

Site H20: Land East of Southend Road, Billericay Heritage Impact Assessment



Client:
Basildon Borough Council

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Site H20: Land East of Southend Road, Billericay

Heritage Impact Assessment

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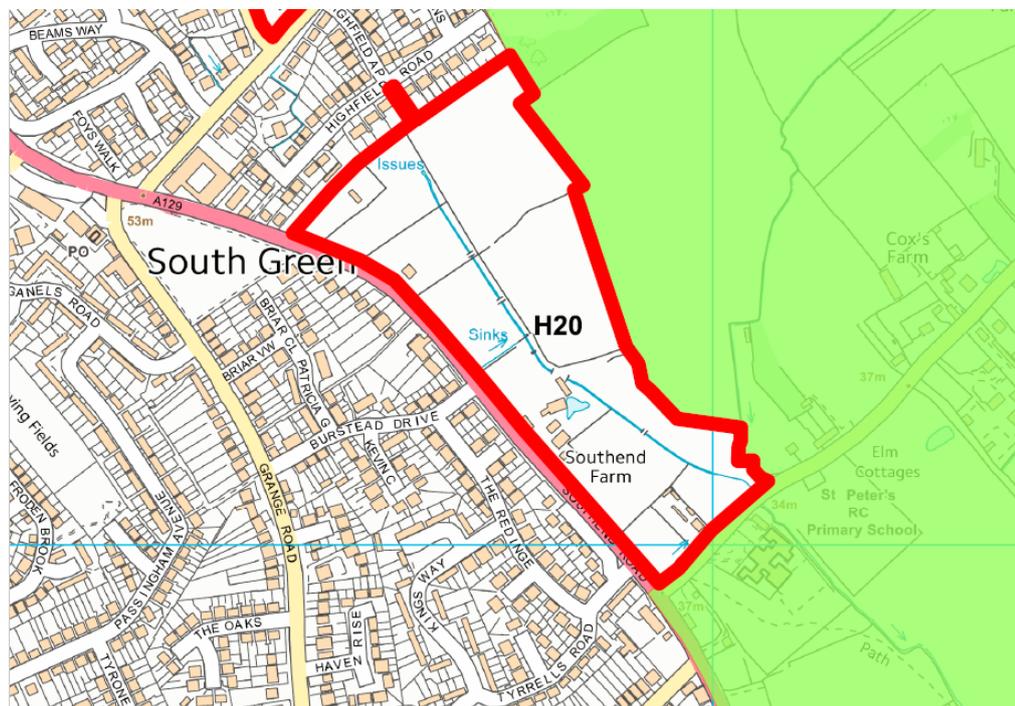
Contents

1. Introduction	5
2. Methodology	7
3. Heritage Baseline	9
4. Site Assessment	18
5. Assessment of Significance	30
6. Potential Impact of Development	36
7. Conclusions and Recommendations	39
8. References and Sources	41
Appendices A: Legislation & Policy	43
Appendices B: Legislation & Policy	45
Appendices C: Designation Descriptions	47
Appendix D	48
Appendices E: HER Maps & Gazetteer	49

1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by Place Services to a brief provided by Basildon Borough Council. This document provides an assessment of heritage impact for the proposed development site at H20 (hereafter referred to as “the Site”). The location and extent of the Site is shown in **Figure 1**.

Figure 1: Location Plan



- 1.2. For the purposes of this assessment, the allocation area shall be referred to as ‘the Site’ and the 1.5km HER search area (from the centre of the Site) shall be referred to as ‘the Study Area’.
- 1.3. This report provides a baseline summary of the significance of known heritage assets within the Site and Study Area, based on documentary research and a site inspection. The aim is to assess the impact of a development on the significance of these heritage assets.



- 1.4. This assessment follows best practice procedures produced by Historic England^{1,2,3,4}, the Chartered Institute for Archaeologists⁵ and is designed to meet the requirements of heritage planning policy contained in Section 16 of the National Planning Policy Framework (NPPF)⁶.
- 1.5. Planning policy, legislation and guidance relating to the historic environment (see **Appendix B** for detail) sets out the need to consider all elements of the historic environment to inform the planning process, and where appropriate, measures to mitigate adverse impacts from proposed developments.

The Site

- 1.6. The Site is approximately 9.858 hectares (ha) in extent, centred on Ordnance Survey Grid Reference TQ 68826 93206.
- 1.7. The Site is located south of Billericay town. It is largely formed of fields. There are three designated heritage assets within the Site, Grade II listed Elm Cottages (list entry ID: 1122247); Grade II listed Southend Farmhouse (list entry ID: 1122246); and Grade II listed Barn, north east of Southend Farmhouse (list entry ID: 1170931)
- 1.8. The north boundary of the Site is formed by residential area of Highfield Road. To the south of the Site is Coxes Farm Road. The east side of the Site abuts farmland and the to the west is the A129 Southend Road.

¹ Historic England, July 2015. *The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1*

² Historic England, July 2015. *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2*

³ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁴ Historic England, April 2008. *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment*

⁵ Chartered Institute for Archaeologists, December 2014. *Standard and guidance for historic environment desk-based assessment*

⁶ Department for Communities and Local Government, 2019. *National Planning Policy Framework*

2. Methodology

2.1. This report provides an assessment of the impacts on heritage assets arising from a development within the Site.

2.2. This assessment has included the following:

- Identification of any designated or non-designated heritage assets potentially affected by future development;
- Research to obtain information from historic maps, documents and secondary sources relating to identified heritage assets;
- Review of the Essex Historic Environment Record (HER) for designated and non-designated heritage assets;
- Consultation of Historic England's National Heritage List;
- A walk-over survey of the Site and the surrounding area;
- Assessment of the potential for known and any as yet unknown archaeological remains to survive within the Site;
- Assessment of the heritage significance of the identified heritage assets, including the contribution made by setting to significance;
- Assessment of the impacts, both direct and indirect (due to change within an asset's setting) that development (as known) will have on the significance of the heritage assets;
- Production of recommendations for additional field investigations or mitigation in line with statutory requirements and best practice guidelines;
- Assessment of residual impacts following proposed mitigation; and
- Consultation of local and national planning policy and guidance pertaining to heritage.

2.3. **Appendix E** presents all relevant HER records in the search area/Study Area (1.5 km radius from the centre of the Site). A map showing the Study Area and locations of the HER records is included at **Appendix E**. The number references used in the text are those used by the Essex HER or National Heritage List.

2.4. The relevant legislation and policy context are set out in **Appendix B** of this report.

2.5. Statutory designation descriptions are reproduced in **Appendix C** of this report.

2.6. The Site and Study Area were visited in June 2020. The aim of the Site walkover was to identify any features of heritage merit. Footpaths were walked through the Site. A photographic record of the visit was made. A number of the resultant images are reproduced in this report.

2.7. In order to assess the indirect impact of a proposed development on the significance of a heritage asset, arising from change within its setting, this assessment has followed the

four steps set out in Historic England's guidance *The Setting of Heritage Assets*⁷. These steps are as follows:

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

- 2.8. Section 3 of this report identifies any heritage assets potentially affected by future development and the potential for unknown/unrecorded (archaeological) heritage assets, as well as provides an overview of the historical development of the Site and its surroundings.
- 2.9. An analysis of the existing Site conditions, based on the Site inspection, is presented in Section 4.
- 2.10. Section 5 provides an assessment of the significance of the heritage assets potentially affected by future development. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England⁸ which recommends making assessments under the categories of: Archaeological interest, Architectural and Artistic interest, and Historic interest.
- 2.11. An assessment of the potential impact of a development on the identified heritage assets is presented in Section 6, in line with Step 3 of Historic England's guidance⁹. Further detail on the factors to consider when assessing impact, is outlined in Section 6. Where less than substantial harm is identified to a heritage asset, this harm should be weighed against the public benefits of a development, in line with paragraph 196 of the NPPF (see **Appendix B**).
- 2.12. Section 7 concludes with a summary of the results of this assessment and provides recommendations for future development.

⁷ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

⁸ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

⁹ *ibid*

3. Heritage Baseline

Heritage Assets

Designated Heritage Assets considered relevant to the assessment

- 3.1. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment. Designation descriptions are reproduced in **Appendix C**.
- 3.2. The following are located within the Site:
- Elm Cottages, Grade II listed (List Entry ID: 1122247); and
 - Southend Farmhouse, Grade II listed (List Entry ID: 1122246).
- 3.3. The following heritage asset is located outside of the Site:
- Coxes Farmhouse, Grade II listed (List Entry ID 1338282)
- 3.4. The locations of the designated heritage assets are identified on **Figure 2** (also reproduced in **Appendix E**).

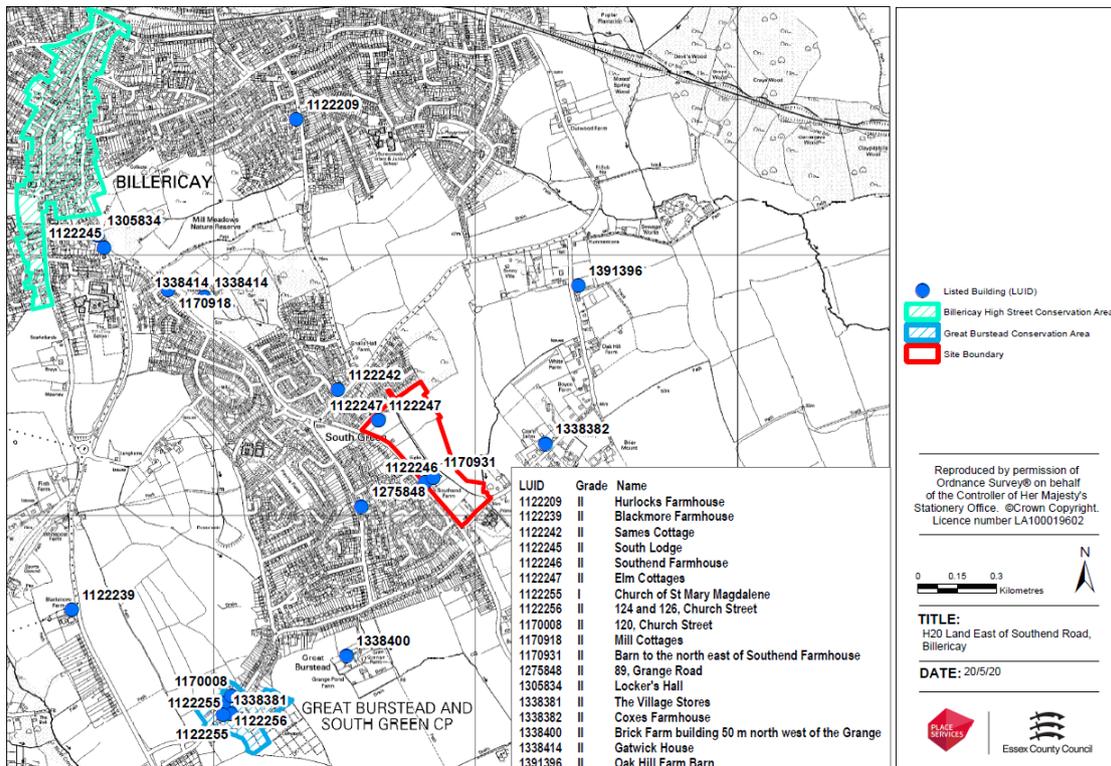


Figure 2: Site plan showing designated heritage assets

Non-Designated Heritage Assets considered relevant to the assessment

3.5. Thatched Cottage is located within the Site and is considered a non-designated heritage asset and is considered relevant to this assessment. There are a number of features recorded on Historic Environment Record within the 1.5 km Study Area. Features identified on the HER are noted in the referenced in the archaeological overview below. A map noting the location of HER monuments/evens and accompanying map is included in Appendix E.

