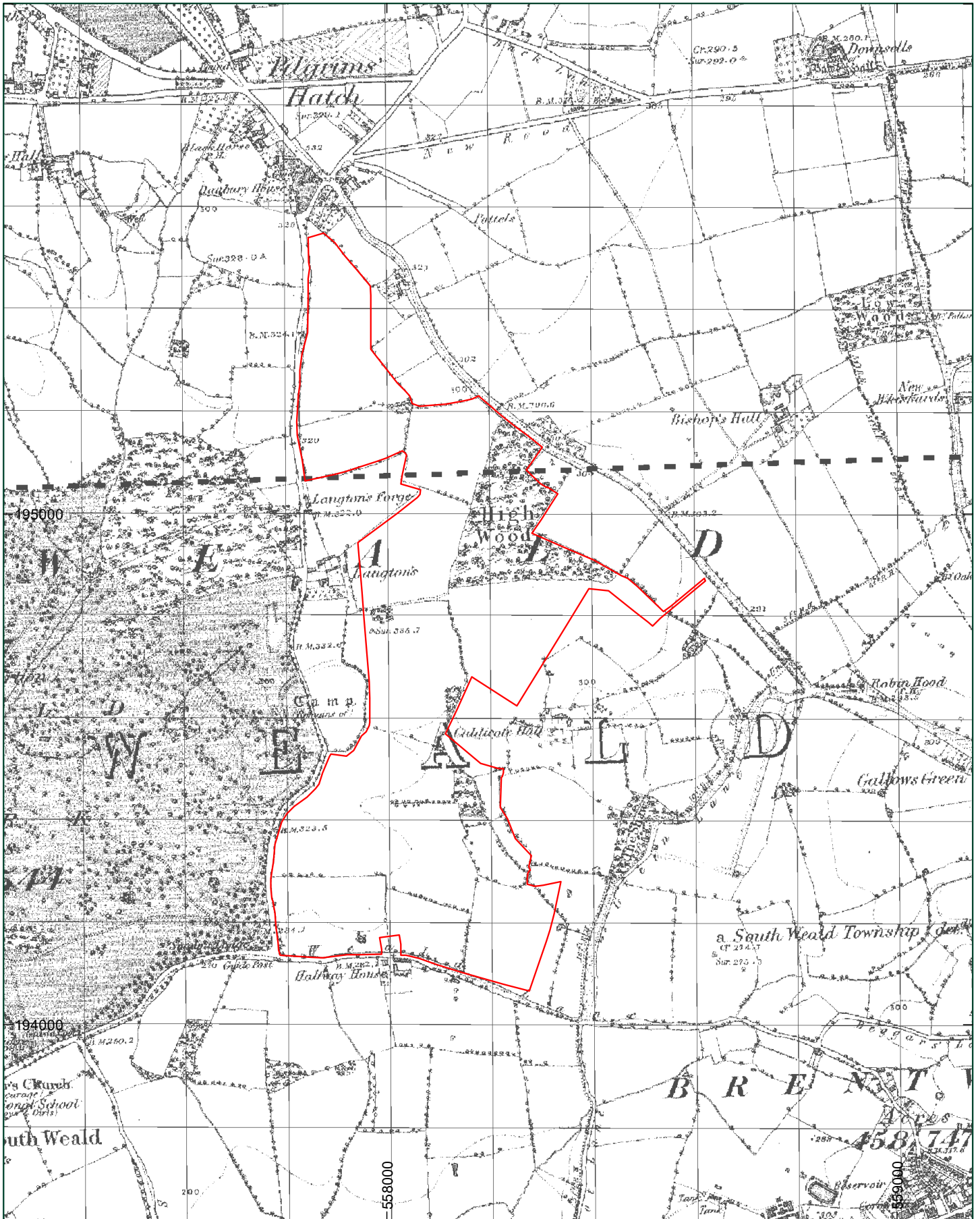
**Address:**

Calcott Hall Farm, Brentwood



**orion.**





**Legend**

 Site

1:10,000 at A4

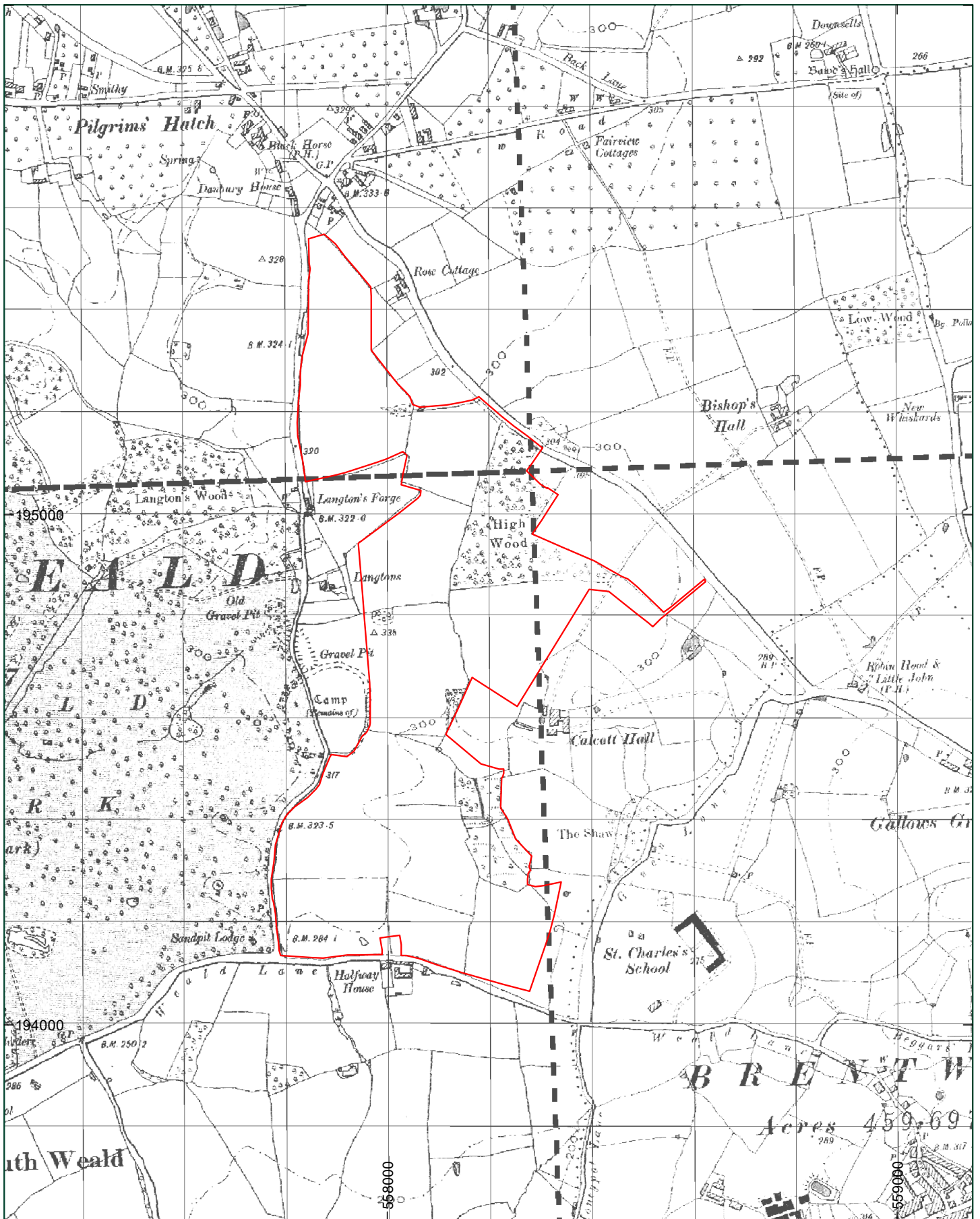