Archaeological and Historical Overview

3.6. The information below is based on a review of the Essex Historic Environment Record and archival research.

Historic Environment Characterisation for Basildon District

3.7. Historic Environment Characterisation Survey has been undertaken for Basildon. The Site is located within Historic Environment Characterisation Area (HECA) 4 on the western edge of The Rural Landscape to the East of Billericay. It is within sub area 4.3 This describes the study area as:

- 3.8. **Summary:** This is a predominantly rural zone, of rolling hills dissected by small streams rising from springs, which retains much of its historic landscape. There is a dispersed settlement pattern in the zone and the field system of rectilinear enclosures are of ancient origin.
- 3.9. **Historic Landscape Character:** The zone is largely rural in character and although there has been some recent boundary loss, large areas of both regular and irregular fields, of medieval or earlier origin survive. There are a number of timber-framed farmhouses and barns of 16th-18th century date reflecting the historic pattern of roadside settlement. The few modern developments include a school in the south of the zone and sewage works in the east. The little modern housing development which has taken place has maintained the historic roadside settlement pattern without tipping over into ribbon development and is possibly due to the greenbelt legislation limiting expansion.
- 3.10. **Archaeological Character:** The underlying bedrock of the zone consists mainly of London Clay outcropping along the lower valley sides with isolated patches of Claygate Beds capping the hilltops. There are small patches of overlying colluvial head deposits and alluvial sediments within the valley bottoms. The clay land is unconducive to cropmark formation and there has been little development led excavation. Isolated finds indicate prehistoric settlement activity in this zone. As noted above the field system is clearly one of medieval or earlier origin and indicates the long history of occupation and landuse. The relatively undisturbed nature of much of the zone means that there is the potential for archaeological deposits relating to occupation sites and landscape management to survive. The soil type is conducive to the survival of faunal and ceramic materials.

Historical and Archaeological Overview

Prehistoric (Palaeolithic – Iron Age):

- 3.11. Early prehistoric occupation within the Basildon borough has been focussed to the north of the district particularly in the valley of the River Crouch where river deposits are likely to preserve prehistoric land surfaces. There is evidence of Palaeolithic and Mesolithic occupation at Great Burstead and within the H20 site in the form of flint tools. A Mesolithic knife, shaped for hafting, and a Palaeolithic hand axe indicate occupation of this area in early prehistory (EHER 5508 and 5453). Another unstratified Palaeolithic hand-axe has been found within the Billericay vicinity (EHER 5416).
- 3.12. At Mill Meadows Nature Reserve later evidence from the Neolithic, comprising two flint blades, waste flakes and burnt flint, is indicative evidence of a flint working site suggesting

more substantial occupation northwards of H20. A single find of Neolithic date, a flaked axe, was located at Broomhills Chase, Little Burstead (EHER 13392).

- 3.13. Later prehistoric activity is largely confined to Iron Age occupation. Iron Age features associated with settlement have been excavated at Bell Hill, Windmill Hill and at Billericay School, to the west of Mill Meadows. Excavations and finds from Billericay School to the north west indicate a sizeable Iron Age and Roman settlement complex in this area (EHER 5399). Further findspots and small-scale excavations with single features confirm this; these pockets of evidence are located at Windmill Hill and Billericay School Farm, Southend Road (EHER 5364 and 18261).

Roman:

- 3.14. Within the H20 site a Roman coin and cup were recovered indicating the potential for Roman occupation within the proposed site.
- 3.15. Occupation at Windmill Hill, Billericay continued from the Late Iron Age where the aforementioned cemetery produced Samian, glass, cosmetic vessels, a First century bronze mirror and a medallion of Hadrian when excavated. Further excavations also record at Windmill Hill "a place made like an oven", potentially a standing mill; an associated bed of black earth contained pottery, brooches and coins of Trajan and Hadrian. There was also a part of a hypocaust, perhaps connected with a kiln. An adjacent pit was full of pottery and cremation burials with coins of Trajan, Hadrian, Antoninus Pius and Constantine (EHER 5363 and 5364).
- 3.16. The occupation in the late Iron Age of the site at Billericay was the precursor to the Roman settlement which extended over a large area to the north west of H20. Both excavations at Billericay School Farm and Land west of Billericay School identified features including linear ditches and pits which produced substantial assemblages of Roman pottery and, at School Farm, Roman coins (EHER 48103 and 48161, Medlycott 2010). Similarly, during trenching north of Billericay Comprehensive School, Romano-British pottery and roof tiles were excavated. Extensive occupation throughout the 1st-4th centuries was established from coins and pottery including Samian fragments including one of Hadrianic form (EHER 5394 and 5397). Along the High Street of Billericay another Roman cemetery has been revealed and a number of findspots within Billericay and Little Burstead identify a wider pattern of, potentially agrarian, activity (EHER 5400-5403, 18628, 17466, 5452, 16836, 5418, 5419, 5414). The Roman remains identified at Roman Way, Laindon Road and in excavations North of Kennel Lane are also thought to be part of this larger settlement (EHER 49239, 49238, 47598 and 5406).

Anglo-Saxon/ Medieval:

- 3.17. Early medieval and Saxon activity within the vicinity of H20 is largely absent. The medieval landscape of Billericay and south of the settlement was largely agricultural with field systems of ancient enclosure; some dispersed settlements are identifiable dating to the thirteenth and fourteenth centuries. First mentioned as 'Byllrica' in 1291, the medieval settlement of Billericay was created by Cistercian monks and in 1345 the Church of St Mary Magdalene was built (EHER 5411). The settlement grew in an organic manner along the eastern and western sides of the High Street (EHER 5410) to the north west of H20.
- 3.18. A small settlement also developed at Great Burstled where the Church of St Mary Magdalene was established in the fourteenth century (EHER 26748). South Green village was first recorded in 1593 as 'Southwood Greene'. It is likely the green at South Green has medieval origins. Glimpses of the medieval past have been evidenced in the archaeological record. A watching brief at Black Barn Chapel Street recovered a Tudor well and residual medieval pottery has been found at sites across Billericay (EHER 16835 and 48224).

Post-Medieval and Modern:

- 3.19. Within the wider landscape, historic maps, and documentary evidence, indicate that the medieval dispersed settlement pattern continued into the post-medieval period. The Chapman and Andre Map of 1777 (**Figure 3**) shows settlements at South Green, Slysted Street, Great Burstled, Billericay and Wind Mill Hills within an open agricultural landscape. Within H20, Grimshall Farm (now Elm Cottages) and Moggs Farm (now

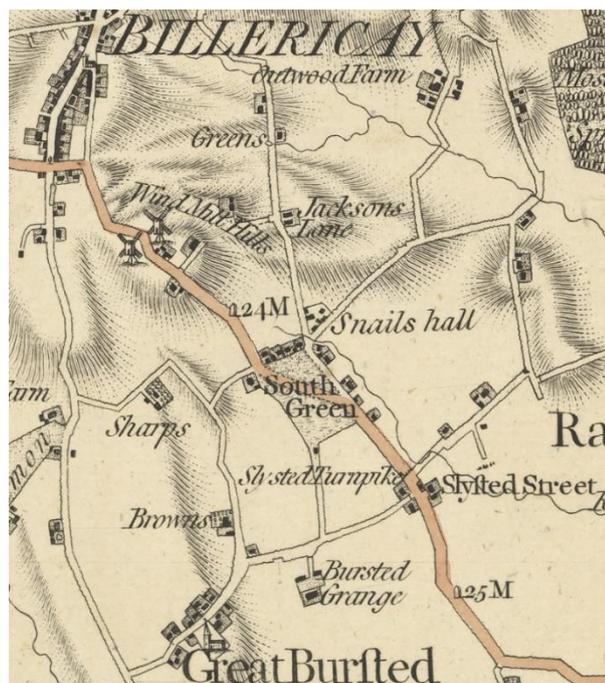


Figure 3 Chapman and Andre Extract (1777)

Southend Farm), are extant (EHER 26795 and 26793). The settlement at South Green is visible located along the green's north and east boundaries.

- 3.20. The built environment which remains in the cores of both Great Burstead and Billericay comprises of a mixture of fifteenth to seventeenth century timber framed houses indicating the wealth and growth during these centuries. These largely take the form of ribbon development infilling the existing medieval streets as well as along Billericay High Street (EHER 25929, 25916, 26751).
- 3.21. The dispersed farmstead within the agricultural landscape are visible on the map (Figure 6) including Coxes, Gobions and Hurlocks which date to the seventeenth century (EHER 26753, 49209 and 27210) as well as Sharps, Snails Hall, Browns and Jackson Lane. Two windmills are located at Wind Mill Hills (Windmill Hill) (EHER 5366 and 5367) and one more at Outwood Farm (EHER 47493). In the nineteenth century industrial sites became more common; these included a foundry and ironworks at Billericay and, in close proximity to H20, stones marking the property of Writtle Brewery (EHER 15310 and 15175).
- 3.22. The first edition Ordnance Survey Map 6" (**Figure 4**) shows the Mogg's Farm complex and Grimshill Farm within the boundary of H20 along with additional outbuildings (EHER 26793, 26795 and 26795). Within the domestic curtilage of the farmhouse are several ancillary buildings, largely contained to the rear of the property, an orchard located to the north west of farmhouse is also included in the domestic curtilage of the farmhouse. The domestic curtilage is demarked by a linear form of trees. A stream runs from the north from the south east corner of the Site to meet the domestic curtilage of the Mogg's Farm.
- 3.23. The area to the north of the farmhouse curtilage comprises of four large fields. A small dwelling is located fronting the road at the midway of the fields. A second dwelling is located to the north west corner of the Site, forming part of Grimshill Farm, and is set back from the principle road.
- 3.24. The predominate nature of the historic landscape remains a field pattern of ancient enclosure though the old green has been enclosed in a rectilinear field system. Further development has lined the western edge of the green and along the new road connecting Snails Hall with the road, now the A179. The southern and western boundary of H20 is delimited by a historic tree lined road. The Kings Head Inn, likely a travelling inn, is located to the north of Slicesgate and a Baptist Church is visible at the centre of South Green.

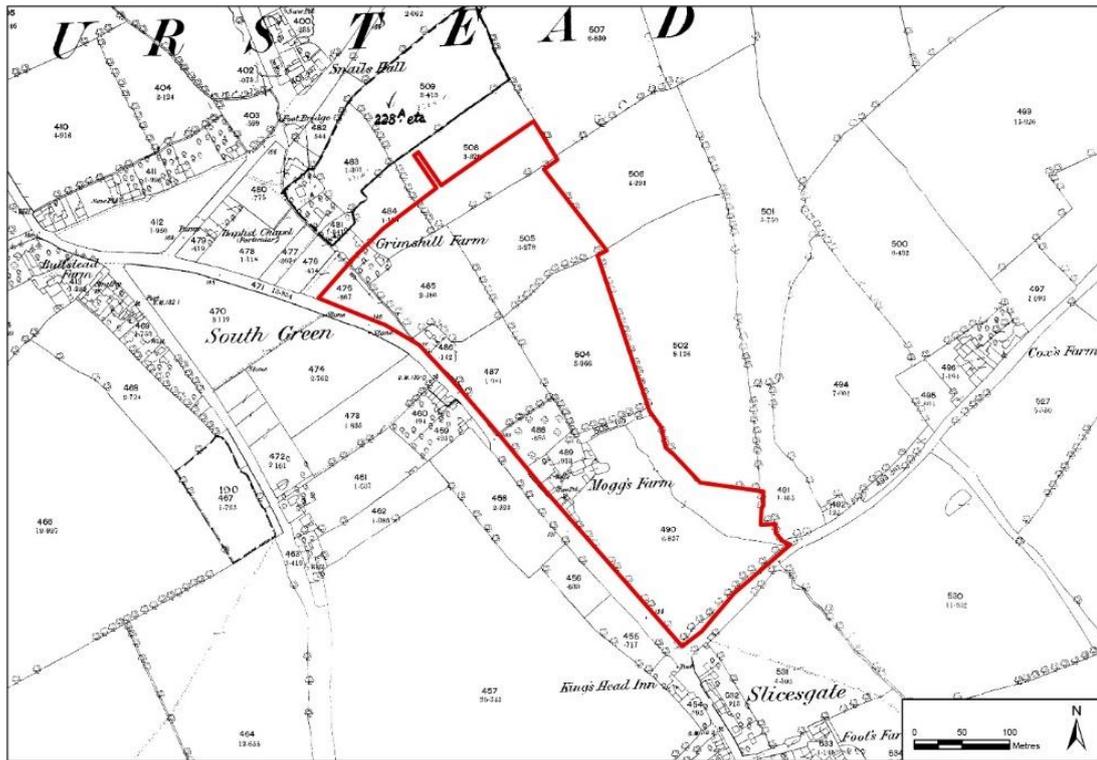


Figure 4 Extract from the OS 1st edition 6' map (1881)

3.25. The second edition Ordnance Survey map of 1897 (**Figure 5**) shows the location of the Site within a largely unchanged dispersed settlement pattern. The former Mogg's Farm was renamed Southend Farm by this time

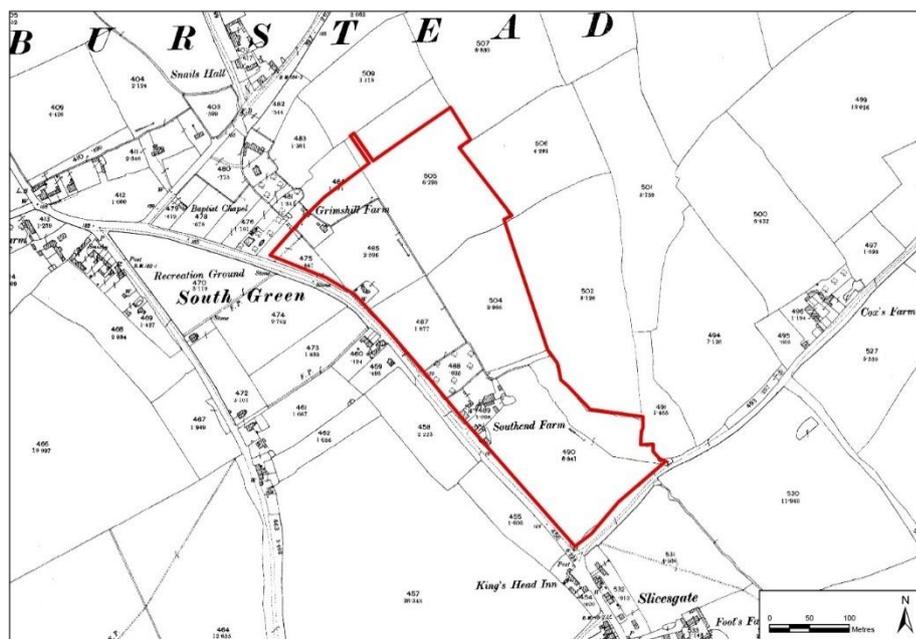


Figure 5 Extract from the OS 2nd edition 6' map (1897)

- 3.26. The third edition Ordnance Survey map of 1923 (**Figure 6**) shows some changes. During this short period the Southend Water Works Co. Pumping Station had been constructed in the southern corner of H20. Apart from a small number of buildings the settlement density and fieldscape is largely unchanged.

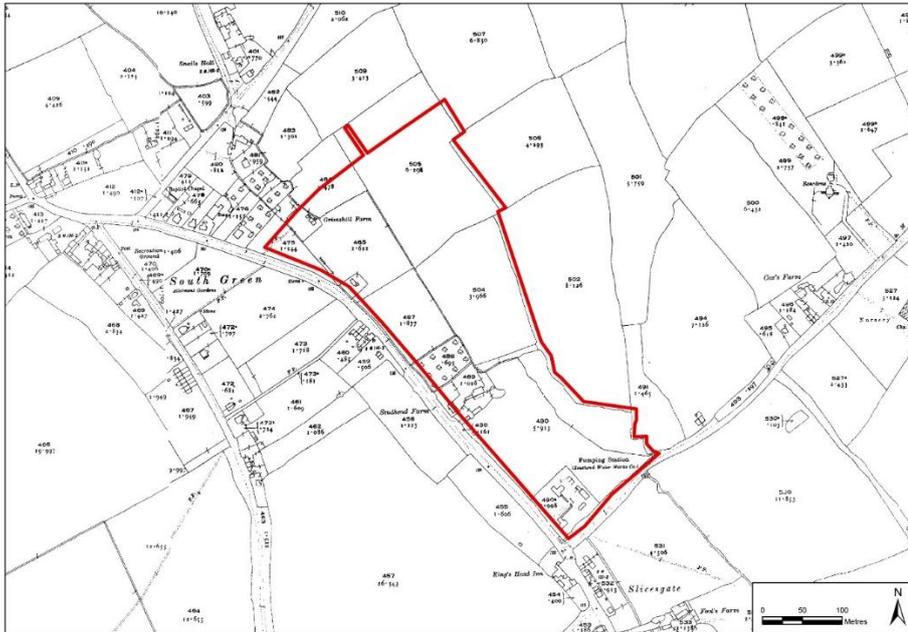


Figure 6 Extract from the OS 3rd edition 6" map (1923)

- 3.27. The fourth edition OS map (**Figure 7**) shows encroaching plotland development to the southwest and scattered housing developed by 1938 along Coxes Farm Road. The urbanisation of the environs of Grimshill Farm and Southend Farm begin to change the setting of the two farmsteads in their rural setting, particularly to the north and west of the Site. To the east of the Site is still heavily defined by farmland.

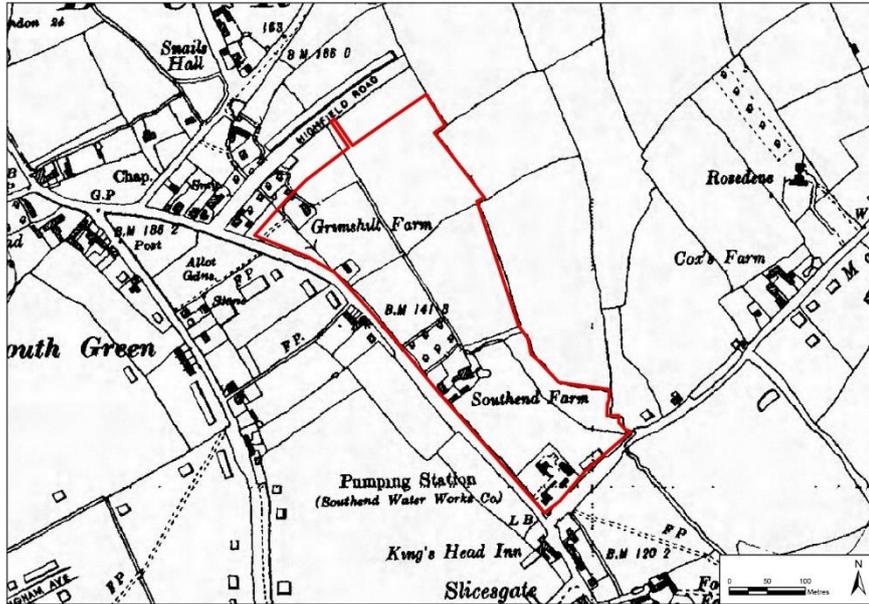


Figure 7 Extract from the OS 4th edition 6" map, (c.1938)

- 3.28. Many World War Two defensive structures used to exist in association with the anti-tank GHQ line (EHER 8893) including road barriers and spigot mortar emplacements (EHER 21012-21018) which are large concentrated around Billericay, defending the High Street. The field layout at H20 was largely unaltered through the medieval- modern periods and the site itself remained predominantly agricultural in land use.