0 250m



**Title:**  
 Fig. 7: 1881 Ordnance Svey 1:10,560 Map  
**Address:**  
 Calcot Hall Farm, Brentwood



**orion.**



**Legend**

□ Site

1:10,000 at A4

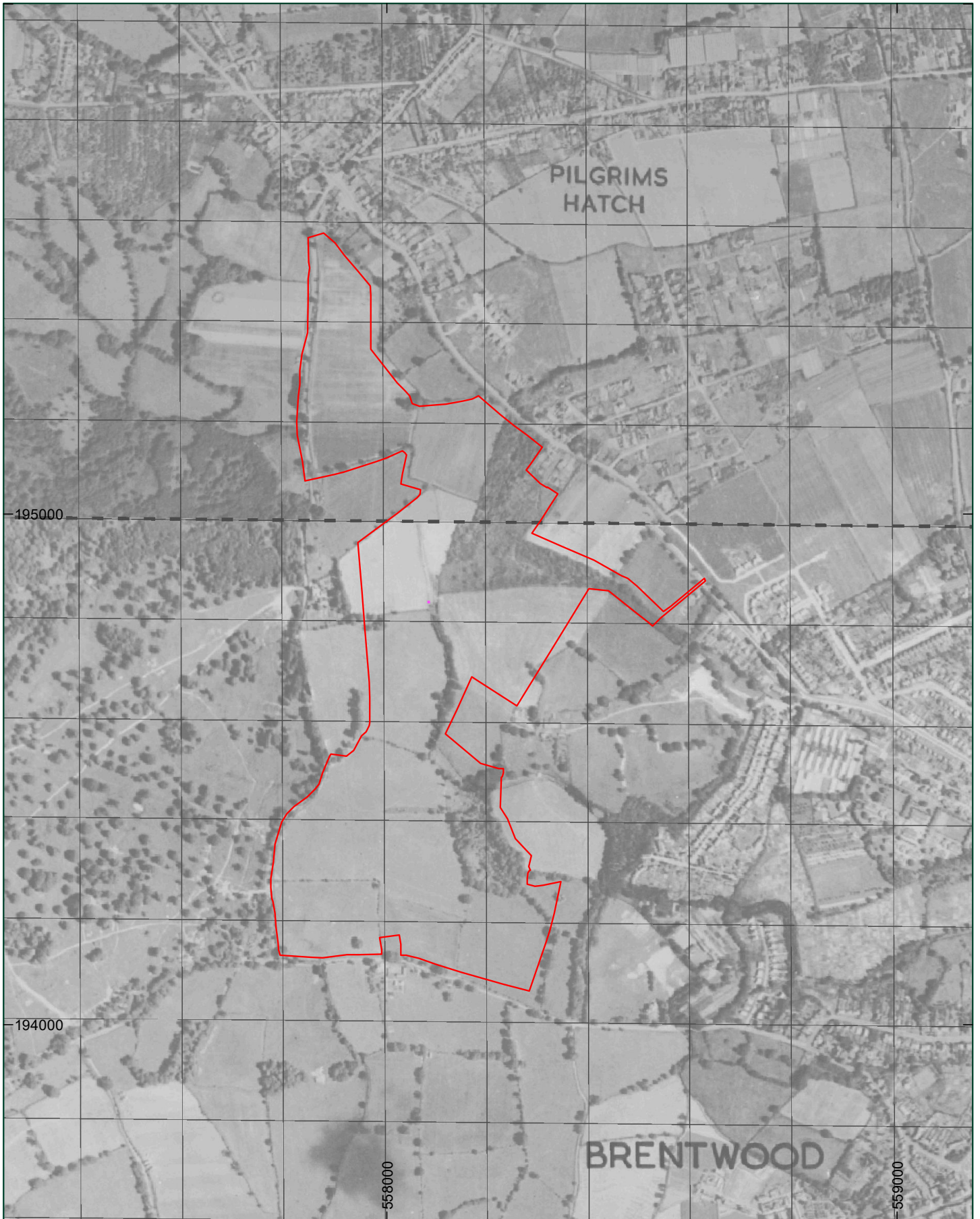
0 250m



**Title:**  
 Fig. 8: 1897-1898 Ordnance Survey 1:10,560 Map  
**Address:**  
 Calcott Hall Farm, Brentwood



**orion.**



Legend