4. Site Assessment

- 4.1. A site visit was undertaken on 11/06/2020. The visit provided a visual assessment of the Site and the setting of the identified heritage assets both within it and the immediate vicinity. During the site visit the weather was sunny and partly cloudy. The Site comprises of the fields surrounding Southend Farmhouse, Thatched Cottage and Elm Cottages and the curtilage of each property. The Site was accessed from the rear of Southend Farm and Thatched Cottage off the A129 Southend Road. No all areas of the Site were accessible during the Site visit.
- 4.2. The Site is bounded to the south by Coxes Farm Road, the east by arable farmland, the north is bounded by Highfield Road and residential dwellings and the west by Southend Road which is lined with housing on the west side. The Site level is relatively even with a slight natural incline to the north east corner of the Site.
- 4.3. There are two listed buildings within the Site and three listed buildings in the environs of the Site. From within the Site there are no views out to the surrounding listed buildings. Mature trees and hedgerows divide the Site and mark property boundaries.
- 4.4. Southend Farmhouse is located on the western edge of the Site fronting Southend Road. Land within the domestic curtilage of the farmhouse largely comprises of hard landscaping, The domestic boundary to the of the farmhouse is demarked by a screening of mature trees and a stream to the northeast of the house that runs northwest to southeast through the Site. An historic pond is located to the east of the farmhouse. Directly south east of the listed farmhouse is a small single storey ancillary structure abutted by tree screen. Beyond this (southeast) is a modern residential dwelling associated with Southend Farm. Beyond the domestic curtilage the land is predominant fields. The fields to the rear and southeast of the Farmhouse are well secluded and enclosed by heavy tree screening, obstructing views of the modern development to the north and west of the Site. Thus, a strong rural character continues to prevail when stood within the Site. (see fig. 8, 10-13). The south section of the Site is relatively narrow and incrementally broadens to the north of the Site.
- 4.5. The Barn north east of Southend farmhouse is no longer in-situ. Listed barn (list entry no. 1170931) burned down in 2007.¹⁰ It has since been replaced with a modern garage structure. The loss of the associated barn structure has compromised the setting of Southend Farmhouse and the farmstead can no longer be fully appreciated. (see fig.9)

¹⁰ "Explosion Fear Prompts Evacuation", News.Bbc.Co.Uk, 2007
<<http://news.bbc.co.uk/1/hi/england/essex/6299355.stm>> [Accessed 16 July 2020].



Figure 9 Looking to the north east (rear) elevation of Southend Farmhouse. Shows modern ancillary structure that replaced the listed barn.



Figure 8 View of historic pond and Southend Farmhouse



Figure 10 View from within the site looking west of modern residential dwelling (southeast of the Farmhouse)



Figure 11 View from within the Site looking southwest, with glimpse of Southend Farmhouse through tree line



Figure 12 Views from within the Site (rear of Farmhouse) looking north west towards Highfield Road



Figure 13 Views towards south boundary of the Site



Figure 14 View looking into the Site from south east boundary

- 4.6. Elm Cottages, formally part of Grimshill Farm, is located at the north west corner of the Site, set back from the road and its domestic curtailed is enclosed by hedgerows. The land rear and south of Elm Cottages is characterised by open pastured fields. In comparison to the south section, the rural and secluded character of the north section has largely been compromised by housing development along the north boundary of the Site. The lack of tree screening to the north boundary of the Site emphasises the presence of suburban development to the north/west surroundings of the Site. However, views to Southend road and looking south are well screened and thus maintains an appreciation and understanding of agrarian context and a secluded setting.



Figure 13 View from the land rear of Elm and Thatched Cottage looking north



Figure 14 View from north section of the Site looking southeast



Figure 15 Suburban development along the northwest boundary of the Site



Figure 16 View towards Southend Road showing rear elevation of Elm Cottage within its domestic curtilage



Figure 17 Views towards Thatched Cottage from curtilage of Elm Cottage

- 4.7. Unlisted Thatched Cottage is located to the southeast of Elm Cottages but within the northern section of the Site fronting Southend Road. The domestic curtilage of the property is bounded by hedgerow, mature trees and the rear boundary is also demarked by the stream. The exact construction date of the property is unknown. However, it is a present on the earliest nineteenth century OS Maps and therefore considered a non-designated heritage asset.



Figure 18 Thatched Cottage from Southend Road

5. Assessment of Significance

5.1. The intrinsic significance unique to each heritage asset can be defined as the sum of tangible and intangible values which make it important to society. The significance of an asset or place may reflect its age, aesthetic, architectural quality or fabric, as well as intangible qualities such as associations with historic people or events.

5.2. To assess the heritage significance of the identified heritage assets, this report has drawn guidance from Historic England¹¹ which recommends making assessments under the categories of: Archaeological interest, Architectural and artistic interest, and Historic interest. These interests together contribute to the overall significance of a place or site.

5.3. These attributes of significance are described as:

- **Archaeological interest**

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

- **Architectural and artistic interest**

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

- **Historic Interest**

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.4. Section 3 of this report has identified the heritage assets considered relevant to this assessment. The significance of the identified heritage assets will be assessed using a number of significance ratings to permit a quantifiable assessment:

¹¹ Historic England, 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12.*

- **High:** A feature, space or theme which is significant at national or international level. These will tend to have a high cultural value and form an important element of a building or site.
- **Medium:** A feature, space or theme which is significant at a regional or national level. These will tend to have some cultural merit and form a significant part of the building or site.
- **Low:** A feature, space or theme which is of local or regional significance.
- **Neutral:** A feature, space or theme which has no cultural significance but is also not considered intrusive to heritage value.
- **Intrusive:** A feature, space or theme which detracts from heritage value.

5.5. Further to the above, when considering the significance rating of a particular heritage asset, it is important to acknowledge the various levels of protection granted to heritage assets. For example, the scheduling of a monument is applied only to sites of national importance and is reserved for carefully selected sites, which creates a representative sample of sites from different epochs¹². A building is listed to mark and celebrate its special architectural and historic interest, with Grade I listed buildings being of exceptional interest; Grade II* listed buildings being particularly important buildings of more than special interest; and Grade II listed buildings being of special interest¹³. Scheduled Monuments and Listed Buildings are designated by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Parks and gardens are registered to celebrate designed landscapes of note. The 'Register of Parks and Gardens of Special Historic Interest in England' is compiled by Historic England¹⁴.

5.6. Setting also contributes to the significance of a heritage asset. The NPPF notes that setting is: *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.*

¹² Historic England. Scheduled Monuments. <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

¹³ Historic England. Listed Buildings. <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

¹⁴ Historic England. Registered Parks and Gardens. <https://historicengland.org.uk/listing/what-is-designation/registered-parks-and-gardens/>

5.7. As outlined in Section 2 of this report, this assessment has followed the steps set out in the Historic England Guidance document *The Setting of Heritage Assets*¹⁵. Following Step 1, which requires the identification of the heritage assets and their settings that may be affected by a proposal (undertaken in Section 3 of this report), the below statements of significance are carried out in line with Step 2 which states:

- Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

5.8. In relation to Assessment Step 2, the guidance document details that '*The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting*'. It also provides a (non-exhaustive) checklist of potential attributes of a setting that may help to demonstrate its contribution to significance, which may relate either to the asset's physical surroundings or the experience of the asset. These attributes include:

- Topography;
- Other heritage assets;
- Green space, trees and vegetation;
- Openness, enclosure and boundaries;
- Surrounding landscape or townscape character;
- Tranquillity, remoteness, 'wildness';
- Diurnal changes; and
- Land use.

Statements of Significance

Archaeological Potential

5.9. With the exception of the pond to the south east of Southend Farmhouse, there are no above ground features associated with known archaeological features were noted during the Site visit.

¹⁵ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

- 5.10. Assessment has revealed that the Site has historically been undeveloped and used as farmland. As such, should sub-surface archaeological features be present, it is unlikely they would have suffered truncation in this undeveloped Site.
- 5.11. There is no evidence within the Site of Pre-historic, Roman, Saxon or Medieval features. However, this is more likely because there have been no previous investigations within the Site rather than there being a complete absence of archaeological features. Records on the HER demonstrate activity in the Study Area and environs of the Site during these periods and as such there is some potential for features of significance. This will not be confirmed without further investigation.

Designated Heritage Assets Within the Site

Southend Farmhouse

- 5.12. The property is a Grade II listed farmhouse constructed in the eighteenth century. It is formed from two storeys and faced in rough cast. It has a half hipped tiled roof with casement windows. Although the farmhouse has undergone some intrusive modern alterations, such as a small flat roof extension to the rear, overall the traditional form of the building is legible.
- 5.13. The heritage interest of this property derives from its architectural, as described above, and aesthetic value. The farmhouse has geometric pargeting to the elevations and decorative relief foliage pargeting to the chimneys. Pargeting is particularly associated with Suffolk and Essex; this property presents intrinsic design value that strongly relates to local and regional characteristics.
- 5.14. The setting of this farmhouse has also been compromised by the loss of the ancillary barn to the north east of the farmhouse. The barn, which was individually listed contributed to the understanding and appreciation of the eighteenth-century farmstead. While the barn and the farmhouse were individually listed, thus identifying their individual significance, together upheld the integrity of the farmstead and enhanced the historic context of the land.
- 5.15. The parked cars to the rear of the property are considered to detract from the agrarian appreciation of the house. Although the visibility of the Farmhouse is obscured by trees, the undeveloped nature of the Site also reinforces appreciation of heritage asset, experiencing it in a rural and agrarian setting.

5.16. The surviving eighteenth Farmhouse also provides important visible reference for previous and historic land use. The presence of the farmhouse in its current setting allows for the continued appreciation that the area was once a rural farmed landscape.



Figure 19: Southend Farmhouse

Elm Cottages

5.17. Elm Cottages is a timber framed eighteenth century property. The cottages are white weather boarded with a red tiled roof with a gable end pitch. It is formed from one storey and attic level with three gabled dormers to the front pitch. The windows are casement with leaded lights. The significance of this property derives from its architectural interest. Historic maps indicate it was once part of Grinshill Farm, although the cottage can no longer be appreciated as an historic farmstead and setting has been largely been compromised by modern development along Southend Road (west) and Highfield Road (north west). However, the agrarian and rural setting of the cottages has been retained to the north east and south east of the property, thus making a positive contribution to the setting and significance of the heritage asset.



Non-Designated Heritage Assets Within the Site

Thatched Cottage

5.18. Thatched Cottage is an attractive and modest vernacular property, possibly an eighteenth-century timber framed building, with a red brick chimney stack to the east elevation. A small single storey porch with tiled roof to the east elevation. The property has modern alterations such as uPVC windows and cladding. However, the timber frame is still visible within the single storey structure. Overall, the significance of this property derives from its architectural and aesthetic value, it is a typical example of local vernacular architecture set within a secluded and tranquil plot.

6. Potential Impact of Development

- 6.1. This section assesses the potential impact of the proposed development upon the heritage significance of the identified heritage assets. No specific or outline masterplan has been created for the Site. As such this assessment will address the principle of development within the Site and make recommendations to reduce harm. It has been assumed that Southend Farmhouse and Elm Cottages will be retained by any future development.
- 6.2. The potential impact of the proposed development is considered in relation to the direct (physical) impacts on heritage assets located within the Site and the indirect (non-physical) impacts on heritage assets located within the Site and the Study Area, due to change within their settings.
- 6.3. The assessment of the potential impact of development upon the setting of the identified heritage assets has been considered using the guidance detailed in Historic England's *The Setting of Heritage Assets*¹⁶.