Site

1:10,000 at A4

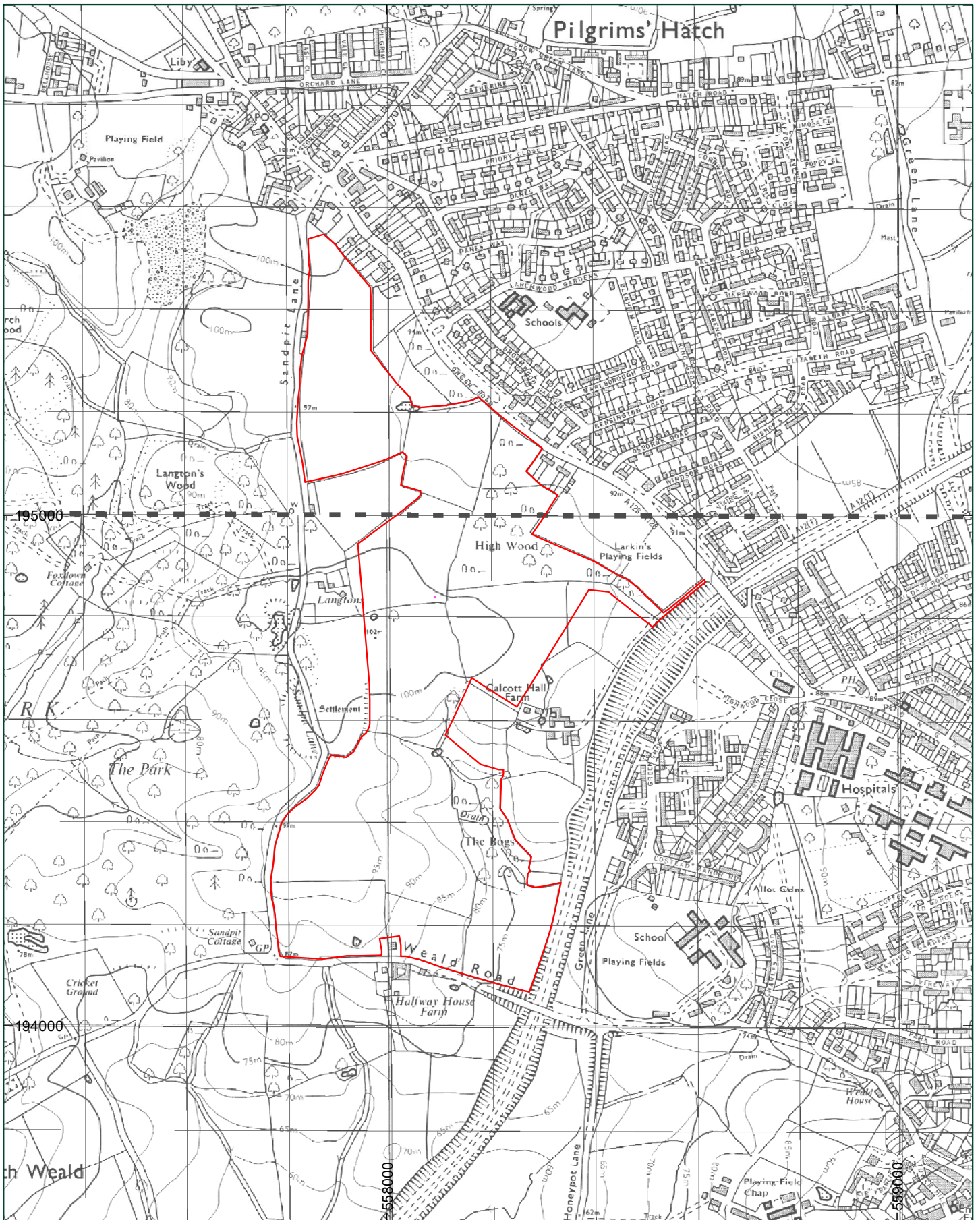
0 250m



Title:  
Fig. 9: 1945-47 Vertical RAF Photo  
Address:  
Calcott Hall Farm, Brentwood



orion.