Heritage Assets within the Site

Archaeology

- 6.4. Assessment has revealed activity within the Site, or its immediate environs, since the Pre-Historic period. The Site has remained in agricultural use and this may account for the dearth of archaeological information within the Site given there have been no previous investigations. Given the Site's historic use, if there were to be features of significance, they would have unlikely been truncated by previous development and as such there is a higher chance of survival.
- 6.5. The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits present. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.

¹⁶ Historic England, December 2017. *The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)*

Southend Farmhouse

6.6. Development of this Site will result in a level of 'less than substantial harm' through development of agricultural land which has a functional and associative historic connection with the heritage asset. However, due to the limited views of the associated farmland from the farmhouse, due to the dense screening of trees, the Site makes a limited contribution to the Farmhouse. Although development of the Site would cause some harm to the listed farmhouse as it would change the context of the land from isolated to suburban. The level of this harm will be dependent on the details of the masterplan, but the harm may range from considerable 'less than substantial harm' through to (with appropriate mitigation/design detail) low 'less than substantial harm'. It is advised that a buffer is included in a future masterplan. This is unlikely to completely mitigate harm but there is potential to reduce harm.

6.7. Overall development of the Site will cause a degree of harm to Southend Farmhouse and this will likely be considered in the spectrum of less than substantial with regard to the NPPF. A future masterplan should consider how the historic farmhouse can be sustainably conserved as part of the development. The specific harm to the significance of this designated heritage asset will need to be assessed as a detailed masterplan is developed.

Elm Cottages

6.8. Although the setting of Elm Cottages has largely been compromised by suburban development to the north and west. The undeveloped fields to the north and south east of the cottage positively contribute its setting and reflect the historical and rural context of the cottage. Historic maps suggest that Elm Cottages was a historic farmhouse associated with Grimshill Farm. Therefore, it has a functional connection with surrounding land. Additionally, it is well set back from Southend Road within its domestic curtilage which enhances its isolated and tranquil setting. Development of the Site will erode the remaining rural setting to the northeast and southeast of the cottage and will remove the appreciation of the rural setting from views from the property out to the Site. Therefore, the level of harm to the setting of the asset would be 'less than substantial'.

6.9. The level of this harm will be dependent on the details of the masterplan, but the harm may range from considerable 'less than substantial harm' through to (with appropriate mitigation/design detail) low 'less than substantial harm'. It is advised that a buffer is included in a future masterplan. This is unlikely to completely mitigate harm but there is potential to reduce harm.

Non- Designated Heritage Assets Within the Site

Thatched Cottage

6.10. The land surrounding thatched cottage has historically remained undeveloped, although its rural context has been somewhat compromised by development of Southend Road, changes to the setting of the cottage have been contained to the west. Thatched cottage has had minimal change to its setting compared to the designated heritage assets within the Site. Therefore, it is still possible to experience and appreciate this non-designated heritage asset in its secluded and relatively isolated setting. Development of the Site is likely to cause harm to the setting of the non-designated heritage asset by changing the secluded context to a more suburban one. This would largely be realised in the diurnal and seasonal changes which would result from development. This harm would be indirect and limited and could be further reduced by appropriate masterplan design.

Summary of Impact

- 6.11. Assessment has revealed potential for archaeological features within the Site. Should these exist within the development footprint it is likely that they will be directly impacted and completely destroyed.
- 6.12. In the assumed circumstance that Southend Farmhouse, Elm Cottages and Thatched Cottage are sympathetically retained there will be no direct impacts on built heritage assets. The only impacts upon built heritage assets will be indirect impacts arising from development within the setting of the heritage assets.
- 6.13. Southend Farmhouse and Elm Cottages (designated heritage assets) and Thatched Cottage (non-designated heritage assets) will be impacted by development of the Site. The extent of the impact will largely depend upon the extent to which the assets domestic curtilage is encroached upon, removing the agrarian landscape associated with Southend Farmhouse and Elma Cottages, and removing the isolated setting of Thatched Cottage. The level of harm will be less than substantial with regard to the NPPF and will be at least low and could rise to moderate/large depending on the extent to which the development encloses the historic farmstead.

7. Conclusions and Recommendations

7.1. This Heritage Impact Assessment has been prepared by Place Services for Basildon Borough Council. This document provides an assessment of heritage impact for Site H20 (“the Site”) as referred to in the Local Plan.

7.2. Designated heritage assets within the Site and its environs have been reviewed. The following designated heritage assets have been scoped into this assessment:

7.3. The following are located within the Site:

- Elm Cottages, Grade II listed (List entry ID: 1122247);
- Southend Farmhouse, Grade II listed (List Entry ID: 1122246)

7.4. The following non-designated heritage assets have been scoped into this assessment:

- Thatched Cottage

7.5. There are a number of archaeological features recorded on Historic Environment Record within the 1.5 km Study Area which have been considered in this assessment.

7.6. Historic assessment has found that the Site has historically been comprised of agricultural land and undeveloped.

7.7. No specific or outline masterplan has been created for the Site. As such this assessment has addressed the principle of development within the Site and made recommendations to reduce harm.

7.8. Assessment has revealed potential for archaeological features within the Site. Should these exist within the development footprint it is likely that they will be directly impacted and completely destroyed.

7.9. In the assumed circumstance that Southend Farmhouse, Elm Cottages and Thatched Cottage are sympathetically retained there will be no direct impacts on built heritage assets. The only impacts upon built heritage assets will be indirect impacts arising from development within the setting of heritage assets.

7.10. In terms of built heritage assets, Elm Cottages will be impacted most by development of the Site. The extent of the impact will largely depend upon the extent to which the domestic curtilage is enclosed, removing its agrarian context. The level of harm will be less than substantial with regard to the NPPF and will be at least low and could rise to moderate/large depending on the extent to which the development encloses the historic farmstead and removes its associated agrarian land.

7.11. In summary, the development of this Site will cause less than substantial harm to Southend Farmhouse and Elm Cottages. The development of the Site will also cause harm to Thatched Cottage, a non-designated heritage asset. The level of this harm will largely depend on the details of the masterplan and how successful this is at preserving the setting of the listed building.

Recommendations

- 7.12. The specific areas of development in the Site have not yet been established. Areas of development will likely completely remove and destroy any archaeological deposits. The potential of the Site to reveal features of significance has not yet been fully understood. As such it is recommend that a scheme of archaeological evaluation is undertaken which is informed by the results of a geophysical survey.
- 7.13. The design of an appropriate masterplan will be key to establishing how much harm is caused to the setting and significance of built heritage assets. It is recommended that this is undertaken in consultation with the local planning authority and their heritage advisors. A detailed plan for the designated and non-designated heritage assets within the Site should also be provided at an early stage to establish how each site will be sympathetically and sustainably conserved once its associated agrarian land has been developed.
- 7.14. This assessment was undertaken during the Covid-19 pandemic. As such the Essex Record Office was not accessible. It is recommended that future assessment consults this additional information. Furthermore, information should be sought pertaining to Thatched Cottage to see if this had a functional or associative connection with the Site.
- 7.15. A Heritage Impact Assessment, which adds to the level of detail in this document, will be required once the above works have been undertaken and a detailed masterplan established

8. References and Sources

Bibliography

Chartered Institute for Archaeologists	2014	Standard and guidance for historic environment desk-based assessment
Department for Communities and Local Government	2019	National Planning Policy Framework
Historic England	2015	The Historic Environment in Local Plans - Historic Environment Good Practice Advice in Planning: 1
Historic England	2015	Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2
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Holly Mount, Billericay		
Anne Padfield	2013	Gobions Farm, Great Burstead
Archaeology South-East	2018	<i>1 Roman Way, Billericay</i>
Archaeology South-East	2018	<i>Archaeological Watching Brief: 1 Roman Way, Billericay</i>
Archaeology South-East	2018	<i>Land at Kennel Lane, Billericay</i>
Colchester Archaeological Trust	2016	<i>101 Laindon Road, Billericay</i>
ECC Field Archaeology Unit	2010	<i>81 Laindon Road, Billericay</i>
Essex County Council	2011	<i>Basildon Borough Historic Environment Characterisation Report</i>
Foundations Archaeology	2007	<i>Billericay School, Billericay. Archaeological Evaluation</i>
<i>Medlycott, M</i>	2010	<i>Roman Billericay: excavations by the Billericay Archaeological and historical society 1970-77 Essex Arch and Hist 1</i>
Northamptonshire Archaeology	2011	<i>An Archaeological Watching Brief on the former site of Billericay School Farm, Billericay, Essex</i>
Rubicon Heritage	2018	<i>107 Laindon Road, Billericay</i>



Rubicon Heritage Services Ltd	2018	<i>Land at 107 Laindon road, Billericay, Essex, CM12 9LG, Archaeological Evaluation</i>
BBC News	2007	< http://news.bbc.co.uk/1/hi/england/essex/6299355.stm >

Appendices A: Legislation & Policy

Policy H20: Land of Southend Road, Billericay

Land within this allocation has been identified as being suitable for the delivery of around 190 new homes and the creation of a linear landscape buffer which follows the existing watercourse and incorporates open space, field boundaries and tree belts.

The site is not known to be highly ecologically sensitive, however it is recognised that there is a SSSI in the nearby Mill Meadows Nature Reserve to the north and that there will be wildlife living within natural features of the site such as trees, hedgerows and watercourses. Any application for the site must therefore be accompanied by appropriate ecological assessments, and must also seek to retain and enhance natural features where wildlife may be prevalent in accordance with policy NE4. It is within the boundaries of Critical Drainage Area BAS5 and must therefore ensure that measures to manage land drainage are installed or enhanced. Compliance with policy CC4 is therefore essential.

Development in this location must not cause harm to the setting of the Grade II listed buildings within the vicinity of the site including Sames Cottage, Elm Cottage, Southend Farmhouse and Coxes Farmhouse. The setting of all historic assets should be respected in the layout and design of the development proposed.

This site will require community infrastructure provision to support the level of growth proposed. There will be a requirement for contributions towards early years childcare and primary school provision in the local area. The site will also impact on the demand for GP provision within the area and the NHS have a strategy of expanding provision to accommodate growth at existing surgeries. There will therefore be a requirement for a contribution towards the expansion of GP services within the Billericay area to serve the residents of the site, unless the NHS determine that on-site provision is required.

Utility providers have indicated that this site is well served by existing power supply and water recycling facilities. There is however a need for developers to ensure that this remains the case at the time of development, and to ensure that any drainage infrastructure provided on site is sufficient to avoid issues associated with surface and sewage flooding arising. It is expected that measures will be taken on-site in accordance with policy CC4 to ensure that flood risk does not affect future occupiers of the site and/or any existing properties nearby. There remains a need for Anglian Water to be satisfied that the serving water recycling centre can accommodate the growth proposed. The developer may need to work with Anglian Water to enable this through improvements to the capacity of the water recycling centre prior to development.

In terms of highways, access will be taken from Southend Road, which will be one of its key frontages. Internal roads will need to be designed in accordance with the *Local Transport Plan Development Management Policies*. In order to ensure that there is sufficient highways capacity within the local area to accommodate growth in this location, and to improve the capacity and flow of local roads serving the rest of Billericay, development in this location will be expected to make a contribution towards the improvements to the local and strategic road network as appropriate. Proportionate contributions towards improvements to walking, cycling and public transport access within the vicinity of the site in order to facilitate a modal shift towards active and sustainable transport modes will also be required.

Policy H20 Land East of Southend Road, Billericay



9.5ha of land east of Southend Road, as identified on the Policies Map with the notation H20, will be developed to provide around 190 high quality homes at a density of 35duph. On-site open space provision should be included within the development.

Access to this site should be taken from Southend Road in accordance with the policies of the Highways Authority.

A linear landscape buffer should feature throughout the development and continue to the junction with Coxes Farm Road. This landscape buffer should be multi-functional and should also seek to deliver open space, ecological and surface water management benefits.

The design and layout of development must respect the setting of designated historic assets surrounding the site including several Grade II listed buildings.

Development must be supported by sufficient infrastructure to ensure that it is sustainable, and does not exceed the capacity of existing infrastructure, including highways, community facilities and services. Proposals are required to assess the development's potential impact, in accordance with nationally and/or locally prescribed methodology, and consult with the relevant infrastructure provider where appropriate. Where impacts are identified mitigation must be provided in the form of contributions or other reasonable measures, as agreed with the Council. Applicants should refer to the relevant policies within this plan for expected standards of provision.

Development of this site must also comply with all other relevant policy requirements of this plan.

Appendices B: Legislation & Policy

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's national planning policies, including those on the conservation of the historic environment. The NPPF covers all aspects of the historic environment and heritage assets, including Designated Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Conservation Areas, Registered Parks and Gardens and Registered Battlefields) and non-designated assets. The NPPF draws attention to the benefits that conserving the historic environment can bring to the wider objectives of the NPPF in relation to sustainability, economic benefits and place-making (Paragraph 185).

The NPPF states that the significance of heritage assets (including their settings) should be identified, described and impact of the proposal on the significance of the asset should be assessed. The planning application should include sufficient information to enable the impact of proposals on significance to be assessed, and thus where desk-based research is insufficient to assess the impact, field evaluation may also be required. The NPPF identifies that the requirements for assessment and mitigation of impacts on heritage assets should be proportionate to their significance and the potential impact (Para 189).

The NPPF sets out the approach that local authorities should adopt in assessing development proposals within the context of applications for development of both designated and non-designated assets. Great weight should be given to the conservation of designated heritage assets, and harm or loss to significance through alteration or destruction should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, Registered Parks & Gardens should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* Registered Parks & Gardens, and World Heritage Sites, should be wholly exceptional (Para 194). Additional guidance is given on the consideration of elements within World Heritage Sites and Conservation Areas (Para 200 and 201).

Where there is substantial harm to or total loss of significance of a designated heritage asset a number of criteria must be met alongside achieving substantial public benefits (Para 195). Where there is less than substantial harm the harm should be weighed against the public benefits of the development (Para 196). Balanced judgements should be made when weighing applications that affect non-designated heritage assets (Para 197). The NPPF also makes provision to allow



enabling development (Para 202) and allowing development which enhances World Heritage Sites and Conservation Areas (Para 200).

Where loss of significance as a result of development is considered justified, the NPPF includes provision to allow for the recording and advancing understanding of the asset before it is lost in a manner proportionate to the importance and impact. The results of these investigations and the archive should be made publicly accessible. The ability to record evidence should not however be a factor in deciding whether loss should be permitted (Para 199).

Appendices C: Designation Descriptions

List Description

Entry Name: Elm Cottages

List entry Number: 1122247

Date first scheduled: 04-Jul-1955

Details

A C18 timber-framed and weatherboarded house. 1 storey and attics. 3 window range, casements with lattice leaded lights. Roof tiled, with 3 gabled dormers.

Entry Name: Southend Farmhouse

List entry Number: 1122246

Date first scheduled: 06-Jan-1975

Details

A C18 house, faced in roughcast. 2 storeys. The windows are mainly casements. Roof tiled, half hipped at the north and south ends.

Entry Name: Barn to the North East of Southend Farmhouse

List entry Number: 1170931

Date first scheduled: 06-Jan-1975

Details

A C18 timber-framed and weatherboarded barn with a gabled entrance bay on the north-west side. Roof tiled, with a catslide on the south-east side

Entry Name: Coxes Farmhouse

List entry Number: 1338382

Date first scheduled: 06-Jan-1975

Details

A C16.C17 timber-framed and plastered house built on an L shaped plan with wings extending to the north and east. The north wing has exposed timber-framing with plaster infill. The east wing is later. The windows are casements with lattice leaded lights. Roof tiled. (RCHM 10).

Appendix D

Glossary (National Planning Policy Framework) ¹⁷

<i>Archaeological interest</i>	<i>There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.</i>
<i>Conservation (for heritage policy)</i>	<i>The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.</i>
<i>Designated heritage asset</i>	<i>A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.</i>
<i>Heritage asset</i>	<i>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).</i>
<i>Historic environment</i>	<i>All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.</i>
<i>Historic environment record</i>	<i>Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.</i>
<i>Setting of a heritage asset</i>	<i>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.</i>
<i>Significance (for heritage policy)</i>	<i>The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.</i>

¹⁷ Department for Communities and Local Government, February 2019. *National Planning Policy Framework*



Appendices E: HER Maps & Gazetteer

HER No.	Site Name	Period	Summary
5303	Great Burstead Grange	undetermined	Great Burstead Grange.
5363	Billericay Hill-Windmill Hill	Roman	In 1724, "a place made like an oven" was found 3ft down "at the wind mill on a high hill near Billericay".
5364	Billericay, Windmill Hill: Southend Road-Mill Cottages	Iron Age	'Aylesford-Swarling' type pot found during excavation of a Roman cemetery..
5365	Billericay, Windmill Hill: Southend Road-Mill Cottages	Roman	Roman cemetery excavated in 1973.
5366	Billericay-Windmill Hill	Post Medieval	Site of windmill.
5367	Billericay-Windmill Hill	Post Medieval	A pronounced mound with some mill remains.
5390	Billericay-Gasworks	Roman	In c1879, when a gasometer was being built here, a mass of pottery was found c3ft down, and a Roman pavement or platform, c6ft square, 3" thick, of red cement.
5392	Billericay-School Road	Iron Age	In June 1970, during trenching for construction of old peoples' dwellings to the north of Billericay Comprehensive School, Roman material was seen (see 5394).
5393	Billericay-Billericay Comprehensive School Playing Field	Iron Age	Much evidence for iron age and RB occupation found during machine trenching in advance of roadworks, but much of the area had been destroyed by gravel digging in the 18th and 19th centuries.
5394	Billericay-School RoadF	Roman	In June 1970, during trenching for construction of old peoples' dwellings, to north of Billericay Comprehensive School, RB pottery and roof tiles were seen.
5395	Billericay-School Road	Roman	Excavations in September in advance of the building of an extension.
5396	Billericay-School Building	Roman	Section of Roman road, previously recorded during building work, noted in foundation trenches for further school buildings.
5397	Billericay-Billericay Comprehensive School Playing Field	Roman	Much evidence for iron age and RB occupation found during machine trenching in advance of road works, but much of the area had been destroyed by gravel digging in the 18th and 19th centuries.
5398	Billericay-School Farm	Post Medieval	Excavation in advance of road working, aimed to establish continuation east of a small RB road with side ditches noted in 1970-1971 School Site excavations (see 5395).
5399	Billericay-Bell Hill	Iron Age	Iron age and RB features recorded during housing development.
5400	Buckenham's Field, Billericay	Roman	Part of a Roman cemetery had been found in the area at TQ 676934 (see 5402)
5401	Billericay-Noak Hill Roadworks	Iron Age	Finds and features recorded during watch on Noak Hill roadworks.
5402	Billericay-Noak Hill Roadworks	Roman	Finds and features reported during watch on Noak Hill roadworks included cremation burials from the 1st-4th centuries AD.

5403	Holly Mount, Billericay	Roman	Deep pit, recorded to 3m depth, revealed by machine trenching in advance of roadworks.
5404	Billericay-Gravel Hall	undetermined	Site of Gravel Hall.
5405	Billericay-Windmill Hill	Iron Age	Small gold British coin found on Roman burial site (see 5363, 5406)..
5406	Billericay-North of Kennel Lane	Roman	In the 19th century finds of dark earth, pottery and oven remains were made.
5410	Billericay	Medieval	Medieval town-first mentioned in 1291.
5411	Church of St Mary Magdalene, Billericay	Medieval	Chapel established in 1345.
5412	Church of St Mary Magdalene, Billericay	Post Medieval	West tower medieval (see 5411).
5413	Billericay	Iron Age	Iron Age pot found in garden of 5 Chapel Street.
5414	Billericay	Roman	RB pottery.
5416	Billericay	Palaeolithic	Hand-axe.
5417	Between Mill Hill and the Union House, Billericay	Roman	Roman burials.
5418	Billericay	Roman	RB remains.
5419	Billericay	Roman	Roman pottery.
5476	Billericay	Post Medieval	Post medieval well found in footings of development next to the Billericay Public Library in 1974.
5483	Kiln Farm	undetermined	Place name evidence-"Kiln Farm".
5508	Great Burstead Vicarage	Palaeolithic	Light brown flint hand-axe found in the garden here in 1975.
5452	Billericay	Roman	Roman coin and cup found (source 1 gives TQ 684934 as NGR, OS card TQ 68389340, does not mention coin).
5453	Great Burstead	Mesolithic	"Mesolithic knife shaped for hafting".
5455	Great Burstead	Medieval	Remains of homestead moat?
13392	Broomhills Chase, Little Burstead	Neolithic	Neolithic flaked axe made of flint.
14375	Former Quilters School Playing Fields, Billericay	Post Medieval	Archaeological evaluation of the former Quilters School playing fields identified no significant archaeology.
14418	51 High Street, Billericay	Medieval	Trial trenches were excavated to the rear of the property in advance of development proposals.
14419	51 High Street, Billericay	Post Medieval	Features found included 2 pits and a late C16 or early C17 ditch.
14676	108 High Street, Billericay	Post Medieval	No features which can be dated to earlier than the 16th/17th centuries.
15175	Trade property marker / boundary stone	Post Medieval	C19 Writtele Brewery property marker.
15176	Street lamp standard, top of Noak Hill Road, Great Burstead	Post Medieval	C19 street lamp standard.
15251	The Firth, Billericay	Post Medieval	Site of Boundary Stone
15252	Grange Road South Green	Post Medieval	Site of boundary stone
15253	Southend Road, South Green	Post Medieval	Site of Boundary stone
15254	Grange Road, South Green	Post Medieval	Site of Boundary Stone