**Legend**

 Site

1:10,000 at A4

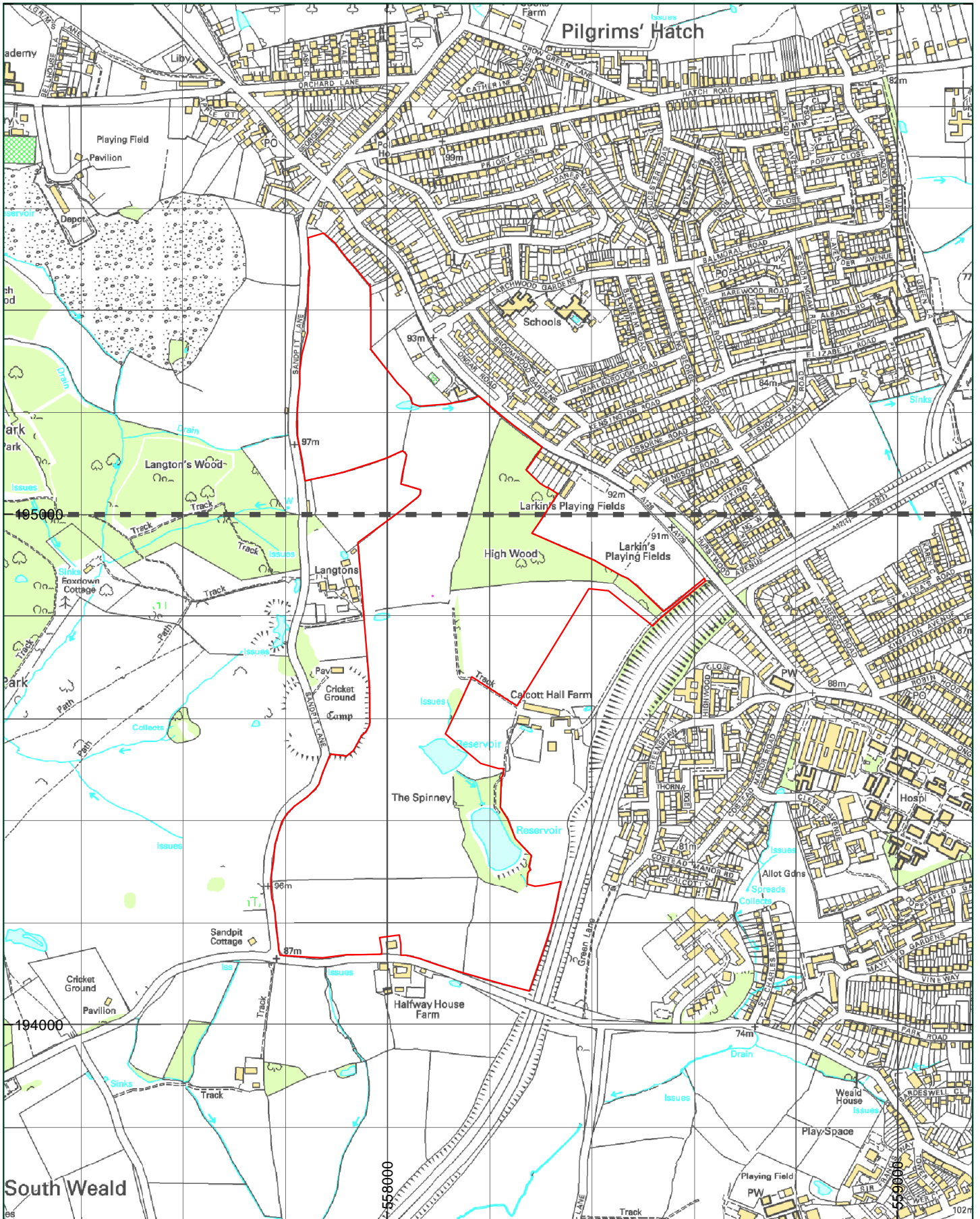
0 250m



**Title:**  
 Fig. 10: 1974 Ordnance Survey 1:10,000 Map  
**Address:**  
 Calcott Hall Farm, Brentwood



**orion.**



**Legend**

□ Site

1:10,000 at A4

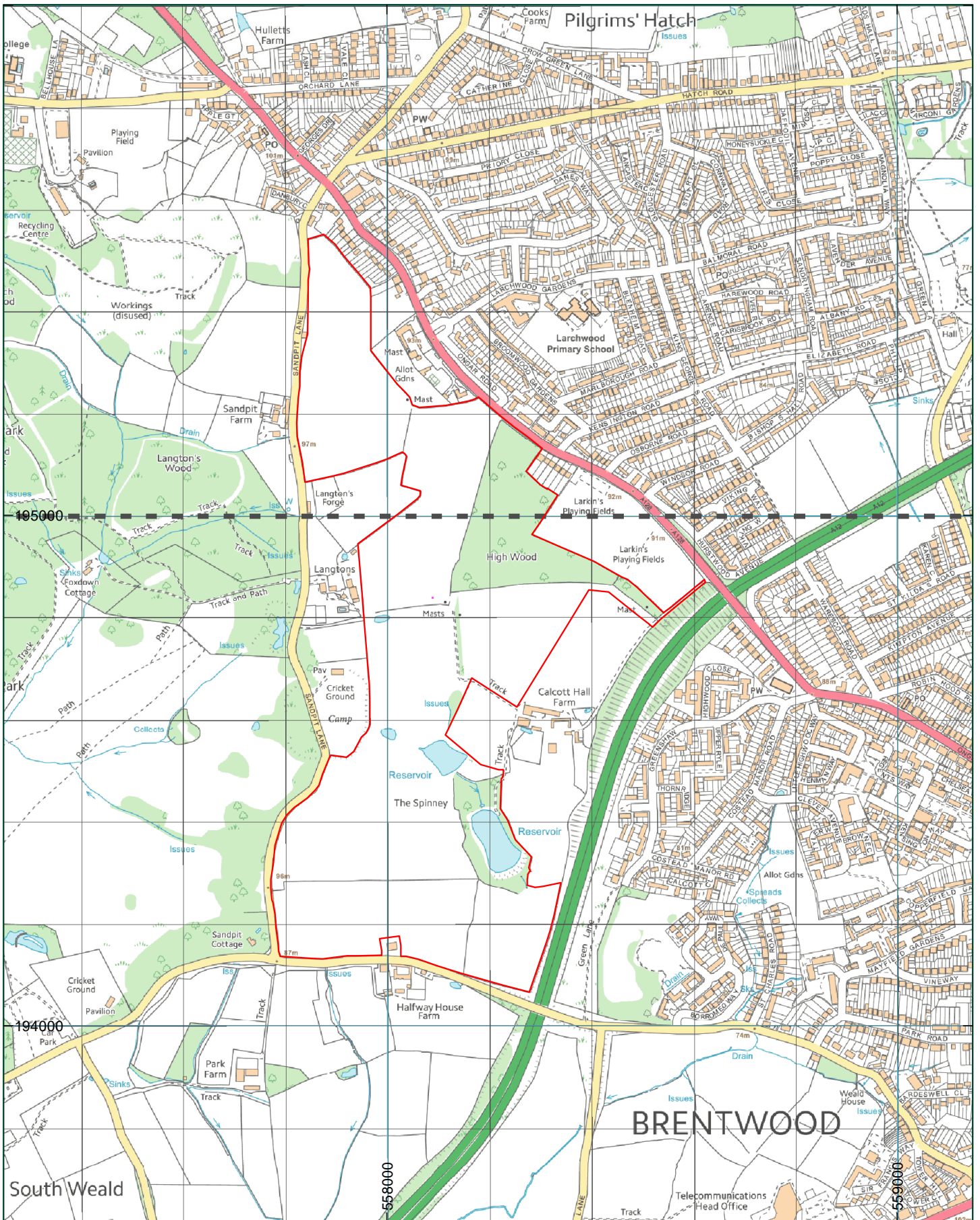
0 250m



**Title:**  
Fig. 11: 1999 Ordnance Survey 1:10,000 Map  
**Address:**  
Calcott Hall Farm, Brentwood



**orion.**



**Legend**

 Site

1:10,000 at A4

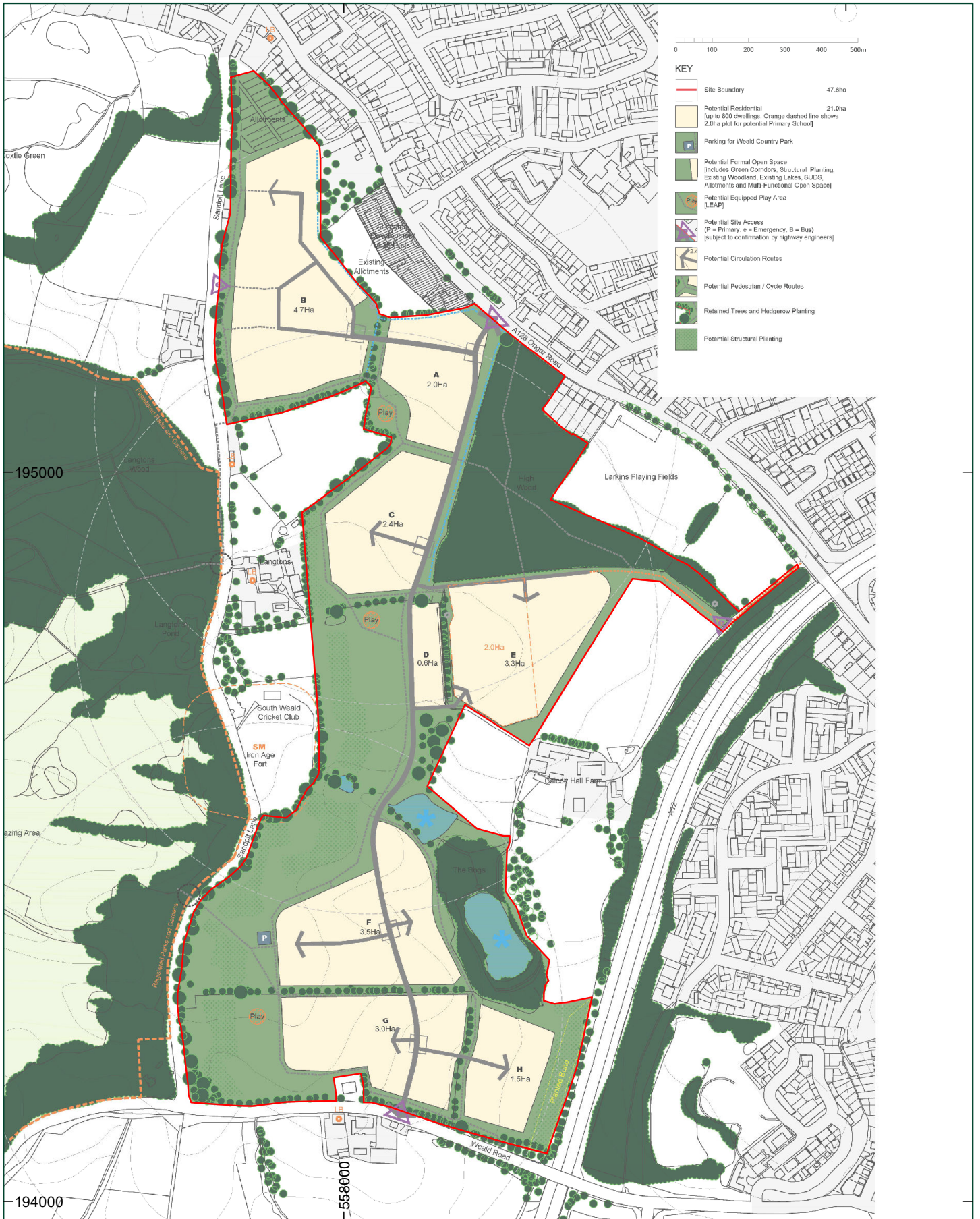
0 250m



**Title:**  
 Fig. 12: 2018 Ordnance Survey 1:10,000 Map  
**Address:**  
 Calcott Hall Farm, Brentwood



**orion.**



**Legend**

Site

1:7,000 at A4



**Title:**  
Fig. 13: Draft Masterplan of Proposed Development  
**Address:**  
Calcott Hall Farm, Brentwood