15255	Noak Hill Road	Post Medieval	Site of boundary post
15175	Trade property marker / boundary stone	Post Medieval	C19 Writtele Brewery property marker.
15310	Billericay Iron Foundry and Gas Works	Post Medieval	C19 iron foundry and gas works.
15615	Billericay Water Tower	Modern	Mid C20 concrete water tower which replaced an earlier one on the site.
16053	Billericay - 71 Western Road (BL5 & BL6)	Post Medieval	The remains of a building erected c.1700 and a boundary wall built c.1800.
16071	Billericay - The Fold Site	Post Medieval	A 5% sample of the site was excavated using 6 machine cut trenches.
16074	Billericay - Secondary School	Iron Age	A few cremation burials of LIA or Early Roman date, also ditches, pits and at least 2 wells.
16075	Billericay - Secondary School	Roman	Excavations in 1987 in advance of a new classroom block revealed a number of features.
16105	Billericay - 57 Chantry Way	undetermined	A watching brief was carried out on the groundworks for a development next to 57 Chantry Way and behind The Chequers pub.
16147	Church of St Mary Magdalene, Great Burstead	Medieval	A random stone rubble church of Norman origin, the nave has 1 Norman window on the north side.
16148	Church of St Mary Magdalene, Great Burstead	Post Medieval	The church, of Norman origin, is mainly C14 and C15 with the north and south porches and the south chapel being early C16 additions.
16834	Boughtwoods Cottage, Chapel St. Billericay	Post Medieval	A trench dug by Billericay Archaeological and Historical Society found an Irish token - ground appears to have been disturbed by gravel-digging and to consist of back-fill, perhaps dated by the token.
16835	Black Barn, Chapel St.	Post Medieval	Watching-brief during the demolition of the barn uncovered a Tudor well as well as Roman and Iron Age sherds.
16836	Black Barn, Chapel St.	Roman	Watching-brief during the demolition of the Black Barn, Chapel St.
16837	Billericay Gas Works / Quilters County Infant School	Post Medieval	Mid C19 gas works.
16838	1-3 St. Edith's Lane	undetermined	Watching brief prior to construction of three bungalows; nothing found.
16839	148-150 High Street, Billericay	undetermined	148-150 High Street: watching-brief on the garage site - nothing found.
16840	1-47 Albion Court, Sun St., Billericay	undetermined	Watching-brief undertaken during the building of the apartment block - nothing found.
16841	Mayflower House, off Chapel St. Billericay	Post Medieval	Watching brief during the construction of Mayflower House found a number of post medieval ditches thought to be the extension of the property boundaries fronting the High Street.
16842	St. Aubyns House, Chapel Street	undetermined	Watching brief during development, nothing found.
16843	Water main on S. side London Road, Billericay	undetermined	Watching-brief on pipe-trench - nothing seen.
16845	Post-medieval kiln in field to south of Quilter's Field	Post Medieval	Post-medieval kiln (?) site, near field boundary, black-glazed tygs found of 17th century to early 18th century date.
17465	Burial in hedge, Billericay	undetermined	Grave in hedge between fields 385 and 387 on title map.

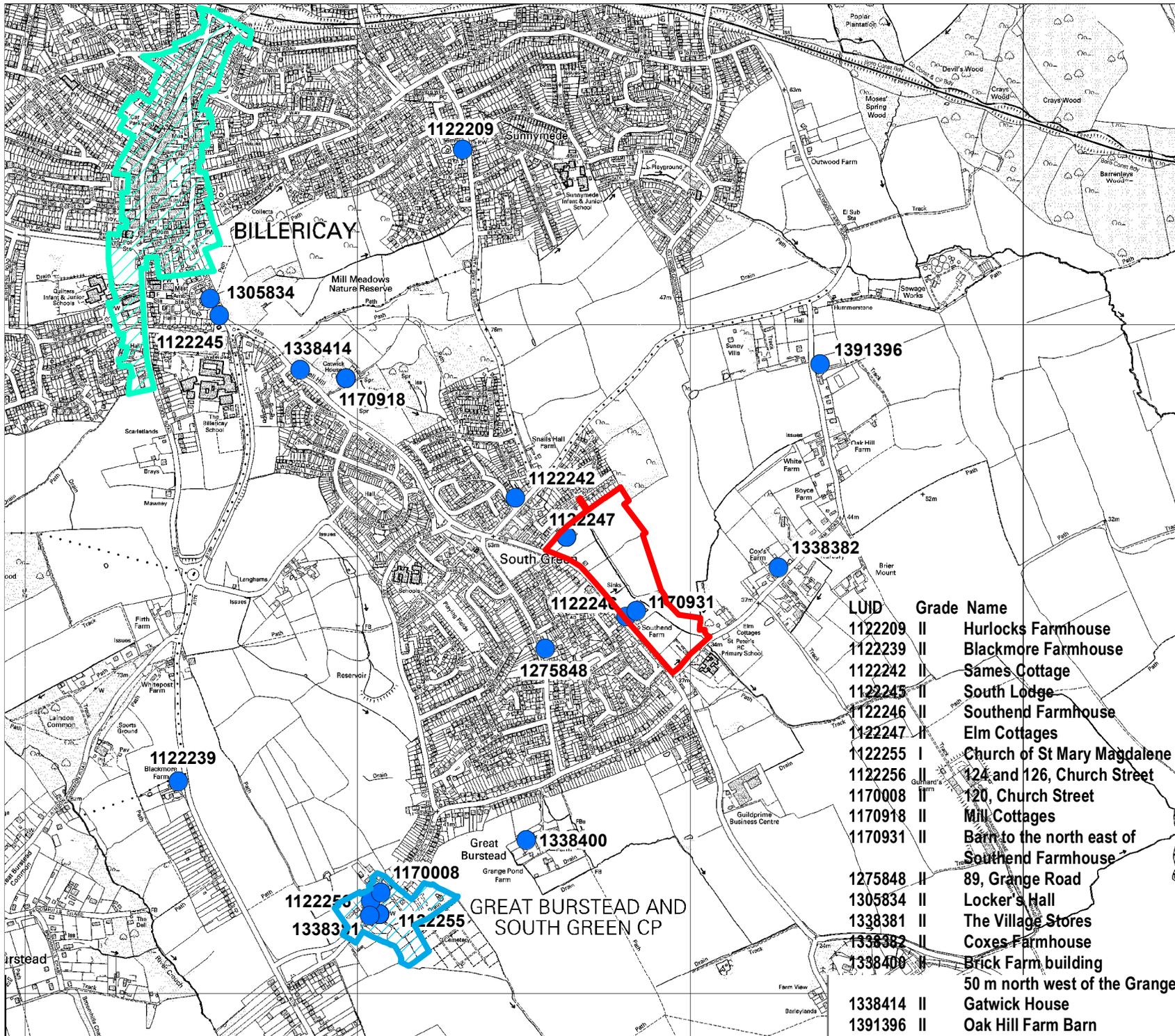
17466	Roman pottery, Billericay	Roman	Roman pottery found in Bank
17467	Iron age coin found in Billericay	Iron Age	1/4 Stater Iron age coin found
17468	Urn From Billericay	undetermined	Finding of large fluted Urn.
18009	Land to the rear of 91 High St, Billericay	Modern	A watching brief during car park construction revealed no archaeological features.
18010	112-118 High St, Billericay	Modern	The trial trenches located no archaeological features or deposits.
18261	Billericay School Farm, Southend Road.	Iron Age - Roman	An Archaeological evaluation prior to housing construction revealed one pit of early IA or Roman date.
18415	Market-place, Billericay	Medieval	Medieval Market-place
18459	91 High Street, Billericay	Modern	19th Century Well?
18628	Little Burstead	Roman	Metal detector find of gold earring in 1997.
18629	Weir Cottage, 2 Laindon Road, Billericay	undetermined	A watching brief on the above site identified 60cm of deposits of unknown date. There were no finds.
18940	78-82 High Street Billericay	undetermined	No archaeological features found
21012	Spigot Mortar Emplacement (destroyed), 38 High St, Billericay	Modern	Spigot Mortar Emplacement (destroyed)
21013	Road Barrier (destroyed), Lion Lane, Billericay	Modern	Road Barrier (destroyed)
21014	Road Barrier (destroyed), Nr. Police Station, High St, Billericay	Modern	Road Barrier (destroyed)
21015	Road Barrier (destroyed), London Road, Billericay	Modern	Road Barrier (destroyed)
21016	Road Barrier (destroyed), Sun St. Billericay	Modern	Road Barrier (destroyed)
21017	Road Barrier (destroyed), Chapel St, Billericay	Modern	Road Barrier (destroyed)
21018	Spigot Mortar Emplacement (destroyed), 'Hillside', Sun St, Billericay	Modern	Spigot Mortar Emplacement (destroyed)
25899	St Aubyns	Post Medieval	C16/C17 timber framed house.
25900	7 and 9 Chapel Street	Post Medieval	C17/C18 timber framed houses.
25901	11 and 13 Chapel Street	Post Medieval	C18 timber framed houses.
25903	22 High Street, Billericay	Post Medieval	C18 red brick house.
25904	24 High Street	Post Medieval	Early C19 red brick house.
25905	38 High Street, Billericay	Post Medieval	Late C16 timber framed house.
25906	40 High Street	Post Medieval	C17 timber framed house.
25907	The Chequers Inn	Medieval	C16 timber framed house.
25908	Church of St Mary Magdalen, Billericay	Post Medieval	Late C18 red brick church with late C15 tower.

25909	Church House, Billericay	Post Medieval	C18 red brick house.
25910	72 High Street	Post Medieval	C17 timber framed house.
25911	74A, 74 and 74B High Street	Post Medieval	C18 red brick house.
25912	98 High Street	Post Medieval	C18 red brick house.
25913	Foxcroft	Post Medieval	Late C18/early C19 house.
25914	Telephone kiosk	Modern	Mid/late C20 Type K6 telephone kiosk, designed in 1935.
25915	106 High Street	Post Medieval	C18 timber framed house.
25916	108 High Street	Post Medieval	C17 timber framed house.
25917	The White Hart Public House	Post Medieval	"Early C19 brick building.
25918	41 High Street	Post Medieval	
25919	43 High Street	Post Medieval	Watching brief undertaken by BJHC in 2015 identified that there were no horizons, features or contexts were seen to support the existance of earlier settlement in this particular area. <1>"
25920	51 High Street	Post Medieval	C18 house.
25921	57 to 61 High Street	Medieval	C18 house.
25922	63 High Street	Post Medieval	C18 red brick house.
25923	75-79 High Street	Post Medieval	C16 timber framed hall house.
25924	Office of North Thames Gas Board	Post Medieval	Late C18/early C19 red brick house.
25925	93 and 95 High Street	Post Medieval	C18 timber framed house.
25926	107 High Street	Post Medieval	C16/C17 timber framed house, meeting place of the C17 Billericay dissenters.
25927	The Red Lion Inn	Medieval	C18 timber framed house.
25928	131 and 133 High Street	Post Medieval	C18 red brick house.
25929	137 High Street	Post Medieval	C15 building altered in C18/C19.
25930	Three Horseshoes House	Post Medieval	C18 house.
25931	Burghstead House	Post Medieval	Late C18/early C19 red brick house.
25935	Lockers Hall	Post Medieval	C18 red brick house.
25936	South Lodge	Post Medieval	C18 red brick house, now public library.
26748	Church of St Mary Magdalene, Great Burstead	Medieval	C14/C15 church with Norman origins.
26749	The Village Stores	Post Medieval	C17 timber framed house.
26750	120 Church Street, Great Burstead	Post Medieval	C16/C17 timber framed house.
26751	124 and 126 Church Street, Great Burstead	Post Medieval	C17/C18 timber framed house.
26753	Coxes Farmhouse	Post Medieval	C16/C17 timber framed house.
26774	Blackmore Farmhouse	Post Medieval	Late C18 timber framed house.
26777	Sames Cottage	Post Medieval	C18 timber framed house.
26791	Mill Cottages	Post Medieval	C18 pair of timber framed houses, now merged.
26792	Gatwick House	Post Medieval	C18 red brick house.
26793	Southend Farmhouse	Post Medieval	C18 house.

26794	Barn to the NE of Southend Farmhouse	Post Medieval	C18 timber framed barn seriously damaged by fire in 2007.
26795	Elm Cottages	Post Medieval	C18 timber framed house.
27209	89 Grange Road	Post Medieval	Late C17/C18 timber framed house.
27470	Brick farm building about 50m NNW of The Grange	Post Medieval	Late C18/early C19 farm building.
27206	54 and 56 Chapel Street	Post Medieval	Early C18 house.
27207	The Old Vicarage and attached wall, gatepiers and gate	Post Medieval	Mid C19 brick house.
27210	Hurlocks Farmhouse	Post Medieval	C17 and C18 pair of timber framed cottages.
27473	Barn about 80m E of Billericay School	Post Medieval	Early C19 brick house, with contemporary cast and wrought iron gate.
39363	Billericay War Memorial, High Street	Modern	C17 timber framed house.
39379	Oak Hill Farm barn	Post Medieval	Substantially intact mid C18 barn
40237	Milestone on A129	Post Medieval	Milestone LONDON 24.
46561	Former Ritz Bingo Hall, Chapel Street, Billericay	undetermined	Late C17/early C18 cattle shed or small barn.
46567	71 Mill Meadows Nature Reserve, Billericay	Neolithic - Bronze Age	WWI memorial of 1921, with WWII addition of 1957
47381	Land to the Rear of 69 High Street, Billericay	post medieval	An archaeological desk-based assessment of the site known as the former Ritz Bingo Hall in Chapel Street suggested the possibility of archaeological remains on the site. A subsequent watching brief on the development however, failed to reveal any archaeol
47493	Windmill Site at Outwood Farm	Post Medieval	Windmill Site at Outwood Farm
47598	81 Laindon Road, Billericay	Roman	Badgers unearthed burnt flint and a small number of Neolithic / Early Bronze age flints.
47621	Rear of 22 High Street, Billericay	Modern	An archaeological evaluation to the rear of 69 High Street, Billericay revealed residual finds including Tudor red earthenware. Garden features were observed in the trenches dating to the post medieval period. <1>
47655	Land at Lion Lodge, Lion Lane, Billericay	Post Medieval	"Archaeological remains dating to the Roman period were identified that are believed to be
47729	Broomhills Farm House	undetermined	Cropmark of possible enclosure
48070	Pair of K6 telephone kiosks, 136 High Street, High Street, Billericay, Basildon	Modern	part of the Roman settlement previously excavated beneath Billericay School."
48103	Billericay School Farm	Roman	No archaeological remains survived the high level of truncation/disturbance (possibly up to 1.5m) across the site.
48161	Land west of Billericay School	Roman	During February 2007 Foundations Archaeology undertook a programme of archaeological evaluation on land west of Billericay School, Billericay. Roman archaeology was recovered.
48224	Friends Meeting House Billericay		Trial trenching revealed post medieval features and two sherds of residual medieval pottery.
49018	101 Laindon Road Billericay		Pair of K6 telephone kiosks.



49207	The Rising Sun, Sun Street, Billericay		"A watching brief on land formerly occupied by Billericay School Farm, Billericay, Essex. A single large pit contained a substantial assemblage of Roman pottery. A small scoop, of
49209	Gobions Farm Buildings, Great Burstead		Before 1874 the only farm buildings at Gobions Farm were the Essex barn and two more buildings set in a gentle curve. OS maps suggest nothing was altered until after 1937. Later additions include a Dutch barn and a Harlow poultry House.
49238	107 Laindon Road Billericay	Roman	probable Roman date, and an undated ditch were also observed."
49239	1 Roman Way, Billericay	Roman	No archaeological features recorded during monitoring of new house build.
51652	A Portable Antiquities Scheme findspot of unknown date.		A Portable Antiquities Scheme findspot of unknown date.
51654	A Portable Antiquities Scheme findspot of unknown date.		A Portable Antiquities Scheme findspot of unknown date.
51658	A Portable Antiquities Scheme findspot of unknown date.		A Portable Antiquities Scheme findspot of unknown date.



- Listed Building (LUID)
- Billericay High Street Conservation Area
- Great Burstead Conservation Area
- Site Boundary

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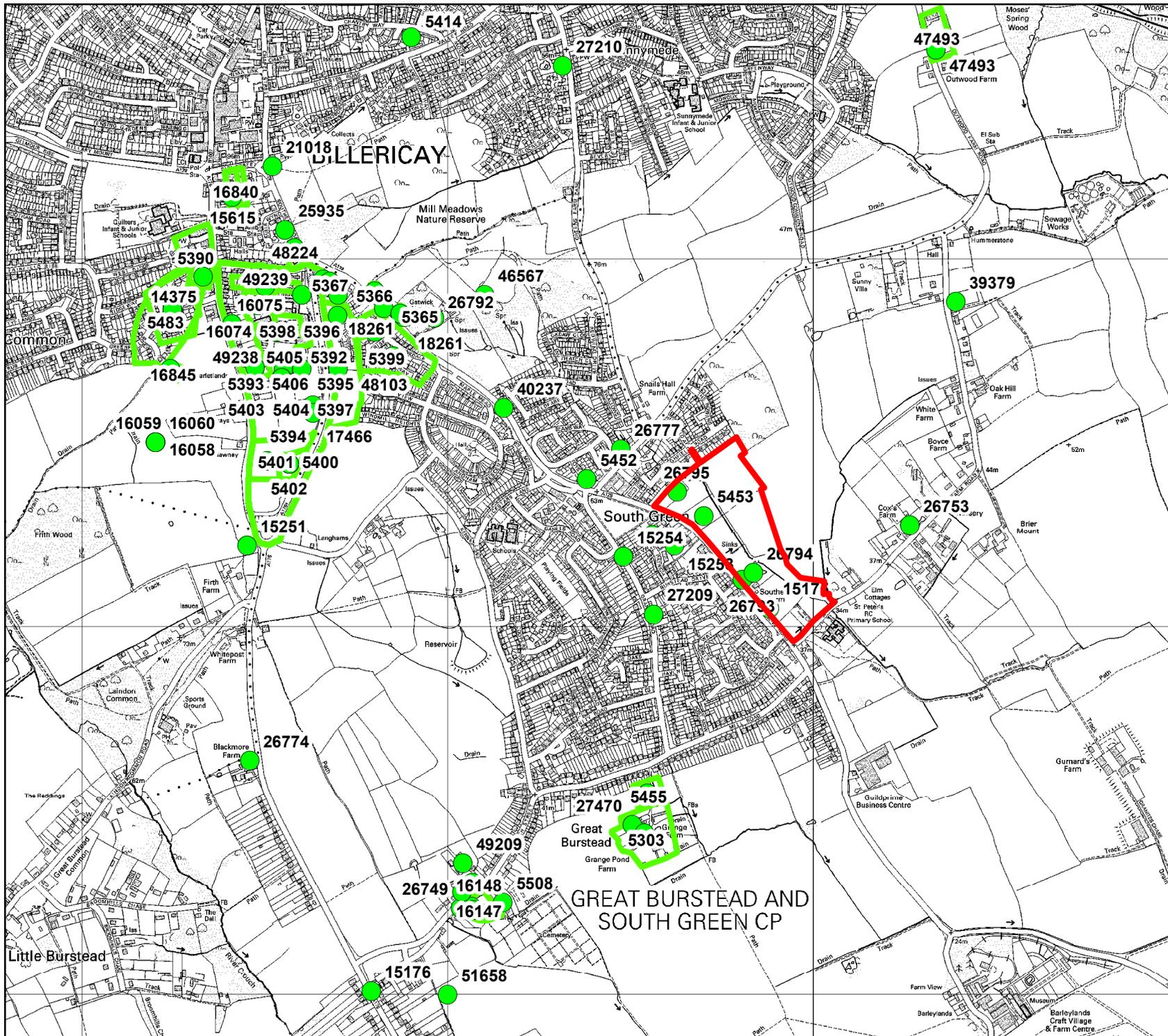


LUID	Grade	Name
1122209	II	Hurlocks Farmhouse
1122239	II	Blackmore Farmhouse
1122242	II	Sames Cottage
1122245	II	South Lodge
1122246	II	Southend Farmhouse
1122247	II	Elm Cottages
1122255	I	Church of St Mary Magdalene
1122256	II	124 and 126, Church Street
1170008	II	120, Church Street
1170918	II	Mill Cottages
1170931	II	Barn to the north east of Southend Farmhouse
1275848	II	89, Grange Road
1305834	II	Locker's Hall
1338381	II	The Village Stores
1338382	II	Coxes Farmhouse
1338400	II	Brick Farm building 50 m north west of the Grange
1338414	II	Gatwick House
1391396	II	Oak Hill Farm Barn

TITLE:
H2O Land East of Southend Road, Billericay

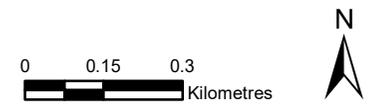
DATE: 20/5/20





-  Site Boundary
-  EHER Monument point
-  EHER Monument line
-  EHER Monument poly

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